



**ENGINEER'S REPORT**

**ON**

**PROPOSED 2007-08 ASSESSMENT**

**FOR**

**SAND POINT ROAD ROCK REVETMENT ENGINEERING,  
ENVIRONMENTAL, AND PERMITTING WORK  
COUNTY PROJECT NO. 720548**

**PREPARED FOR:**  
**SANDYLAND SEAWALL MAINTENANCE DISTRICT NUMBER 1**

**PREPARED BY:**  
**COUNTY OF SANTA BARBARA**  
**DEPARTMENT OF PUBLIC WORKS – TRANSPORTATION DIVISION**  
**SARAH CRAIG, P.E.**  
**April 17, 2007**

# ENGINEER'S REPORT

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## INTRODUCTION AND BACKGROUND

### Introduction

This Engineer's Report was prepared to describe the proposed Sandyland Seawall repairs, to establish the estimated cost of repairs that would be funded by the proposed 2007-08 assessment on Sandyland Seawall Maintenance District No. 1, and to apportion the assessment to the parcels within the District.

### Background

There is an existing rock revetment called "Sandyland Seawall" that was constructed by the County in 1964 to provide coastal shore protection for a row of 26 properties. The rock revetment is along Sand Point Road by the Pacific Ocean, just north of Carpinteria Salt Marsh, and is about 3,300 feet long. At the time of construction, the County of Santa Barbara Board of Supervisors established the Sandyland Seawall Assessment District No. 1 and the Sandyland Seawall Maintenance District No. 1 (the "District") pursuant to provisions of the Improvement Act of 1911, Division 7 of the California Streets and Highways Code. The purpose of the Assessment District No. 1 was to collect adequate funds to construct the Sandyland Seawall. Assessments were collected from the benefited property owners over a nine-year period. The Maintenance District No. 1 was formed for the purpose of collecting adequate funds to maintain the seawall. The Maintenance District is administered by the County of Santa Barbara, with expenses for maintaining and operating the seawall assessed upon real property lying within the District.

CERTIFICATES

1. The undersigned respectfully submits the enclosed Engineer's Report. The undersigned certifies that she 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 my direction.



\_\_\_\_\_  
Date

\_\_\_\_\_  
Sarah L. Craig  
Civil Engineer

2. I, the Chair of the Board of Supervisors, County of Santa Barbara, California, hereby certify that the enclosed Engineer's Report, together with the Description of Parcels and Estimate of Cost, was filed and recorded with me on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brooks Firestone  
Chair of the Board of Supervisors

3. I, the Chair of the Board of Supervisors, County of Santa Barbara, California, hereby certify that the Estimate of Cost in this Engineer's Report was approved and confirmed by the Board on \_\_\_\_\_, 2007, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Brooks Firestone  
Chair of the Board of Supervisors

4. I, the Chair of the Board of Supervisors, County of Santa Barbara, California, hereby certify that a copy of the Engineer's Report, including the Description of Parcels and Estimate of Cost was filed in the office of the County Auditor-Controller of the County of Santa Barbara, California on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brooks Firestone  
Chair of the Board of Supervisors

5. I, the County Auditor of the County of Santa Barbara, California, hereby certify that a copy of the Engineer's Report, including the Description of Parcels and Apportionment of Assessments was filed with me on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert W. Geis  
County Auditor-Controller, County of Santa Barbara

## REPORT

### Part A: DESCRIPTION OF SERVICE

Homeowners in Sandyland Seawall Maintenance District No. 1 asked the County to obtain an engineering study and to construct repairs to the rock revetment seawall. Subsequently the County hired Moffatt and Nichol Engineers to prepare a Wave Uprush Study (Reference 1), to design the project and prepare construction plans, and to obtain project permits.

The Moffatt & Nichol Wave Uprush Study indicates that exposure to periodic storm events has resulted in damage to the existing seawall. The report recommends that repairs are necessary to restore the hydraulic stability and protective function of the seawall.

In order to complete the work described in the Wave Uprush Study, a Coastal Development Permit from the California Coastal Commission (CCC) will be required as well as a determination from the California State Lands Commission (CSLC). If the CSLC determines that the seawall was constructed on State Lands, then the homeowners will be required to enter into a lease agreement with the CLSC. Homeowners in the District have asked the County to pursue the necessary permit from the CCC and the determination from the CSLC so that the repairs recommended by Moffatt & Nichol Engineers can be constructed to restore the protective function of the seawall. A request letter from the president of the homeowners' association "Sandyland Protective Association" is shown in Figure A.

The service to be provided includes all work necessary to complete the engineering, environmental, and permitting phase of the project.

### Part B: DESCRIPTION OF PARCELS

There are 26 parcels of land located within the Sandyland Seawall Maintenance District No. 1. Diagrams of these 26 parcels are shown on the maps in Figure B and Figure C. All properties in the district, together with addresses and Assessor's Parcel Numbers, are listed in Table 1.

. FIGURE A

REQUEST LETTER FROM SANDYLAND PROTECTIVE ASSOCIATION



Sandyland Protective Association  
California Nonprofit Property Owners Association Founded 1929  
805 Sand Point Road • Carpinteria • California 93013  
805/684-2649

October 12, 2006

*Board of Directors*

*Gordon Krischer  
President*

*Steve Starkey  
Vice President*

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Treasurer*

*Jesse Alexander*

*Ruth Harter*

*Debra Reed*

*Tim Robinson*

*Clem Homar  
Mary Homar  
Gatekeepers*

Ms. Sarah Craig  
Liaison for the Sandyland Seawall Repair Project  
County of Santa Barbara  
105 E. Anapamu St.  
Santa Barbara, Ca. 93101

Dear Sarah,

First, I would like to thank you and other Santa Barbara County representatives for attending our landowner meeting regarding the Sandyland Seawall and answering questions about the pending repair project. Our Association was pleased to facilitate the meeting. The meeting was very informative and I am pleased to report that those Maintenance District Members at the meeting are in favor of the project as presented.

As you know, not all landowners in the Sandyland Seawall Maintenance District attended the meeting, but there were over half of the members in attendance. At the conclusion of the meeting the unanimous decision was to:

- Go forward with the suggested Engineer's Report,
- Go forward with the seawall maintenance project as presented,
- Work with the County through the SPA Seawall Committee to determine mutually acceptable suggestions for potential mitigation,
- Assess members of the Sandyland Seawall Maintenance District by percentage of ocean footage per lot of the total length of the project as proposed by the County with the distances listed in the County's 8/18/06 letter to landowners, and
- Assess members of the Sandyland Seawall Maintenance District on our property taxes as soon as possible to assure initiation of the project at the earliest date possible.

Again, the homeowners comprising the Sandyland Seawall Maintenance District greatly appreciate your dedication to the project and hard work on our behalf. We look forward to getting started on the project as soon as possible.

Sincerely,

Gordon E. Krischer  
President of Sandyland Protective Association

cc: Seawall Committee, Sandyland Protective Association  
LA3:1123940.2

FIGURE B

SANDYLAND SEAWALL MAINTENANCE DISTRICT MAP (WEST PART)

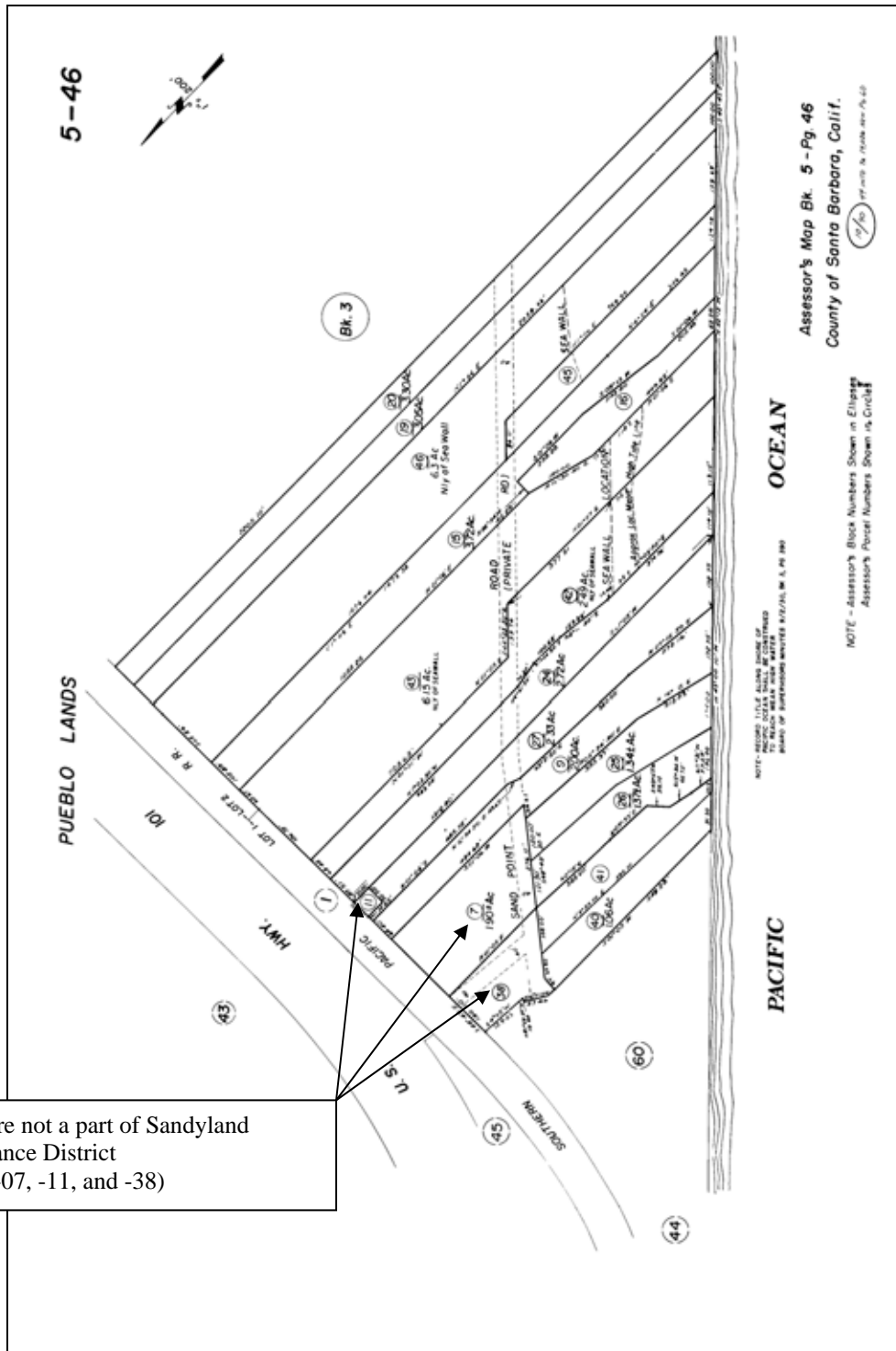
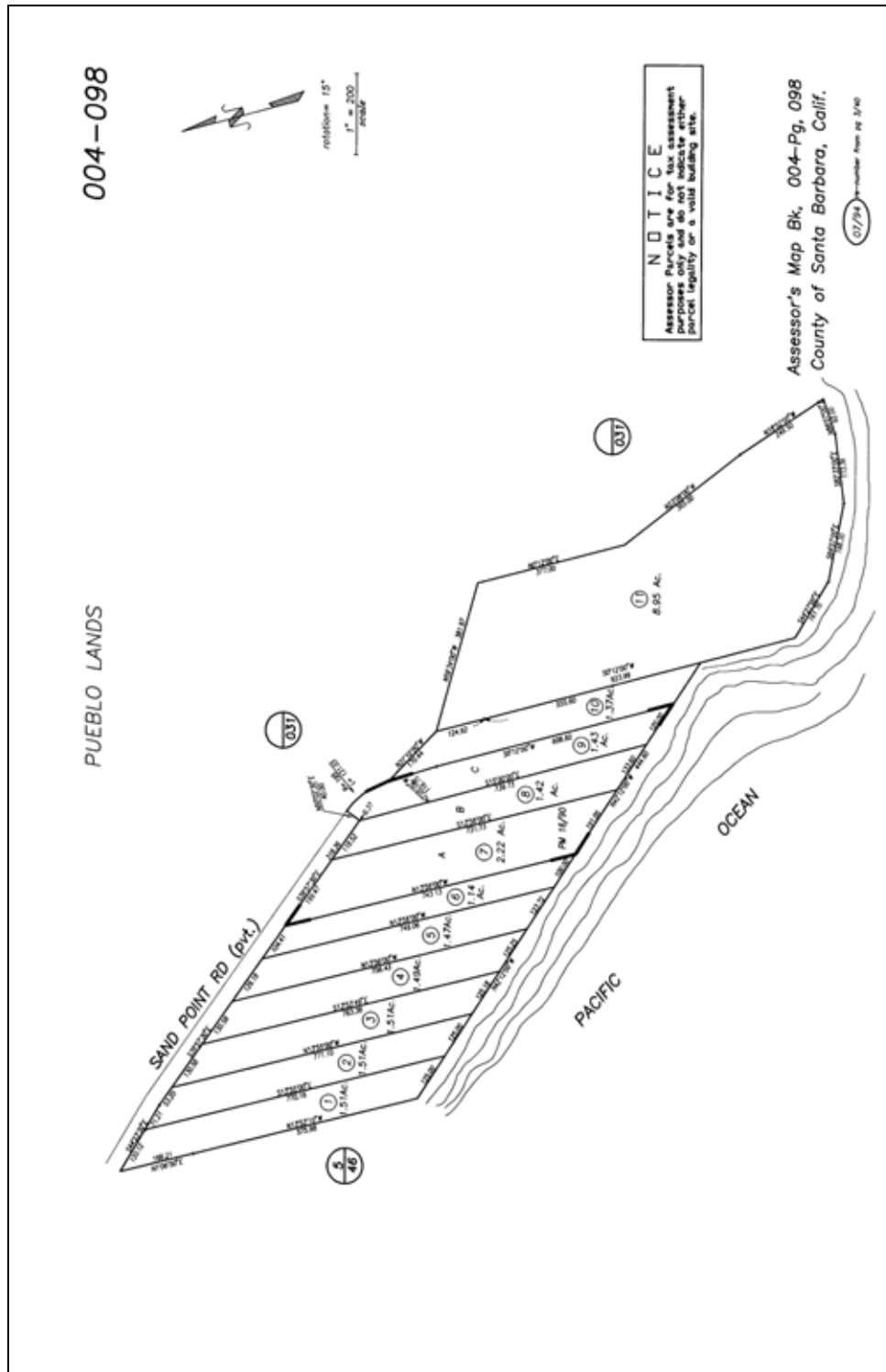




FIGURE C

SANDYLAND SEAWALL MAINTENANCE DISTRICT MAP (EAST PART)



**TABLE 1**

**COUNTY OF SANTA BARBARA**

**SANDYLAND SEAWALL MAINTENANCE DISTRICT**

**DESCRIPTION OF PARCELS**

<b>No.</b>	<b>Owners Name</b>	<b>Site Address</b>	<b>Assessor's Parcel Number</b>	
1	Reed	845 Sand Point Rd	005-460-040	
2	Rex	841 Sand Point Rd	005-460-041	
3	Krischer	835 Sand Point Rd	005-460-026	
4	Hanna/Kirwan	821 Sand Point Rd	005-460-025	
5	Fazio	815 Sand Point Rd	005-460-009	
6	Seaman	805 Sand Point Rd	005-460-027	
7	Hixon	791 Sand Point Rd	005-460-024	
8	Starkey	775 Sand Point Rd	005-460-042	
9	Wheeler	755 Sand Point Rd	005-460-043	
10	White	745 Sand Point Rd	005-460-016	
11	Reynolds-Cox	735 Sand Point Rd	005-460-015	
12	Dongieux	721 Sand Point Rd	005-460-045	
13	Terrell	711 Sand Point Rd	005-460-046	
14	Coleman/Wilson	701 Sand Point Rd	005-460-019	
15	Alexander	685 Sand Point Rd	005-460-020	
16	Travers	671 Sand Point Rd	004-098-001	
17	Sarich	657 Sand Point Rd	004-098-002	
18	Zacky	645 Sand Point Rd	004-098-003	
19	Gaspar	635 Sand Point Rd	004-098-004	
20	Rosing/Largay	625 Sand Point Rd	004-098-005	
21	Anderson	607 Sand Point Rd	004-098-006	
22	Rothenberg	591 Sand Point Rd	004-098-007	
23	Drake	571 Sand Point Rd	004-098-008	
24	Guillaumand	551 Sand point Rd	004-098-009	
25	Robinson	539 Sand Point Rd	004-098-010	
26	Quackenbush	501 Sand Point Rd	004-098-011	

## Part C: ESTIMATE OF COST

An estimate of cost has been prepared for the project and is shown in Table 2. The net project cost, excluding expenditures already paid, and excluding funds on hand, is estimated to be about \$400,000.

**TABLE 2**  
**ESTIMATE OF COST**

<b>Environmental Studies and Permits</b>	
Environmental Permits - Prepare and Submit Applications	\$85,000
Permit Application Fee – Regional Water Quality Control Board	\$20,000
Biological and Special Species Surveys	\$85,000
California Coastal Commission Hearing – Attendance and Preparation	\$25,000
<b>Subtotal – Environmental Studies and Permits</b>	<b>\$215,000</b>
<b>California State Lands Commission Lease</b>	
Prepare and Submit Applications	\$65,000
Application Fee and Appraisal	\$70,000
<b>Subtotal – California State Lands Commission Lease</b>	<b>\$135,000</b>
<b>Plans, Specifications and Estimate</b>	
Prepare Plans, Specifications and Estimate and Contract Documents	\$50,000
<b>Subtotal – Plans, Specifications and Estimate</b>	<b>\$50,000</b>
<b>Total Assessment for Tax Year 2007-2008</b>	<b>\$400,000</b>

## Part D: METHOD OF APPORTIONMENT OF ASSESSMENT

Homeowners in the maintenance district have requested that the project cost be apportioned based upon the linear feet of seawall frontage for each parcel, as indicated in their letter (see Figure A). The homeowners provided a list showing approximate seawall frontage for each parcel from their Covenants, Conditions, and Restrictions (CC&R) documents, and this information is reproduced in the attached Table 3. The CC&R seawall frontage lengths agree closely with the lengths used for a previous maintenance assessment. Table 3 also shows the apportionment of assessment among the 26 properties, based on seawall frontage as a percent of the total seawall length.

The County proposes to collect the assessment for the engineering, environmental and permitting phase of the project with the 2007-2008 Combined Tax Bill. Individual homeowners would be required to pay the assessment with their property tax, in two installments. The first installment would be due in November 2007. The second installment would be due in April 2008.

**TABLE 3**

**SANDYLAND SEAWALL MAINTENANCE DISTRICT NO. 1  
APPROXIMATION OF ASSESSMENTS**

<b>Owners Name</b>	<b>Site Address</b>	<b>Assessor's Parcel Number</b>	<b>Seawall Repair Frontage</b>	<b>Assessment (percent)</b>	<b>Assessment (Dollar Amount)</b>
Reed	845 Sand Point Rd	005-460-040	106	3.27%	\$13,080.00
Rex	841 Sand Point Rd	005-460-041	120	3.70%	\$14,800.00
Krischer	835 Sand Point Rd	005-460-026	138	4.26%	\$17,040.00
Hanna/Kirwan	821 Sand Point Rd	005-460-025	131	4.04%	\$16,160.00
Fazio	815 Sand Point Rd	005-460-009	120	3.70%	\$14,800.00
Seaman	805 Sand Point Rd	005-460-027	128	3.95%	\$15,800.00
Hixon	791 Sand Point Rd	005-460-024	109	3.37%	\$13,480.00
Starkey	775 Sand Point Rd	005-460-042	241	7.44%	\$29,760.00
Wheeler	755 Sand Point Rd	005-460-043	160	4.94%	\$19,760.00
White	745 Sand Point Rd	005-460-016	110	3.40%	\$13,600.00
Reynolds-Cox	735 Sand Point Rd	005-460-015	100	3.09%	\$12,360.00
Dongieux	721 Sand Point Rd	005-460-045	93	2.87%	\$11,480.00
Terrell	711 Sand Point Rd	005-460-046	193	5.96%	\$23,840.00
Coleman/Wilson	701 Sand Point Rd	005-460-019	101	3.12%	\$12,480.00
Alexander	685 Sand Point Rd	005-460-020	99	3.06%	\$12,240.00
Travers	671 Sand Point Rd	004-098-001	123	3.80%	\$15,200.00
Sarich	657 Sand Point Rd	004-098-002	126	3.89%	\$15,560.00
Zacky	645 Sand Point Rd	004-098-003	124	3.83%	\$15,320.00
Gaspar	635 Sand Point Rd	004-098-004	124	3.83%	\$15,320.00
Rosing/Largay	625 Sand Point Rd	004-098-005	125	3.86%	\$15,440.00
Anderson	607 Sand Point Rd	004-098-006	99	3.06%	\$12,240.00
Rothenberg	591 Sand Point	004-098-007	193	5.96%	\$23,840.00

	Rd				
Drake	571 Sand Point Rd	004-098-008	126	3.89%	\$15,560.00
Guillaumand	551 Sand Point Rd	004-098-009	121	3.74%	\$14,960.00
Robinson	539 Sand Point Rd	004-098-010	129	3.97%	\$15,880.00
Quackenbush	501 Sand Point Rd	004-098-011	0	0.00%	\$0.00
<b>Total</b>			<b>3239</b>	<b>100.00%</b>	<b>\$400,000.00</b>

## REFERENCES

1. Moffatt & Nichol Engineers, Wave Uprush Study – Shore Protection at Sand Point Road, September 2005.
2. State of California, Government Code, Section 52753
3. State of California, Streets and Highways Code, Section 5101.6