



County of
San Diego



ENGINEER'S REPORT

SAN DIEGO COUNTYWIDE

PERMANENT ROAD DIVISION NO. 1000

ZONE NO. 1017

KALBAUGH-HALEY-TOUB STREETS (RAMONA)

San Diego County, California

January 2020

Prepared by:



Harris & Associates

600 B Street, Suite 2000, San Diego, CA 92101

COUNTY OF SAN DIEGO

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Preamble

Pursuant to provisions of the County of San Diego Code of Administrative Ordinances (specifically, Article XXVI – Department of Public Works §455 et seq.), provisions of the “Permanent Road Division Law” (California Streets & Highways Code §1160 et seq.), and in accordance with applicable provisions of “Proposition 218” (Articles XIIIID of the California Constitution) (the aforementioned provisions are hereinafter referred to collectively as “applicable law”) in connection with the proceedings for establishment of a special assessment on properties located in SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1017 – KALBAUGH-HALEY-TOUB STREETS (RAMONA) (hereinafter referred to as “PRD Zone No. 1017”). Harris & Associates, as assessment engineer for these proceedings, respectfully submits herewith this Engineer’s Report for PRD Zone No. 1017.

SIGNED:



BY: K. Dennis Klingelhofer, P.E.
R.C.E. No. 50255



ACCEPTANCE BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE 8TH DAY OF APRIL, 2020.

By _____
Andrew Potter
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

FINAL APPROVAL BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE 3RD DAY OF JUNE, 2020.

By _____
Andrew Potter
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

Background and History

On February 17, 1998 (20), the County Board of Supervisors ("Board") approved the use of permanent road divisions as a means for unincorporated area property owners to improve and maintain their roads. On August 30, 1999, Senate Bill 614 (Morrow) was signed into law. The new law, effective January 1, 2000, allowed for the formation of a single permanent road division (PRD) for the entire unincorporated area.

On February 9, 2000 (4), by Resolution No. 00-39, the County Board of Supervisors established San Diego Countywide Permanent Road Division No. 1000 (PRD 1000). PRD 1000 includes the entire unincorporated area of San Diego County, and provides a mechanism whereby property owners can collectively and voluntarily petition for the establishment of a zone to fund improvement and maintenance of roads within the zone. Over the years, the County has facilitated the formation and establishment of numerous zones on behalf of property owners. Each zone has a volunteer chairperson and Citizen's Committee that serve as the liaison between the property owners and County staff.

The proposed Permanent Road Division No. 1000, Zone No. 1017 will provide annual funding to pay for services associated with improvements and maintenance of roadways within the boundaries of PRD Zone No. 1017 located in the unincorporated community of Ramona, County of San Diego ("County"). Appendix A shows the proposed boundary of PRD Zone No. 1017, parcels included, and general extent of the roads maintained.

Property Owner Petition for Assessments

Property owners located within the proposed PRD Zone No. 1017 have petitioned the County Board of Supervisors to establish a new assessment which would be based on the Road Use and Development Factors methodology. The proposed assessment would be on parcels in an amount sufficient to provide for grading operations on roads designated to be maintained within the PRD Zone No. 1017, one time annually. Additional road maintenance and improvements may be completed with approval of the Permanent Road Division Zone road committee when funds exist either in fund balance or from a property owner approved rate increases. Any road maintenance or improvements that cannot be funded by the proposed assessment remain the responsibility of property owners. The assessment will also fund administrative costs and a reserve fund for unanticipated road maintenance. A copy of the petition is included as Appendix B.

In conformity with applicable provisions of the Permanent Road Division Law (specifically, California Streets & Highways Code §1170 et. seq.), the petition stated and petitioners agreed to the following:

- a) An assessment rate per equivalent unit be imposed to fully fund the ongoing maintenance by the County and the reimbursement of County PRD formation costs.
- b) All annual assessments are subject to annual adjustments using the Engineering News Record (ENR) construction index within the Los Angeles area ("LACCI") to keep pace with construction costs.
- c) The Board levy a special charge upon PRD Zone No. 1017 in an amount sufficient for the

maintenance of roadways within PRD Zone No. 1017 as described in this report and its administration.

- d) The Board prepare plans and specifications for the following road segments lying within PRD Zone No. 1017 shown in Table 1 for the improvement and maintenance of the roads to improve safety and appearance and deter their further deterioration.

Project Description

The project to be funded by the proposed assessment is grading operations on roads designated to be maintained within PRD Zone No. 1017, one time annually. Additional road maintenance or improvements may be performed as assessment funding is available and approved by the Permanent Road Division Zone road committee. A proposed maximum assessment will fund additional road maintenance beyond the normal, annual grading operations of the roads within PRD Zone No. 1017, if necessary. Property owners must approve rate increases to fund additional road maintenance or improvements. Table 1 below summarizes the identified road segments and provides additional detail as to the estimated project limits.

TABLE 1: Summary of Proposed PRD Roads in PRD Zone No. 1017

Road Name	Segment Limits		Distance	Width
	From	To		
Kalbaugh Street	End of AC paving northwest of Main Street	Toub Street	Approx. 1,850'	22'
Kalbaugh Street	Toub Street	Beverly Street	Approx. 1,275'	15'
Haley Street	Toub Street	Approx. 291 Haley Street	Approx. 850'	21'
Haley Street	Approx. 291 Haley Street	Beverly Street	Approx. 550'	12'
Toub Street	Kalbaugh Street	Haley Street	Approx. 620'	20'

Road maintenance work will be performed using materials and in a manner substantially similar to that used on similar public streets within the County-maintained road system.

Estimate of Project Costs and Annual Funding Requirement

The estimated cost of the project is \$29,500, which is the proposed annual funding requirement. The one-time cost of formation of Permanent Road Division No. 1000, Zone No. 1017 of \$25,000 is paid through assessments in the first two years, with \$21,000 paid in the first year and \$4,000 paid in the second year. The proposed annual budget for administration costs and reserve are \$5,000 and \$3,500, respectively. An estimate of project costs in the third year, prepared by the County, is summarized in Table 2 below. Road maintenance work may be limited to the one-time annual grading operations on roads within PRD Zone No. 1017, unless assessment funding is available for additional road maintenance and improvements. Additional road maintenance may be funded by the proposed assessment, if necessary, per the County's evaluation of road conditions within PRD Zone No. 1017 and with the approval of the Permanent Road Division Zone road committee. The proposed assessment may be increased to the maximum proposed assessment with the approval of the property owners to fund other road maintenance and improvements.

Any road maintenance or improvements that cannot be funded by the proposed assessment remain the responsibility of property owners. The County is not obligated to provide funds from any other source.

TABLE 2: Estimate of Project Costs in Year Three

Budget Item	Project Cost ⁽¹⁾	Comment
Road Maintenance	\$21,000	Road grading operations & road maintenance
District Administration	\$5,000	Budgeted at \$5,000 annually
Reserve	\$3,500	Budgeted at \$3,500 annually
Total Project Cost	\$29,500	

⁽¹⁾ Estimated total project costs for the first two years includes formation costs of Permanent Road Division No. 1000, Zone No. 1017, which is fully paid prior to the third year of assessments. Costs shown are in 2019 dollars. A maximum assessment may be charged if maintenance beyond the normal, annual grading of the roads within PRD Zone No. 1017 is necessary and approved by property owners.

Method of Apportionment of Assessments

All of the parcels of real property located within PRD Zone No. 1017 shall be assessed for the purpose of funding the maintenance of the identified roads located within PRD Zone No. 1017. The assessment imposed is a special assessment that is required to be apportioned on the basis of benefit to property. The on-going maintenance of identified roads is intended to provide reliable all-weather access to all of the properties located within PRD Zone No. 1017. The proposed assessments do not exceed the reasonable cost of the proportional benefit conferred on parcels within PRD Zone No. 1017, pursuant to Proposition 218. The parcels are uniquely benefitted by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by the proposed improvements and maintenance of roadways within PRD Zone No. 1017. Furthermore, the benefits are wholly special benefit to the properties with PRD Zone 1017 since only properties within PRD Zone 1017 are served by the roads and the roads are not part of a larger road network that serves parcels not within PRD Zone 1017, nor the public at large.

Equivalent Benefit Units

Equivalent benefit units (“EBUs”) are assigned to each parcel in PRD Zone No. 1017 in proportion to the special benefit it receives. EBUs are assigned to parcels based upon the use of the maintained roadways and the special benefit the parcels receive. Each parcel is assigned a Land Use Factor based on the table below. The Land Use Factor is used to provide a relative measure of intensity on the road system by land use type. Commercial and industrial parcels are assigned an additional 5.00 EBU per acre based on added Trip Generation that results from these types of parcels.

Table 3: EBU Factors

Description	Equivalent Benefit Unit Assigned
All Parcels	1.00 EBU per parcel
Residential Developed	1.00 additional EBU per dwelling unit
Commercial/Industrial Developed	5.00 additional EBU per acre

There are a total of 119.55 EBUs for the PRD as shown in Tables 4 and 5. The assessment rate per EBU is determined by dividing the annual funding requirement by the total number of EBUs.

Assessments

Table 4 below summarizes the assessment rate per EBU necessary to fund the annual funding requirement. All figures are shown in 2020 dollars for FY 2020/21 assessments.

TABLE 4: Assessment Rates

Item	Annual Assessment	Maximum Annual Assessment ⁽¹⁾
Annual Funding Requirement ⁽²⁾	\$29,500	\$39,000
Total EBUs in PRD Zone No. 1017	119.55	119.55
Assessment Rate per EBU (rounded) ⁽³⁾	\$246.76	\$326.22

⁽¹⁾ The maximum annual assessment will be charged, if necessary, per the County's evaluation of road conditions with PRD Zone No. 1017.

⁽²⁾ Costs shown in 2020 dollars for FY 2020/21 assessments.

⁽³⁾ Subject to increases based on annual cost-indexing provisions.

Annual Cost-Indexing

The assessments identified in this Report may be increased each year based on the annual change in the "Los Angeles Construction Cost Index" (LACCI) as published by Engineering News Record. Indexing the proposed assessments will allow for increases in normal repair, maintenance and operating costs, without the need for additional election proceedings required by Proposition 218. Any significant change initiated by an increase in service provided or beyond the cost-indexed assessment levels would still require Proposition 218 proceedings and future voter approval.

Assessment Diagram

This Report and the associated proceedings are intended to authorize the collection of an assessment within the proposed PRD. Appendix A provides a copy of the Assessment Diagram.

Assessment Roll

The assessment set forth for each parcel is shown in Table 5, the Assessment Roll for PRD Zone No. 1017. The Assessment Roll lists all parcels within the boundaries of the PRD Zone No. 1017 shown on the Assessment Diagram, and on the last equalized roll of the Assessor of the County of San Diego, which is by reference made part of this Report.

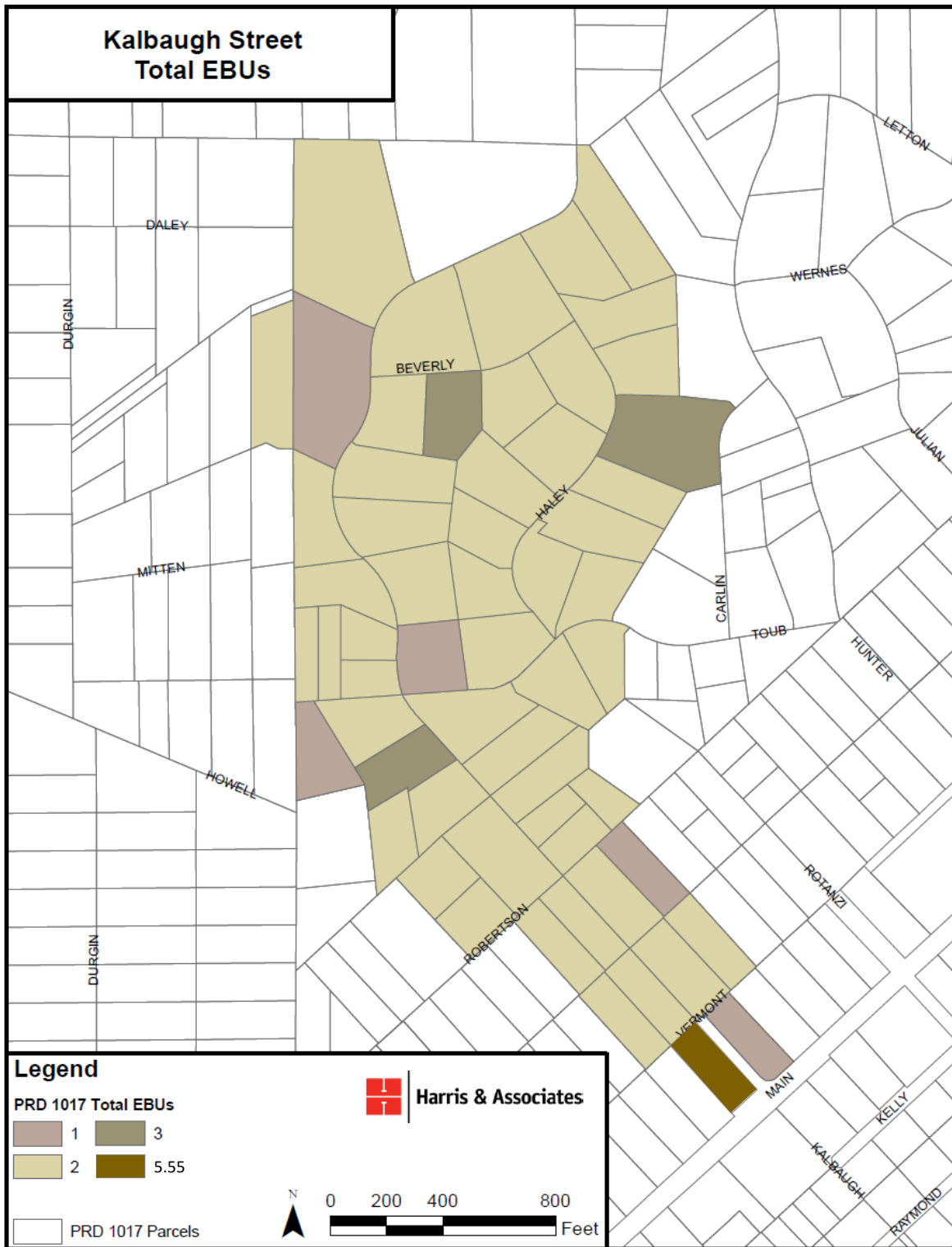
TABLE 5: Assessment Roll

APN	Parcel EBU	Dwelling EBU	Total EBU	Assessment Amount	Maximum Assessment Amount
282-030-20	1.00	1.00	2.00	493.52	652.45
282-030-43	1.00	1.00	2.00	493.52	652.45
282-030-44	1.00	0.00	1.00	246.76	326.22
282-030-45	1.00	1.00	2.00	493.52	652.45
282-030-46	1.00	1.00	2.00	493.52	652.45
282-030-47	1.00	1.00	2.00	493.52	652.45
282-030-48	1.00	1.00	2.00	493.52	652.45
282-030-49	1.00	1.00	2.00	493.52	652.45
282-030-50	1.00	2.00	3.00	740.28	978.67
282-030-51	1.00	1.00	2.00	493.52	652.45
282-040-37	1.00	1.00	2.00	493.52	652.45
282-040-38	1.00	1.00	2.00	493.52	652.45
282-040-39	1.00	1.00	2.00	493.52	652.45
282-040-40	1.00	1.00	2.00	493.52	652.45
282-040-41	1.00	1.00	2.00	493.52	652.45
282-040-42	1.00	1.00	2.00	493.52	652.45
282-040-43	1.00	1.00	2.00	493.52	652.45
282-040-44	1.00	0.00	1.00	246.76	326.22
282-040-45	1.00	1.00	2.00	493.52	652.45
282-040-46	1.00	1.00	2.00	493.52	652.45
282-040-48	1.00	1.00	2.00	493.52	652.45
282-040-49	1.00	1.00	2.00	493.52	652.45
282-040-50	1.00	1.00	2.00	493.52	652.45
282-040-51	1.00	1.00	2.00	493.52	652.45
282-090-04	1.00	1.00	2.00	493.52	652.45
282-090-05	1.00	1.00	2.00	493.52	652.45
282-090-31	1.00	1.00	2.00	493.52	652.45
282-090-32	1.00	1.00	2.00	493.52	652.45
282-110-20	1.00	1.00	2.00	493.52	652.45
282-110-21	1.00	1.00	2.00	493.52	652.45

Table 5: Assessment Roll (Continued)

APN	Parcel EBU	Dwelling EBU	Total EBU	Assessment Amount	Maximum Assessment Amount
282-110-23	1.00	1.00	2.00	\$493.52	652.45
282-110-24	1.00	1.00	2.00	\$493.52	652.45
282-110-33	1.00	1.00	2.00	\$493.52	652.45
282-110-34	1.00	1.00	2.00	\$493.52	652.45
282-110-35	1.00	1.00	2.00	\$493.52	652.45
282-110-42	1.00	2.00	3.00	\$740.28	978.67
282-110-44	1.00	1.00	2.00	\$493.52	652.45
282-110-45	1.00	1.00	2.00	\$493.52	652.45
282-110-46	1.00	1.00	2.00	\$493.52	652.45
282-110-47	1.00	1.00	2.00	\$493.52	652.45
282-110-48	1.00	1.00	2.00	\$493.52	652.45
282-160-57	1.00	1.00	2.00	\$493.52	652.45
282-160-70	1.00	1.00	2.00	\$493.52	652.45
282-160-71	1.00	1.00	2.00	\$493.52	652.45
282-160-72	1.00	1.00	2.00	\$493.52	652.45
282-160-74	1.00	0.00	1.00	\$246.76	326.22
282-160-75	1.00	1.00	2.00	\$493.52	652.45
282-160-76	1.00	2.00	3.00	\$740.28	978.67
282-160-77	1.00	1.00	2.00	\$493.52	652.45
282-191-08	1.00	1.00	2.00	\$493.52	652.45
282-191-09	1.00	1.00	2.00	\$493.52	652.45
282-191-36	1.00	4.55	5.55	\$1,369.51	1,810.54
282-192-04	1.00	1.00	2.00	\$493.52	652.45
282-192-05	1.00	1.00	2.00	\$493.52	652.45
282-192-06	1.00	1.00	2.00	\$493.52	652.45
282-192-07	1.00	0.00	1.00	\$246.76	326.22
282-192-28	1.00	1.00	2.00	\$493.52	652.45
282-192-29	1.00	1.00	2.00	\$493.52	652.45
282-192-30	1.00	0.00	1.00	\$246.76	326.22
Total	59.00	60.55	119.55	\$29,500.00	\$39,000.00

Appendix A - Assessment Diagram



Appendix B - Property Owner Petition
(provided on the following pages)