

ENGINEERS REPORT
FOR
ZONE NO. _____
BUTTE COUNTY PERMANENT ROAD DIVISION
BUTTE COUNTY, CALIFORNIA

<u>Section</u>	<u>Page</u>
I. INTRODUCTION AND PURPOSE OF ASSESSMENT	2
II. LEGAL REQUIREMENTS	3
ENGINEER'S STATEMENT	3
III. ZONE BOUNDARIES	3
LEGAL DESCRIPTION	4
MAP	5
IV. BASIS OF ANNUAL ASSESSMENT	6
STREET LIGHTING	6
STREET MAINTENANCE	6
STORM DRAIN MAINTENANCE	6
DETENTION BASIN MAINTENANCE	6
ADMINISTRATION	6
LIMITATIONS	7
V. CALCULATION OF SPECIAL BENEFIT	7
VI. ASSESSMENT RATE AND METHOD OF ASSESSMENT	7
ASSESSMENT RATE	7
METHOD OF ASSESSMENT	8
CONSUMER PRICE INDEX ADJUSTMENT	8
VII. ASSESSMENT ROLL	9
VIII. PRD ZONE BUDGET WORKSHEET	10

I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

The _____ Subdivision is an approved tentative subdivision map. The project is located to the east of _____ and at the north end of _____, in the _____ area (AP# _____). The development is in the _____ Plan Area with a Low/Medium Density Residential General Plan designation.

The petitioners have requested, and the County has agreed to consider the formation of a zone of benefit to the Butte County Permanent Road (PRD) Division to levy a charge to each residential lot and provide the services listed below. Should the zone be abolished a substitute acceptable to the County of Butte, would be responsible for the services.

Services to be provided in this PRD zone are:

A. STREET LIGHTING

The annualized street lighting electricity costs are based on current electric rates for 150 watt high pressure sodium lights LS-1F as determined by Pacific Gas & Electric Company. The current electric rate for each street light is \$_____.

B. Street Surface Maintenance for _____ miles of roads comprising _____ square feet of paved surface. Street surfacing maintenance is hereby described as:

- 1) Slurry or Cape Seal the existing paved surface of the streets after a 10 year and 17 year period.
- 2) Asphalt concrete overlay after 25 years.

C. Storm Drain Maintenance for approximately _____ LF of Storm Drainage Pipe and associated facilities within the street right-of-way. Storm drainage maintenance is hereby described as periodic replacement and repair, as warranted, of an estimated 50 year life cycle.

- 1) Drain pipes within public easements (located outside of public street right-of-way.*)

*Inclusion of this wording is dependent on the scope of work associated with road maintenance.

D. Yearly maintenance of a storm water detention basin approximately _____ foot by _____ foot by _____ +/- foot in size, associated drainage facilities and exterior fencing.

These services represent a special benefit to the _____ property in that the services to be funded by the assessments will only benefit the property and the individual lots in the _____ PRD zone.

The actual scope of maintenance may vary from what is described above. If the CPI rate changes more than 2.5% each year, then sufficient funds will not be available to provide the maintenance described above. The scope of the maintenance to be provided will be tailored to the assessment funds available at the time that the maintenance is to be performed. To provide the maintenance as originally proposed, the property owners would need to have an election and approve an

increase in assessments that will cover the increased costs.

The project homeowners association, or a substitute acceptable to the County of Butte, will provide the maintenance for all facilities not listed above.

II. LEGAL REQUIREMENTS

In November 1996 the voters of the State of California passed Proposition 218 which made significant changes in Assessment Law. Among those changes was a requirement that a detailed Engineers Report be prepared and signed by a Registered Professional Engineer in the State of California. This report is being prepared in response to that requirement.

Another requirement of the new law is that the report must establish a substantive "special benefit" to property for the valid levy of an assessment. In the case of this assessment, the "special benefit" to property being assessed is the availability of street lighting, paved road surfaces and storm drainage to all assessed lots. All the residential lots in the PRD zone of benefit are to be assessed an equal amount of the total assessment.

ENGINEER'S STATEMENT

I do hereby state the amount found in the "Budget Worksheet" attached hereto and made a part hereof is an accurate assessment to be apportioned upon the assessable lots within "Zone _ severally and respectively, in accordance with the special benefits to be received by such lots and more particularly set forth in the Assessments Roll hereto attached as Category VII reference made a part hereof.

Each assessed lot is described in Section VII by reference to its assessment number as shown on the Assessment Diagram. A more particular description of the PRD zone boundary is included as Exhibit "A".

An Assessment Diagram is attached as Exhibit "B" showing the boundaries of "Z No. _____

Dated _____ By Engineer. _____

III. BOUNDARY OF THE _____ PRD Zone _____

- 1) See EXHIBIT "A" for a description of the exterior boundary of the Zone.
- 2) See EXHIBIT "B" for an Assessment Diagram depicting the lot lines within the boundary of the Zone.

EXHIBIT "A"
LEGAL DESCRIPTION

ZONE NO. _____ to BUTTE COUNTY PERMANENT ROAD DIVISION
Road Maintenance, Storm Drainage and Street Lighting

ALL that real property situated in the County of Butte, State of California, described as follows:

*THAT portion of the _____
_____ included within the land shown and designated as Parcels
_____ and _____ of Parcel Map No. _____ filed in Book _____ of Parcel Maps, at
Page __, Butte County Records.*

End of Description

EXHIBIT "B"
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM

**COPY OF RECORDED SUBDIVISION MAP OR PARCEL MAP SHOWING ZONE OF
BENEFIT**

IV. BASIS OF ANNUAL ASSESSMENT

The annual assessments for each maintenance program as defined in this report have been based upon current rates and maintenance cost. Further discussion on each maintenance activity is as follows:

STREET LIGHTING

The annualized street lighting electricity costs are based on current electric rates for 150 watt high pressure sodium lights LS-1F as determined by Pacific Gas & Electric Company.

The current electric rate for each street light is \$_____.

The total number of streetlights is _____. Annualized costs are determined to be \$_____.

STREET MAINTENANCE

The street pavement resurfacing program is based upon cost to reseal the pavement with a Slurry or Cape Seal after 10 years and 17 years from the initial pavement placement and to resurface the pavement with a layer of asphalt concrete overlay at year 25.

The annualized cost for these pavement surface treatments were obtained from actual Butte County maintenance costs.

The seal costs of \$_____ per square foot and an asphalt concrete overlay cost of \$_____ per square foot was used. These costs were amortized over a 17 year and a 25 year maintenance cycle.

The average cost to fund the necessary maintenance has been calculated to be \$_____ per square foot of pavement per year.

STORM DRAIN MAINTENANCE

The storm drain pipes are generally assumed to have a fifty (50) year service life. The actual annual maintenance of the pipes themselves are usually very minimal. A budgetary cost of the long term drain pipe maintenance as determined by Butte County Public Works is figured to be approximately \$_____ per linear feet of pipe per year.

The annualized cost expenditures for insurance, collections, administration, management and contingencies are included in the actual assessments for each assessable lot. The actual cost breakdown worksheet and cost spread are included in the appendix of this report. The assessments as calculated are necessary to ensure the funds are available when needed. By using actual, current maintenance cost and electric rates, the assessments are justified, yet the assessments should not be more than what is necessary for the estimated maintenance costs.

DETENTION BASIN MAINTENANCE

The maintenance of the drainage basin consists of reviewing the basin before the start of the rainy season and after major storm events to ensure that the inlet and outlets are clear of debris. Periodic maintenance of the interior sides and floor may be required. Maintenance of the inlet culverts may be required. A lump sum cost of \$_____ per year is established. This equates to \$_____ per parcel per year.

ADMINISTRATION

The annualized cost expenditures for collections, administration, management and contingencies are included in the actual assessments for each assessable lot. The actual cost breakdown and cost spread are included in the appendix of this report.

The assessments as calculated are necessary to ensure the funds are available when needed. By using actual, current maintenance cost, the assessments are justified, yet the assessments should not be more than what is necessary for the estimated maintenance costs. The administration costs are determined to be \$_____ per parcel per year.

LIMITATIONS

The actual scope of maintenance may vary from what is described above. If the CPI rate changes more than 2.5% each year, then sufficient funds will not be available to provide the maintenance described above. The scope of the maintenance to be provided will be tailored to the assessment funds available at the time that the maintenance is to be performed. To provide the maintenance as originally proposed, the property owners would need to have an election and approve an increase in assessments that will cover the increased costs.

V. CALCULATION OF SPECIAL BENEFIT

Pursuant to Section 4 of Article XIII D of the California Constitution, the lots of the subdivision receiving a special benefit from the maintenance must be identified and the proportionate special benefit must be determined in relationship to the total maintenance expenses estimated to be necessary to maintain the lighting, road and drainage improvements. It is my opinion that the benefits are wholly special benefits and each of the lots within this zone of the Butte County Permanent Road Division receive an equal proportion of special benefit from the identified maintenance in that the roads of this zone serve only the lots in this zone of the Butte County Permanent Road Division and are not a part of a larger county traffic system. In addition, the lighting provides a benefit only to those persons using these roads and not the public in general and the drainage being maintained serves only lots within this sub-zone. Because it cannot be said that any one lot is benefiting greater than any other lot, the amount of assessment which is to be imposed on each lot is equal and does not exceed the reasonable cost of the proportional special benefit conferred on that lot.

Accordingly, I find that each lot in this subdivision receives a special benefit from the proposed maintenance programs. I find that each lot will receive the annual special benefit as shown on the "Budget Worksheet" attached hereto and made a part hereof.

VI. ASSESSMENT RATE AND METHOD OF ASSESSMENT

ASSESSMENT RATE

The rate of assessment for each lot is calculated and is as follows:

Zone No. _____ of the Butte County Permanent Road Division, ___Lots

The assessment rate for 200_/200_ tax year is based upon the "Budget Worksheet" attached hereto and made a part hereof and is proposed to be as follows:

Total Assessment	\$ _____
Number of lots	_____
Annual Cost Per Lot	<u>(see attached spreadsheets)</u>

METHOD OF ASSESSMENT

Assessments will be collected in the same way real property taxes are collected by the Butte County Tax Collector on behalf of the zone of benefit and will be deposited by the County in a separate fund in the name of "Zone No. _____ of the Butte County Permanent Road Division." Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

CONSUMER PRICE INDEX ADJUSTMENT

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year to reflect the Consumer Price Index prepared by the United States Department of labor, Bureau of Labor Statistics, using the weighted average of Consumer Price Indexes (All Urban Consumers for the State of California). The amount of increase shall not exceed 2.5 percent in any one year. The Board of Supervisors shall be responsible for making the necessary computation each year prior to May 1st and advising the Butte County Auditor/Controller what the amount of charge for street lighting, drainage and road maintenance services is to be for the next year as a result of the forgoing computations.

IV. ASSESSMENT ROLL

The proposed assessment roll for the _____ PRD zone is as follows:

ASSESSMENT NO.	PROPERTY OWNER

VIII. PRD BUDGET WORKSHEET

BUTTE COUNTY PERMANENT ROAD DIVISION-ZONE NO. _____

BUDGET WORKSHEET

ESTIMATED COSTS

STREETLIGHTS		
____ STREETLIGHTS @ \$ ____ PER LIGHT TIMES 12 MONTHS		\$ _____ .00
STREETS		
25 YEAR CYCLE	SLURRY AND/OR CAPE SEALS AT 10 YRS AND AT 17 YRS	
	____ MILES IN LENGTH & ____ FEET IN WIDTH	
	____ SQ FEET PAVED SURFACE	
	COST PER SQ. FT., \$ ____	
	17 YEARS TO ACCRUE	\$ _____ .00
	COST FOR BOTH SEALS PER YEAR	\$ _____ .00
	OVERLAY AT 25 YEARS	
	____ MILES IN LENGTH & ____ FEET IN WIDTH	
	____ SQ FEET PAVED SURFACE	
	COST PER SQ. FT., \$ ____	
	25 YEARS TO ACCRUE	\$ _____ .00
	COST PER YEAR	\$ _____ .00
	TOTAL ROAD COSTS PER YEAR	\$ _____ .00
STORM DRAIN MAINTENANCE		
	MAINTAIN AND REPLACE WITHIN 50 YEAR CYCLE	
	____ FEET IN LENGTH	
	COST PER LINEAR FOOT PER YEAR @ \$ ____	\$ _____ .00
DETENTION BASIN MAINTENANCE		
	LUMP SUM PER YEAR FOR MAINTENANCE	\$ _____ .00
SUB-TOTAL OF COST PER YEAR		\$ _____ .00
TAX ROLL FEE - \$ ____ PER PARCEL (____ PARCELS)		\$ _____ .00
ADMINISTRATION - 10% OF BUDGET		\$ _____ .00
MANAGEMENT - 10% OF BUDGET		\$ _____ .00
CONTINGENCY - 5% OF BUDGET		\$ _____ .00
TOTAL COST		\$ _____ .00
ANNUAL COST PER PARCEL		\$ _____ .00
FIRST YEAR FORMATION COST		
	PUBLIC NOTICE	
	TOTAL FORMATION COSTS	
	COST PER PARCEL	\$ _____ .00
FIRST YEAR COST PER PARCEL		\$ _____ .00

An Excel workbook with the Budget Worksheet and Year 1 and Year 2 and beyond Spreadsheets can be obtained by calling the Butte County Department of Public Works Land Development Division (530) 538-7266