# ENGINEER'S REPORT

## PROPOSED 2018-19 ASSESSMENT

## FOR

## CSA-41 AREA ROAD MAINTENANCE AND CAPITAL IMPROVEMENTS

**PREPARED FOR:**
**CSA-41 ROAD COMMITTEE**

**PREPARED BY:**
**COUNTY OF SANTA BARBARA**
**DEPARTMENT OF PUBLIC WORKS – TRANSPORTATION DIVISION**
**Christopher Sneddon, P.E.+G.E.**
**March 20, 2018**

**ENGINEER'S REPORT**

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## 1. INTRODUCTION AND BACKGROUND

### Introduction

This Engineer's Report was prepared at the request of the County Service Area No. 41 (CSA 41) Road Committee. It includes a 10-year plan of proposed road related repairs, improvements and maintenance, as well as estimated cost that would be funded by the proposed 2018-19 assessment on County Service Area No. 41 and includes apportionment of the assessment to the parcels within the Service Area.

### Background

On July 1, 1985 the County Board of Supervisors established an annual benefit assessment for CSA 41 to fund road related repairs, maintenance and improvements in the Rancho Santa Rita subdivision outside the City of Lompoc in the unincorporated area of Santa Barbara County.

On July 24, 1986 the landowners of CSA 41 voted to establish and implement a Road Committee to be made up of 5 elected members to represent the 51 parcel owners. The Road Committee serves as a liaison between the land owners and the County in matters relating to the development and maintenance of roads within CSA 41.

Each year, the County Board of Supervisors adopts the benefit assessment rates for CSA 41. Currently, the average rate of $457 per parcel generates approximately $23,300 per year. At current rates, the Road Committee determined the annual assessment rates are no longer adequate to maintain satisfactory road conditions and requested the County prepare an Engineer's Report for consideration. The report includes a 10-year work plan to maintain the roads, as well as a road realignment and entrance bridge improvements. To implement this plan would require increasing the annual benefit assessment rates to an average of $882 per parcel.

## 2. CERTIFICATES

The undersigned respectfully submits the enclosed Engineer's Report. The undersigned certifies that he is a Professional Engineer registered in the State of California and that this Engineer's Report, and the Description of Parcels and Estimate of Cost herein, have been prepared under his direction.

REGISTERED PROFESSIONAL ENGINEER
CHRIS SNEDDON
No. 58246
Exp. 6/30/2018
CIVIL
STATE OF CALIFORNIA

4/18/18
Date

Christopher M. Sneddon
Transportation Deputy Director, Public Works

**3.** REPORT

Description of Parcels

There are 51 parcels of land located in CSA-41 as shown on the enclosed parcel map (Exhibit A). Properties, addresses, and Assessor's Parcel Numbers are listed in Exhibit C.

Description of Service

The CSA 41 Road Committee in collaboration with Public Works Staff have drafted a 10-Year Plan of road related repairs, maintenance and improvements in the service area (Exhibit D). The proposed increase in benefit assessment would be necessary to fund the projects described in this 10-Year Plan. The plan includes:

1) Road realignment at the curve
2) Bridge rehabilitation work to increase load capacity and longevity
3) Road widening project
4) Annual preventive maintenance work on roads, including:
    a. Scheduled chip sealing, rotating throughout the Service Area. This treatment is typical for rural roads and helps extend pavement life and seals to reduce water intrusion.
    b. Annual patching, minor paving, and shoulder clearing/mowing as needed to protect and preserve the roadways.

Work not Included

This plan does not included anything beyond that shown in the Exhibit D. Should major repair or rehabilitation work be need on roadways, embankments, or the bridge (beyond the upgrades planned), this 10-year plan should be revisited. If costs for performing 10-year plan work exceed those estimated on an annual basis, this plan should be revised.

Cost Estimates

Costs were estimated using unit costs for similar work on County projects in Fiscal Year 2016/2017, and are shown in Exhibit D. Annual patching and mowing work were determined based on analysis of typical yearly costs for purchase of materials to perform this work only.

Method of Apportionment of Assessment

Increases to individual assessments are based on the original percentages assigned to each property. The assessment is based on the reasonable cost of the proportional special benefit derived by each identified parcel. As shown in Exhibit D (Ten-Year Work Plan) and discussed above, the improvements financed through the assessments and the calculation of the cost of the improvements were calculated to determine the proposed increased benefit assessment rates. The proportionate costs of and special benefits received from the improvements for each parcel are reasonably based on the distance of road to each particular parcel from the main entry since that distance reflects to the parcel's proportional use of the roadways for entry access.

The original 1986 assessment rates were calculated according to the average distance to a parcel along the road. The longer the stretch of road used to get to and from a parcel – the more back and forth travel along the roadway - the higher that parcel's annual assessment.

The distance for each parcel was assessed as follows:

- Flat Fee of $ 100 per lot, plus:
    - First 1000 ft. @ $.14 per ft.
    - Next 2000 ft. @ $.08 per ft.
    - Next 3000 ft. @ $.023 per ft.
    - Next 4000 ft. @ $.0043 per ft.
    - Over 10,000 ft. @ .003 per ft.

The distance to each parcel and the corresponding assessments range from 304 feet @ $142.66 p/year, to 14,265 feet @ $499 p/year.

The average distance is 8085 feet, and the average annual assessment is $457. The total annual revenue is approximately $23,300. Other than a two-year increase for significant road repairs in the early 1990s, the total annual assessment has remained the same for 29 years.

In the last several years, the landowners of CSA 41 determined the annual assessment is no longer adequate to maintain satisfactory road conditions, and have worked with County Public Works to plan for an increased annual benefit assessment.

To determine how much the land owners would need to increase their benefit assessment rates, the Road Committee, together with Public Works staff planned, prioritized and calculated costs for the next 10 years' worth of road maintenance work within the Service Area.

The total 10-year plan projected cost, minus the current fund balance, divided by 10 (years) = the new total annual benefit assessment. The new benefit assessment rates per parcel were calculated as follows:

- Previous benefit assessment (parcel)/previous total annual benefit assessment = % of total previous annual assessment.
- New total annual benefit assessment x parcel percentage of previous total = New annual rate per parcel

For example: Parcel No. 99-330-4, distance along road = 9424 feet @ $483.72 per year original benefit assessment.

- $483.72/$23,300 x 100 = 2.0765% of previous total benefit assessment
- $46,000 x 2.0765% = $955.54 new parcel annual benefit

Using this method keeps the original formula intact, and can be used for future benefit assessment increases or reductions.

At their annual meeting on August 25, 2015, and again on August 29, 2017, the CSA 41 Road Committee and a quorum of landowners voted to raise their annual benefit assessment by almost 100%. On March

25, 2018, the CSA 41 Road Committee formally requested in writing, that the County proceed with increasing the annual benefit assessment for CSA 41.

**4.** EXHIBITS

A. Map of parcels in the District
B. Letter from County Service Area No. 41 requesting an assessment
C. Description of parcels and assessment amounts
D. CSA-41 ten year work plan

# EXHIBIT A
# MAP OF PARCELS IN CSA-41

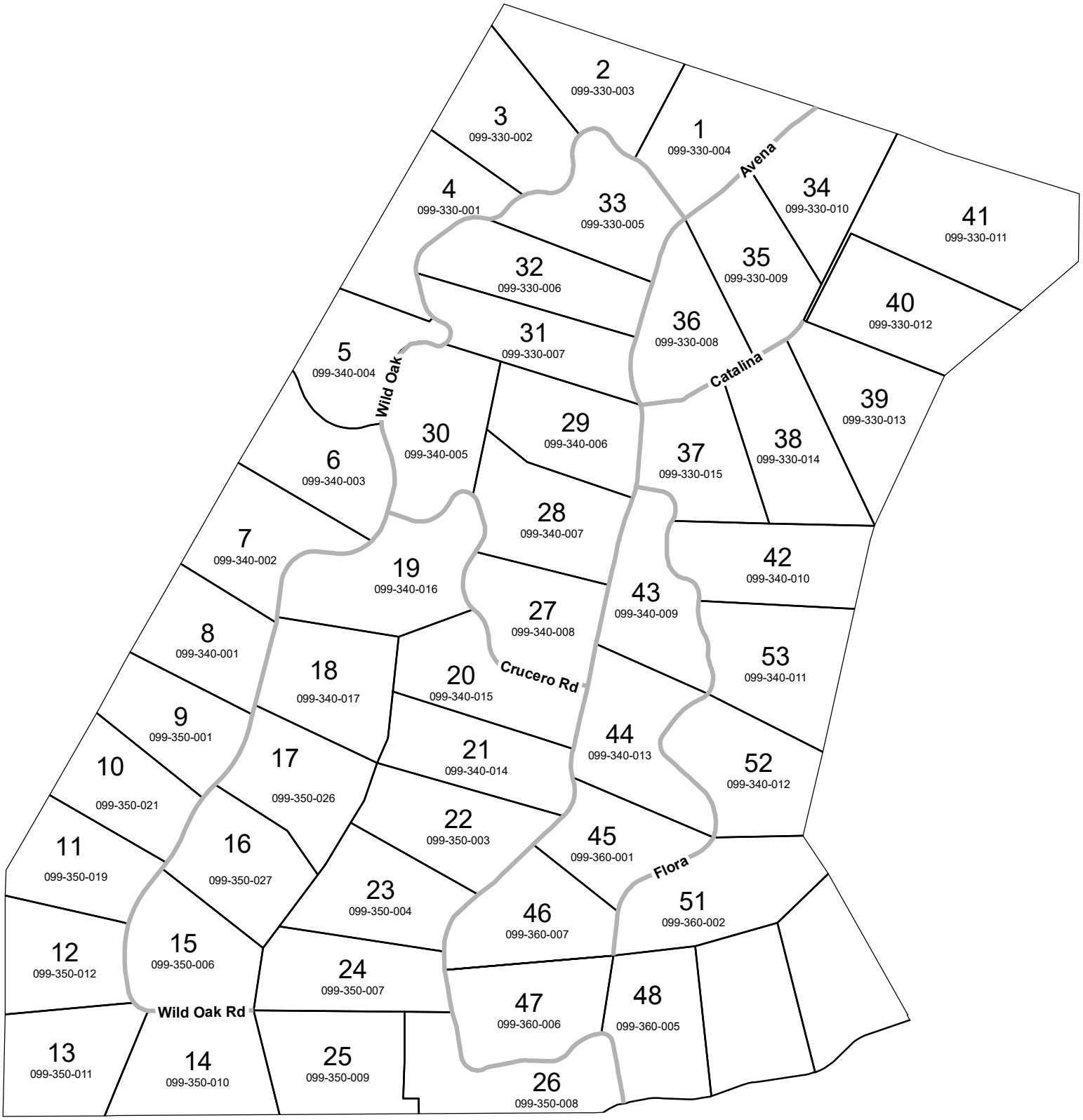

**EXHIBIT B**
**REQUEST LETTER FROM CSA-41 ROAD COMMITTEE**

**-- C. S. A. 41 ROAD COMMITTEE --**
*Established 1986*

March 25, 2018

Mr. Chris Sneddon,
Deputy Director,
County of Santa Barbara Public Works-Transportation,
123 E. Anapamu St.
Santa Barbara, CA 93101

RE: **Letter to Proceed; CSA 41 Assessments**

Dear Mr. Sneddon,
At the Annual meeting of CSA 41 property owners on August 25, 2015, owners voted 22-5 in favor of doubling our beneficial assessments. The Road Committee, an elected body which acts as liaison between the CSA 41 property owners and the County, was encouraging this increase to help with the gulf between 1986 assessments, and road maintenance price increases over the ensuing 30 years.

The Road Committee reported the vote to 4th District Supervisor Adam's office. Eventually, you and some of your staff met on-site with members of the Road Committee. Together, we worked on the development of a ten-year road improvement plan with associated assessment increases.

At the Annual Meeting held August 29, 2017, property owners voted 23-4 in favor of the adoption of the 10-year plan, and the assessments which were calculated to support the plan.

Please proceed with completion of the process to implement the voting on these assessment increases.

Thank you,

Brian Just, Chairman, CSA 41 Road Committee

Road Committee: Doug Boothe, 588-8536, Greg Campbell, 588-5266, Brian Just 737-1693, Derek McLeish (310) 251-3895, Mark Ries, 441-3729

# EXHIBIT C
# DESCRIPTION OF PARCELS AND ASSESSMENT

INCREASE

## CSA-41 PARCELS & ASSESSMENT

97%

| Parcel # on Map | PROPERTY ADDRESS | APN | Distance in Ft Along Road | CURRENT $ 23,300.26 | % 100.00% | PROPOSED $ 46,000.00 |
|---|---|---|---|---|---|---|
| 4 | 3255 Wild Oak Road | 099-330-001 | 10925 | $ 489.08 | 2.0990% | $ 965.56 |
| 3 | 3355 Wild Oak Road | 099-330-002 | 10658 | $ 488.28 | 2.0956% | $ 963.98 |
| 2 | 3375 Wild Oak Road | 099-330-003 | 9988 | $ 486.25 | 2.0869% | $ 959.97 |
| 1 | 3333 Avena Road | 099-330-004 | 9424 | $ 483.83 | 2.0765% | $ 955.19 |
| 33 | 3380 Wild Oak Road | 099-330-005 | 8836 | $ 481.30 | 2.0656% | $ 950.20 |
| 32 | 3390 Wild Oak Road | 099-330-006 | 8306 | $ 479.02 | 2.0559% | $ 945.69 |
| 31 | 3121 Avena Road | 099-330-007 | 7784 | $ 476.77 | 2.0462% | $ 941.25 |
| 36 | 3138 Avena Road | 099-330-008 | 8315 | $ 479.06 | 2.0560% | $ 945.77 |
| 35 | 3278 Avena Road | 099-330-009 | 9465 | $ 484.01 | 2.0773% | $ 955.55 |
| 34 | 3477 Catalina Road | 099-330-010 | 10166 | $ 486.80 | 2.0892% | $ 961.05 |
| 41 | 3470 Catalina Road | 099-330-011 | 9031 | $ 482.14 | 2.0692% | $ 951.85 |
| 40 | 3400 Catalina Road | 099-330-012 | 9031 | $ 482.14 | 2.0692% | $ 951.85 |
| 39 | 3300 Catalina Road | 099-330-013 | 8930 | $ 481.70 | 2.0674% | $ 950.99 |
| 38 | 3215 Catalina Road | 099-330-014 | 8525 | $ 479.96 | 2.0599% | $ 947.55 |
| 37 | 3090 Avena Road | 099-330-015 | 7142 | $ 474.01 | 2.0344% | $ 935.80 |
| 8 | 2887 Wild Oak Road | 099-340-001 | 10134 | $ 486.70 | 2.0888% | $ 960.86 |
| 7 | 2955 Wild Oak Road | 099-340-002 | 9108 | $ 482.47 | 2.0707% | $ 952.51 |
| 6 | 3075 Wild Oak Road | 099-340-003 | 8721 | $ 480.80 | 2.0635% | $ 949.21 |
| 5 | 3155 Wild Oak Road | 099-340-004 | 3627 | $ 484.29 | 2.0785% | $ 956.10 |
| 30 | 3150 Wild Oak Road | 099-340-005 | 9532 | $ 480.47 | 2.0621% | $ 948.56 |
| 29 | 3111 Avena Road | 099-340-006 | 8643 | $ 473.80 | 2.0335% | $ 935.39 |
| 28 | 3085 Avena Road | 099-340-007 | 7093 | $ 470.69 | 2.0201% | $ 929.25 |
| 27 | 3269 Crucero Road | 099-340-008 | 6370 | $ 468.57 | 2.0110% | $ 925.06 |
| 43 | 3003 Flora Road | 099-340-009 | 5977 | $ 469.75 | 2.0161% | $ 927.39 |
| 42 | 2980 Flora Road | 099-340-010 | 6150 | $ 472.48 | 2.0278% | $ 932.78 |
| 53 | Vacant Land | 099-340-011 | 6785 | $ 472.48 | 2.0278% | $ 932.78 |
| 52 | 2796 Flora Road | 099-340-012 | 6785 | $ 472.48 | 2.0278% | $ 932.78 |
| 44 | 2880 Avena Road | 099-340-013 | 6785 | $ 448.10 | 1.9232% | $ 884.65 |
| 21 | 2885 Avena Road | 099-340-014 | 5087 | $ 431.91 | 1.8537% | $ 852.69 |
| 20 | 2940 Wild Oak Road | 099-340-015 | 4383 | $ 444.58 | 1.9080% | $ 877.70 |
| 19 | 3170 Crucero Road | 099-340-016 | 4934 | $ 477.99 | 2.0514% | $ 943.66 |
| 18 | 2890 Wild Oak Road | 099-340-017 | 8068 | $ 486.57 | 2.0883% | $ 960.60 |
| 9 | 2815 Wild Oak Road | 099-350-001 | 10088 | $ 489.28 | 2.0999% | $ 965.95 |
| 22 | 2725 Avena Road | 099-350-003 | 10994 | $ 414.52 | 1.7790% | $ 818.36 |
| 23 | 2675 Avena Road | 099-350-004 | 2853 | $ 388.34 | 1.6667% | $ 766.67 |
| 15 | 2570 Wild Oak Road | 099-350-006 | 13183 | $ 495.85 | 2.1281% | $ 978.92 |
| 24 | 2500 Wild Oak Road | 099-350-007 | 2307 | $ 344.66 | 1.4792% | $ 680.44 |
| 26 | 2551 Avena Road | 099-350-008 | 1028 | $ 242.34 | 1.0401% | $ 478.43 |
| 25 | 2505 Wild Oak Road | 099-350-009 | 14265 | $ 499.10 | 2.1420% | $ 985.34 |
| 14 | 2557 Wild Oak Road | 099-350-010 | 13843 | $ 497.83 | 2.1366% | $ 982.83 |
| 13 | 2585 Wild Oak Road | 099-350-011 | 13354 | $ 496.36 | 2.1303% | $ 979.93 |
| 12 | 2625 Wild Oak Road | 099-350-012 | 12959 | $ 495.18 | 2.1252% | $ 977.60 |
| 11 | 2705 Wild Oak Road | 099-350-019 | 12372 | $ 494.03 | 2.1203% | $ 975.33 |
| 10 | 2775 Wild Oak Road | 099-350-021 | 11775 | $ 491.83 | 2.1108% | $ 970.98 |
| 17 | 2820 Wild Oak Road | 099-350-026 | 10881 | $ 491.38 | 2.1089% | $ 970.10 |
| 16 | 2780 Wild Oak Road | 099-350-027 | 11693 | $ 488.95 | 2.0985% | $ 965.30 |
| 45 | 2785 Flora Road | 099-360-001 | 4220 | $ 428.16 | 1.8376% | $ 845.29 |
| 51 | 2770 Flora Road | 099-360-002 | 6785 | $ 472.48 | 2.0278% | $ 932.78 |
| 48 | 2451 Cebada Canyon Road | 099-360-005 | 304 | $ 142.66 | 0.6123% | $ 281.64 |
| 47 | 2550 Cebada Canyon Road | 099-360-006 | 1565 | $ 285.30 | 1.2245% | $ 563.25 |
| 46 | 2681 Flora Road | 099-360-007 | 3151 | $ 403.53 | 1.7318% | $ 796.65 |

# EXHIBIT D
# CSA 41 TEN-YEAR WORK PLAN

**CSA-41** **FUND 2242**

**CURRENT 10 year plan**

| Proposed Assessment | $46,000 |
|---|---|

**PREVENTIVE MAINTENANCE**

| Section | Road | From | To | Scope | L | W | area (SY) | Unit $ | segment $ | FY17/18 | FY18/19 | FY19/20 | FY20/21 | FY21/22 | FY22/23 | FY23/24 | FY24/25 | FY25/26 | FY26/27 | 10 YR TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | Avena Rd | Cebada Cyn | Crucero Rd | chip seal | 5,150 | 19 | 10,900 | $4 | $43,600 | | | | $43,600 | | | | | | | $43,600 |
| A2 | Avena Rd | Crucero Rd | Flora Rd | chip seal | 1,550 | 18 | 3,100 | $4 | $12,400 | | | | | $12,400 | | | | | | $12,400 |
| A3 | Avena Rd | Flora Rd | Catalina Rd | chip seal | 700 | 18 | 1,400 | $4 | $5,600 | $5,600 | | | | | | | | | $5,600 | $11,200 |
| A4 | Avena Rd | Catalina Rd | Wild Oak Rd | chip seal | 1,655 | 18 | 3,400 | $4 | $13,600 | $13,600 | | | | | | | | | $13,600 | $27,200 |
| A5 | Avena Rd | Wild Oak Rd | N. End gate | chip seal | 500 | 16 | 900 | $4 | $3,600 | $3,600 | | | | | | | | | $3,600 | $7,200 |
| F1 | Flora Rd | S end | Johns Rd | chip seal | 1,350 | 18 | 2,700 | $4 | $10,800 | | | | | | | | $10,800 | | | $10,800 |
| F2 | Flora Rd | Johns Rd | Avena Rd | chip seal | 4,650 | 16 | 8,300 | $4 | $33,200 | | | | | | | | $33,200 | | | $33,200 |
| C1 | Crucero Rd | Avena Rd | Wild Oak Rd | chip seal | 3,000 | 23 | 7,700 | $4 | $30,800 | $30,800 | | | | | | | | | | $30,800 |
| W1 | Wild Oak Rd | S end | Crucero Rd | chip seal | 5,900 | 16 | 10,500 | $4 | $42,000 | | | | | | $42,000 | | | | | $42,000 |
| W2 | Wild Oak Rd | Crucero Rd | Avena Rd | chip seal | 5,400 | 15 | 9,000 | $4 | $36,000 | | | | | | | $36,000 | | | | $36,000 |
| CA1 | Catalina Rd | Avena Rd | N End | chip seal | 3,600 | 17 | 6,800 | $4 | $27,200 | | | | | | | | | $27,200 | | $27,200 |
| | | | | | | | 64,700 | subtot | | $53,600 | | | $43,600 | $12,400 | $42,000 | $36,000 | $44,000 | $27,200 | $22,800 | **$281,600** |

**OTHER PROJECTS**

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Annual digouts/maint: 1.0% | 640 | $22 | $140,800 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | $14,080 | | $140,800 |
| Avena curve realignment: | L=400' | $200 | $80,000 | | $80,000 | | | | | | | | | | $80,000 |
| Bridge rehab: | lump sum | LS | $80,000 | | | $80,000 | | | | | | | | | $80,000 |
| | | subtot | $300,800 | | | | | | | | | | | | **$300,800** |
| | | | **annual cost** | $67,680 | $94,080 | $94,080 | $57,680 | $26,480 | $56,080 | $50,080 | $58,080 | $41,280 | $36,880 | | **$582,400** |
| | | | **annual assessment** | $23,000 | $46,000 | $46,000 | $46,000 | $46,000 | $46,000 | $46,000 | $46,000 | $46,000 | $46,000 | | |
| | | Balance: | $160,800 | $116,120 | $68,040 | $19,960 | $8,280 | $27,800 | $17,720 | $13,640 | $1,560 | $6,280 | $15,400 | | |
| | | | | | | | | | | | | | | 10 year costs | $582,400 |
| | | | | | | | | | | | | | | revenues | $597,800 |
| | | | | | | | | | | | | | | balance | $15,400 |