

ENGINEER'S REPORT
FOR
ANNEXATION #4
TO
CONTRA COSTA FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
DRAINAGE AREA 67A

PREPARED BY THE STAFF OF THE
CONTRA COSTA COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
255 GLACIER DRIVE
MARTINEZ, CA 94553

May 2016

1. RECOMMENDATION: It is recommended that the Board of Supervisors authorize Annexation Number 4 to Drainage Area 67A and that the benefit assessments pursuant to the Benefit Assessment Act of 1982, Government Code Sections 54703 through 54720, inclusive, be adopted for the area to be annexed.
2. DRAINAGE AREA LOCATION: Flood Control District Drainage Area 67A, formed on June 23, 1987 per Board of Supervisors Resolution No. 87/391 consists of a portion of the Tice Creek watershed in the vicinity of Walnut Creek. The specific location of the areas to be annexed are described in Exhibit A, and shown in other exhibits on file for Subdivision 9366 in the Engineering Services division of the Public Works Department.
3. ANNEXATION AREA: The proposed annexation consists of 16 lots within Subdivision 9366 that contain approximately four acres. The 16 lots vary in size from 5,934 sq. ft. to 13,580 sq. ft.
4. REASON FOR ANNEXATION: Tice Creek has a long history of flooding and inundation. The storm water runoff from additional development within the watershed will compound the flooding problem. The Rossmoor detention basin, located near Tice Valley Road at Rossmoor Parkway limits the storm water flow reaching the Tice Creek. The benefit received by reduction of flow to Tice Creek reduces the impact of the increase in storm water created by additional development in the watershed, whether upstream or downstream of this detention basin. Therefore, all developments within the Tice Creek watershed benefit to a large degree by the existence of the Rossmoor detention basin.

Like all man made facilities, the detention basin requires annual maintenance to ensure that it operates as designed. It is, therefore, equitable in the opinion of the Flood Control District that all properties benefitting by the existence of the detention basin pay a fair share toward its annual maintenance. Therefore, District staff recommends that subdivisions and other developments that will increase the storm water flow to Tice Creek channel be annexed to Drainage Area 67A and have the benefit assessment levied. The annexation to Drainage Area 67A provides a legal entity under which the benefit assessment for maintenance of the detention basin and storm drains can be levied, after a vote has been taken.

5. FACILITIES TO BE MAINTAINED: Monies collected will be used for the maintenance of the detention basin and operation of the Drainage Area. Maintenance will include, among other things, silt removal, bank repair, landscaping, irrigation water, and weed removal.
6. ESTIMATE OF ANNUAL COSTS: The surface area of the detention basin to be maintained is approximately 5.3 acres in size. The fiscal year 2016-17 maintenance budget for this basin is approximately \$76,000 and there will be about \$3,000 in administration costs. Therefore, it is estimated that the annual costs for DA 67A are \$79,000.00. A breakdown of these costs is as follows:

A. Trash rack and fence maintenance	\$9,000.00
B. Sediment removal	\$6,000.00
C. Vegetation management	\$58,000.00
D. Inspection and investigation	\$3,000.00
E. Administration	\$3,000.00

Estimated Total Annual Costs \$79,000.00

7. ANNUAL BENEFIT ASSESSMENT: The Annual Benefit Assessment to be assigned to each of the parcels of the area to be annexed should be based upon its prorated share of the storm water runoff. Its proportional share is determined by the amount of impervious area to be created on each parcel.

Attached is Table A which is a summary of the 16 parcels to be annexed to Drainage Area 67A. Table A also indicates the impervious area to be created by each parcel of land. The table indicates that the parcels to be created will generate a total of an additional 59.17 impervious area units (IAU). Each IAU is 1,000 sq. ft. of impervious area.

8. BENEFIT ASSESSMENT IMPLEMENTATION: The annexation to Drainage Area 67A provides funding for the maintenance of the detention basin and associated drainage structures. The annexation also provides that a levy be authorized by a vote of the various properties involved in the annexation. Staff recommends that: 1) all new parcels be assessed in the fiscal year following the filing of the parcel/final map; 2) all existing parcels of land containing impervious areas be assessed in the fiscal year following the filing of the final map; and, 3) that a vote of the property owners involved in the annexation be held to allow a maximum benefit assessment of \$93.52 per IAU to be adopted, such maximum to be utilized in case of a need for emergency repairs to the basin, and subject to annual adjustment to account for inflation (per Caltrans' published "Price Index for Selected California Construction Items", or equivalent).

Table A
Drainage Area 67A Annexation Number 4

(1) Parcel Designation	(2) Parcel Size (square feet)	(3) Number of IAU per Parcel*	(4) FY 16-17 Maintenance Cost Per IAU**	(5) FY 16-17 Assessment (Col. 3 x Col. 4)	(6) Maximum (Emergency) Assessment***
Lot 1 Sub 9366	6,376	3.29	\$23.68	\$77.92	\$307.68
Lot 2 Sub 9366	6,409	3.29	\$23.68	\$77.92	\$307.68
Lot 3 Sub 9366	13,412	3.82	\$23.68	\$90.47	\$357.25
Lot 4 Sub 9366	12,485	3.82	\$23.68	\$90.47	\$357.25
Lot 5 Sub 9366	10,606	3.82	\$23.68	\$90.47	\$357.25
Lot 6 Sub 9366	9,904	3.82	\$23.68	\$90.47	\$357.25
Lot 7 Sub 9366	10,305	3.82	\$23.68	\$90.47	\$357.25
Lot 8 Sub 9366	8,363	3.82	\$23.68	\$90.47	\$357.25
Lot 9 Sub 9366	5,934	2.93	\$23.68	\$69.39	\$274.01
Lot 10 Sub 9366	13,580	3.82	\$23.68	\$90.47	\$357.25
Lot 11 Sub 9366	9,504	3.82	\$23.68	\$90.47	\$357.25
Lot 12 Sub 9366	10,496	3.82	\$23.68	\$90.47	\$357.25
Lot 13 Sub 9366	8,858	3.82	\$23.68	\$90.47	\$357.25
Lot 14 Sub 9366	10,316	3.82	\$23.68	\$90.47	\$357.25
Lot 15 Sub 9366	10,624	3.82	\$23.68	\$90.47	\$357.25
Lot 16 Sub 9366	11,363	3.82	\$23.68	\$90.47	\$357.25
Sub 9366 total		59.17			
Current DA 67A IAU		3276.52			
New DA 67A IAU		3335.69			

Notes:

* Source: Average Impervious Surface Amounts, *Report on Impervious Surface Drainage Fee Ordinance*, January 5, 1982, Table 8.

** Maintenance Cost per IAU = Total Maintenance Cost of \$79,000 / Total number of IAU's.

*** Maximum Assessment determined by adjusting the maximum assessment approved in DA 67A formation document (\$50) by Caltrans "Price Index for Selected California Construction Items" to current year, resulting in \$93.52. Maximum assessment value is updated annually.