



ENGINEER'S REPORT

PROPOSED 2017-18 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
Christopher Sneddon, P.E.
July 26, 2016**

ENGINEER'S REPORT

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1. INTRODUCTION AND BACKGROUND

Introduction

This Engineer's Report describes proposed Sandyland Seawall repairs, provides estimated cost of design, environmental, and permitting work that would be funded by the proposed 2017-18 assessment on Sandyland Seawall Maintenance District No. 1, and includes apportionment of the assessment to the parcels within the District.

Background

The existing ~3,330 foot long rock revetment called "Sandyland Seawall" lies just north of Carpinteria Salt Marsh at the southern end of unincorporated Santa Barbara County. Constructed by the County in 1964, it provides coastal shore protection for 26 properties along Sand Point Road (see map - Attachment A).

At the time of construction, the County of Santa Barbara Board of Supervisors established the Sandyland Seawall Assessment District No. 1 (SSAD) and the Sandyland Seawall Maintenance District No. 1 (SSMD) pursuant to provisions of the Improvement Act of 1911, Division 7 of the California Streets and Highways Code. The purpose of the SSAD was to collect adequate funds to construct the Sandyland Seawall. Assessments were collected from benefitting property owners over a nine-year period. The SSMD was formed for the purpose of collecting adequate funds to maintain the seawall. It is administered by the County of Santa Barbara, with expenses for maintaining and operating the seawall assessed upon real property lying within the District.

In 1983, the wall was repaired at the request of SSMD. An assessment was undertaken to fund repair of the seawall and to modify it to meet current design standards. These repairs were completed and included a larger footprint, taller revetment, and a 'splash zone' buffer between the wall and structures.

A subsequent assessment was requested by SSMD in 2007, to pursue repairs to the seawall. This work requires a coastal development permit and precipitated a discussion of California State Lands Commission property boundaries and their impacts to the project. As a result, after paying for the completion of a wave uprush study, preliminary repair concepts, and discussions with the Coastal Commission and California State Lands Commission, the remaining balance of the assessment was refunded to SSMD to pursue resolution of the California State Lands Commission determination and other seawall issues.

In 2015, the homeowners on Sand Point Road and the County received a Notice of Violation from the Coastal Commission. This, in addition development questions and other issues, initiated work to begin the assessment process to address the Notice of Violation and repair the seawall. A request letter from the president of the homeowners' association "Sandyland Protective Association" is Exhibit B to this Report.

2. CERTIFICATES

The undersigned respectfully submits the enclosed Engineer's Report. The undersigned certifies that he 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 his direction.



_____ Date

_____ Christopher M. Sneddon
Transportation Deputy Director, Public Works

- I, the Chair of the Board of Supervisors, County of Santa Barbara, California, hereby certify that:
- a) The enclosed Engineer's Report, together with the description of parcels and cost estimate, was filed and recorded with me on _____, 2016.
 - b) The cost estimate in this Engineer's Report was approved and confirmed by the Board on _____, 2016, by Resolution No. _____.
 - c) 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 _____, 2016.

_____ Peter Adam
Chair of the Board of Supervisors

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 _____, 2016.

_____ Theodore A. Fallati, CPA
County Auditor-Controller, County of Santa Barbara

3. REPORT

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 Attachment A. All properties in the district, together with addresses and Assessor's Parcel Numbers, are listed in Attachment C to this Report.

DESCRIPTION OF SERVICES

Homeowners in the SSMD have asked the County to pay for engineering, environmental, and permitting work for the Sand Point Road Rock Revetment Repair project. The service to be provided includes all work necessary to complete the engineering, environmental, and permitting phase of the project. Estimates used for this assessment are based on preliminary cost estimates for the tasks listed above and will be refined as work progresses. SSMD/SSAD members will be updated as milestones are completed.

As part of the 2007 assessment, homeowners in SSMD asked the County to obtain an engineering study and plan for repairs to the rock revetment seawall. Moffatt and Nichol Engineers prepared a wave uprush study and began design and preparation of construction plans, and assistance in obtaining project permits. Some of this work was completed prior to the refund of the balance of the assessment and will provide a basis for new work.

The Moffatt and Nichol study indicated that exposure to periodic storm events has resulted in damage to the existing seawall. The report recommended repairs to restore hydraulic stability and the protective function of the seawall.

To this end, the 2017-2018 assessment would be used to undertake the following tasks:

- 1) Update the wave uprush study;
- 2) Complete design for alternatives with sufficient detail to complete the environmental process;
- 3) Write an Environmental Impact Report, or whatever environmental document(s) are determined necessary for permitting and construction of a preferred alternative;
- 4) Submit an application for a Coastal Development Permit from the California Coastal Commission (CCC); and
- 5) Complete design for the selected preferred alternative.

WORK NOT INCLUDED

A determination from the California State Lands Commission (CSLC) may be required as part of this project and its permitting. No estimate is included for work associated with CSLC. If the CSLC determines that the seawall was constructed on CSLC property then the homeowners will be required to enter into a lease agreement with the CLSC.

In addition, this assessment will not fund construction, right of way, permits other than CCC permits, or utility coordination. Costs for these items cannot be estimated accurately enough for assessment purposes at this time. We anticipate refinement of these costs as the preferred option is chosen and the permitting process nears completion.

COST ESTIMATE

The estimated cost for tasks associated with this work are below, and total \$751,000. If this work is completed for less than this amount, remaining funds may be refunded or applied to future work.

Description of work	Project Consultant	Environmental Consultant	fees, etc.	County (\$)	subtotal
Develop Project Alternatives	\$24,000			\$12,000	\$36,000
Geotechnical Investigation	\$12,000			\$2,400	\$14,400
Site Reconnaissance	\$4,000			\$1,600	\$5,600
Update Wave Uprush Study	\$14,000	\$25,000		\$4,000	\$43,000
Topographic Survey	\$17,000			\$1,000	\$18,000
Permitting	\$48,000	\$75,000	\$50,000	\$24,000	\$197,000
Environmental documents	\$7,000	\$250,000		\$36,000	\$293,000
Plans, Specifications, and Estimate for preferred option	\$94,000			\$50,000	\$144,000
total	\$220,000	\$350,000	\$50,000	\$131,000	\$751,000

METHOD OF APPORTIONMENT OF ASSESSMENT

Homeowners in the maintenance district are assessed the project costs based upon the linear feet of seawall frontage for each parcel in the seawall maintenance district, The County has provided a list showing approximate seawall frontage for each parcel from County Assessor's Office parcel information and other documents, and this information is reproduced in the Exhibit C. The seawall frontage lengths agree closely with the lengths used for a previous maintenance assessment.

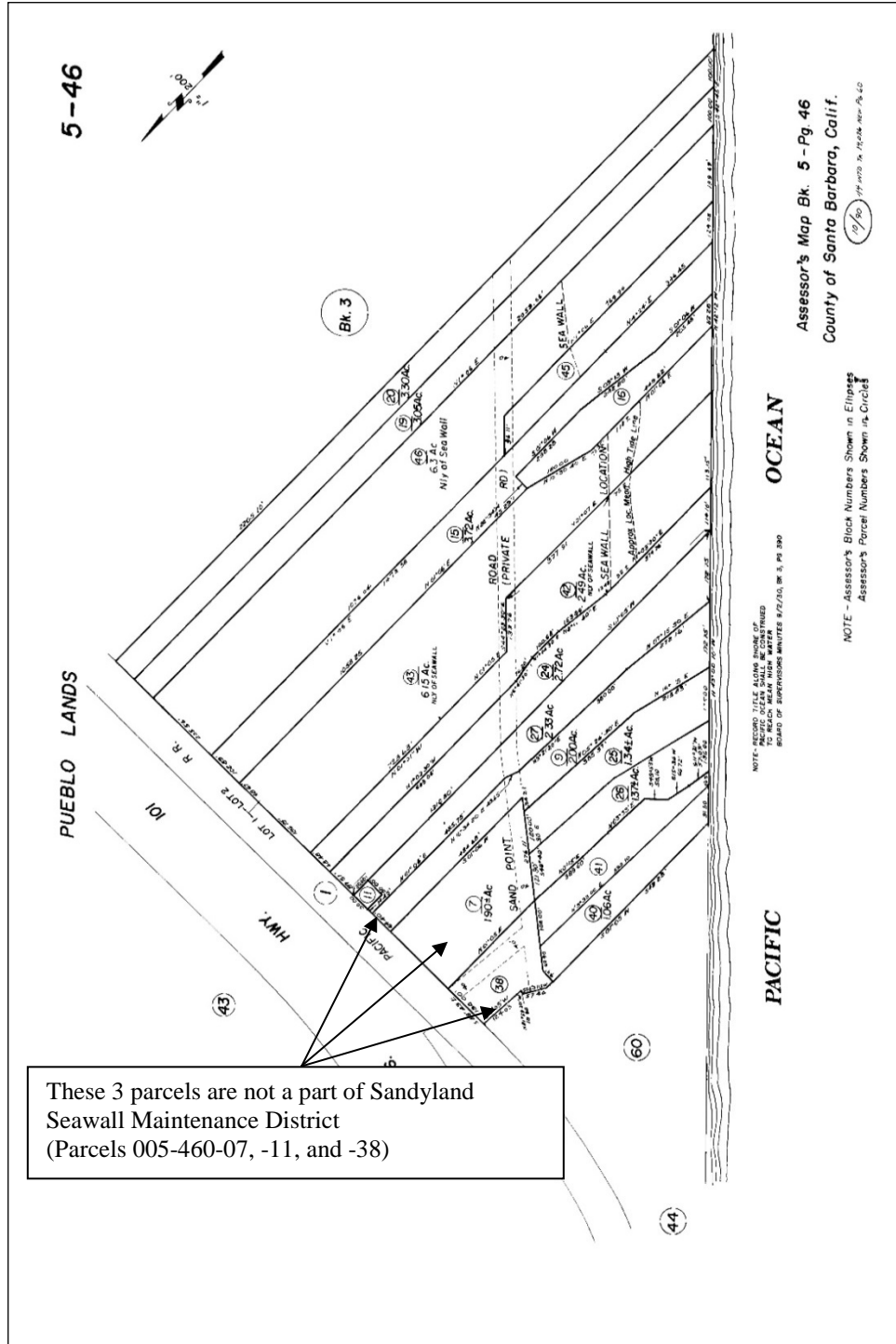
Exhibit C also shows the apportionment of assessment among the 26 properties, based on seawall frontage as a percent of the total seawall length.

The County proposes to collect the assessment for the engineering, environmental documentation and permitting phase of the project with the 2017-2018 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 December 2017. The second installment would be due in April 2018.

4. EXHIBITS

EXHIBIT A

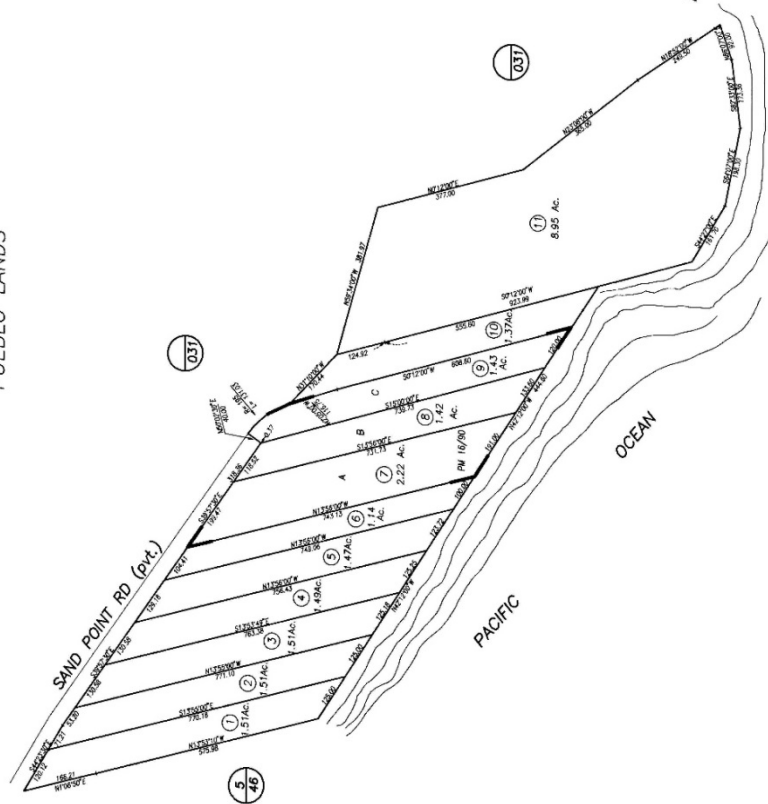
SANDYLAND SEAWALL MAINTENANCE DISTRICT MAP



WEST PORTION

004-098

PUEBLO LANDS



NOTICE
Assessor's Map Block 004-098 is for assessment purposes only and does not indicate either percent liability or a valid building site.

Assessor's Map Blk, 004-Pg, 098
County of Santa Barbara, Calif.

07/94

EAST PORTION

EXHIBIT B

REQUEST LETTER FROM SANDYLAND PROTECTIVE ASSOCIATION

Board of Directors

Gordy Krischer 2017
President

Wayne Rosing 2017
Vice President

Dale Donohoe 2017
Treasurer

Laura Williams 2018
Secretary

Bruce Defnet 2018
Chris Kleveland 2017
Mike Markins 2018
Tim Robinson 2017
Peter Seaman 2018

Clem Homar
Mary Homar
gatekeepers



Sandyland Protective Association
a California Nonprofit Property Owners Association Founded 1929
863 Sand Point Road · Carpinteria · California 93013
Telephone 805/684-2649

August 16, 2016

VIA US MAIL AND EMAIL

Morgan Jones
Santa Barbara County Public Works
Engineering Department
123 East Anapamu Street
Santa Barbara CA 93101

RE: Letter Request: Sandyland Seawall Maintenance District

Dear Mr. Jones,

We are in receipt of the DRAFT Engineer's Report dated July 26, 2016 relating to a **Proposed Assessment for Sand Point Rock Revetment Engineering, Environmental and Permitting Work County Project No. 720458** and have reviewed the same.

Unlike past efforts and past assessment this proposed Project includes the Quackenbush unimproved property in the assessment process for the first time. The Sandyland Protective Association understands this is required as part of the process of drafting an environmental document and that all of the parcels need to be studied to develop options in order to accomplish permitting of the revetment that protects the homes and structures along Sand Point Road.

We request that the County proceed with due diligence with the formal assessment process needed for Project No.720548 as set forth in the DRAFT.

Best regards.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gordy Krischer'.

Gordon E. Krischer
President of Sandyland Protective Association.

cc. Board. Sandyland Protective Association

EXHIBIT C

DESCRIPTION OF PARCELS AND ASSESSMENT

Owners Name	Site Address	Assessor's Parcel Number	Seawall Repair Frontage	Assessment (percent)	Assessment (Dollar Amount)
Reed	845 Sand Point Rd	005-460-040	106	2.80%	\$20,998.68
Aoyama	841 Sand Point Rd	005-460-041	120	3.17%	\$23,772.09
Krischer	835 Sand Point Rd	005-460-026	138	3.64%	\$27,337.91
Hanna/Kirwan	821 Sand Point Rd	005-460-025	131	3.46%	\$25,951.20
Muse	815 Sand Point Rd	005-460-009	120	3.17%	\$23,772.09
Seaman	805 Sand Point Rd	005-460-027	128	3.38%	\$25,356.90
Wickerworks	791 Sand Point Rd	005-460-024	109	2.88%	\$21,592.98
Erschen	775 Sand Point Rd	005-460-042	241	6.36%	\$47,742.28
755 SP trust LLC	755 Sand Point Rd	005-460-043	160	4.22%	\$31,696.12
Reamar Crest LLC	745 Sand Point Rd	005-460-016	110	2.90%	\$21,791.08
Brillant Project LLC	735 Sand Point Rd	005-460-015	100	2.64%	\$19,810.08
Dongieux	721 Sand Point Rd	005-460-045	93	2.45%	\$18,423.37
Cosmoledo	711 Sand Point Rd	005-460-046	193	5.09%	\$38,233.45
Coleman/Wilson	701 Sand Point Rd	005-460-019	101	2.66%	\$20,008.18
Matkins	685 Sand Point Rd	005-460-020	99	2.61%	\$19,611.98
Travers	671 Sand Point Rd	004-098-001	123	3.24%	\$24,366.39
Sarich	657 Sand Point Rd	004-098-002	126	3.32%	\$24,960.70
645 Trust	645 Sand Point Rd	004-098-003	124	3.27%	\$24,564.49
Sierra Norhtstar Propoerty LLC	635 Sand Point Rd	004-098-004	124	3.27%	\$24,564.49
Tabasgo	625 Sand Point Rd	004-098-005	125	3.30%	\$24,762.60
2012 Family Real Esate indenture Trust	607 Sand Point Rd	004-098-006	99	2.61%	\$19,611.98
WHW Trust	591 Sand Point Rd	004-098-007	193	5.09%	\$38,233.45
Van Den Berg	571 Sand Point Rd	004-098-008	126	3.32%	\$24,960.70
Guillaumand	551 Sand Point Rd	004-098-009	121	3.19%	\$23,970.19
Robinson	539 Sand Point Rd	004-098-010	129	3.40%	\$25,555.00
Quackenbush	501 Sand Point Rd	004-098-011	552	14.56%	\$109,351.62
Total			3791	100.00%	\$751,000.00

5. 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
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