

ENGINEER'S REPORT
FOR
ANNEXATION No. 4
TO
CONTRA COSTA FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
DRAINAGE AREA 76A

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

June 15, 2017

1. RECOMMENDATION: It is recommended that the Board of Supervisors authorize Annexation No. 4 to Drainage Area 76A 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: Contra Costa County Flood Control and Water Conservation District (District) Drainage Area 76A, formed on December 1, 1987, per Board of Supervisors Resolution No. 87/726 is located northeast of the intersection of Miranda Avenue and Livorna Road in the unincorporated area of Alamo. The specific location of the areas to be annexed are described in Exhibit A and shown in other exhibits on file for Minor Subdivision 16-0004 in the Engineering Services division of the Public Works Department.
3. ANNEXATION AREA: The proposed annexation consists of two lots within Minor Subdivision 16-0004 that contain approximately one acre. One parcel is 39,033 sq. ft. and the other parcel is 23,708 sq. ft.
4. REASON FOR ANNEXATION: On December 1, 1987, Drainage Area 76A was established to provide a legal entity under which benefit assessments could be levied for maintenance of two detention basins. The basins were constructed because the creation of new impervious surface on previously undeveloped land downstream of the basins was expected to increase flows into Miranda Creek. The basins regulate stormwater flowing into the creek in order to mitigate the possibility of flooding. Minor Subdivision 16-0004 benefits from this flood protection.

Like all man-made facilities, the detention basins require annual maintenance to ensure that they operate as designed. It is, therefore, equitable in the opinion of the District that all properties benefitting by the existence of the detention basins pay a fair share toward their annual maintenance. Therefore, District staff recommends that subdivisions and other developments that will increase the stormwater flow to Miranda Creek channel be annexed to Drainage Area 76A and have the benefit assessment levied. The annexation to Drainage Area 76A 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 basins 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 fiscal year 2017-18 maintenance budget for the basins is approximately \$103,700. A breakdown of these costs is as follows:

A. Structure maintenance	\$ 4,200.00
B. Sediment removal	\$20,000.00
C. Vegetation management	\$20,300.00
D. Inspection and investigation	\$59,200.00

Estimated Total Annual Costs	\$103,700.00
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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 stormwater 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 two parcels to be annexed to Drainage Area 76A. 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 11.61 impervious area units (IAU). Each IAU is 1,000 sq. ft. of impervious area.

8. BENEFIT ASSESSMENT IMPLEMENTATION: The annexation to Drainage Area 76A 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 \$159.55 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).

CO:cw

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Table A
Drainage Area 76A Annexation No. 4

(1) Parcel Designation	(2) Parcel Size (square feet)	(3) Number of IAU per Parcel*	(4) FY 17–18 Maintenance Cost Per IAU**	(5) FY 17–18 Assessment (Col. 3 x Col. 4)	(6) Maximum (Emergency) Assessment*** (Col. 3 x \$159.55)
Lot 1 MS 16-0004	39,033	6.43	\$90.62	\$582.72	\$1025.91
Lot 2 MS 16-0004	23,708	5.18	\$90.62	\$469.44	\$826.47
MS 16-0004 total		11.61			
Current DA 76A IAU		1533.22			
New DA 76A IAU		1544.83			

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 \$103,700 / Total number of IAU's.

*** Maximum Assessment determined by adjusting the maximum assessment approved in DA 76A formation document (\$65.07) by Caltrans "Price Index for Selected California Construction Items" to current year, resulting in \$159.55. Maximum assessment value is updated annually.