



County of Yolo

EL MACERO COUNTY SERVICE AREA ROAD MAINTENANCE AND LANDSCAPING ASSESSMENT

ENGINEER'S REPORT

FISCAL YEAR 2020-21

APRIL 2020

PURSUANT TO GOVERNMENT CODE AND ARTICLE XIID OF THE CALIFORNIA
CONSTITUTION

ENGINEER OF WORK:
COUNTY OF YOLO COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
292 W. BEAMER STREET
WOODLAND, CA 95694
PHONE: 530-666-8775

COUNTY OF YOLO

El Macero CSA Road Maintenance & Landscaping Assessment
Engineer's Report, Fiscal Year 2020-21

COUNTY OF YOLO

Board of Supervisors

Gary Sandy, Chair
Jim Provenza, Vice-Chair
Oscar Villegas
Don Saylor
Duane Chamberlain

County of Yolo County Service Area Manager

Kimberly Villa

Engineer Of Work

Community Services Department – Public Works
Lead Assessment Engineer, Darlene G. Comingore, P.E.



County of Yolo

El Macero CSA Road Maintenance and Landscaping Assessment
Engineer's Report, Fiscal Year 2020-21
April 2020

The roads in the El Macero County Services Area (CSA) are public roads maintained by the County of Yolo. However, many years ago the County, in response to a petition from CSA property owners concerned about their property values, established a funding source, an \$180 annual assessment per El Macero residential parcel, to accumulate road reserves to be used to supplement the limited level of funding available from state and federal sources. This funding reserve was used most recently to make improvements in 2018.

While most unincorporated residential communities are maintained once every 20 to 30 years, El Macero CSA desires a higher level of pavement condition, which requires improvements more often, and requests treatment no less than every 5 to 10 years. The CSA has now requested a proposal for a future maintenance plan to keep the roads in El Macero in good condition, including any indicated adjustments to the existing annual \$180 per parcel assessment for roads.

Apportionment of Benefit

Article XIID of the California Constitution, adopted as part of Proposition 218 ("Prop. 218"), requires agencies to identify the "proportionate special benefit derived by each identified parcel ... in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided." Special benefits must be separated from general benefits. Prop. 218 defines special benefit as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit.'"

El Macero property owners benefit from the higher levels of road maintenance to be funded by the proposed assessment, in the form of improved aesthetic and driving experience in the neighborhood and enhanced appeal of homes. El Macero CSA is accessible via a closed loop with two entrances/exits into the community and no ability for traffic to traverse these roads to other public roads outside the CSA. Outside visitors and vendors use the roads to access El Macero CSA properties for the benefit of the CSA residents. Based on this, there is no general benefit to the public associated with the roads within the CSA, and 100% of the benefit is considered a "special benefit" that goes to the property owners in the El Macero CSA.

COUNTY OF YOLO

El Macero CSA Road Maintenance & Landscaping Assessment Engineer's Report, Fiscal Year 2020-21

The properties in El Macero Oaks are included in the benefit area and assessment. Garden Court is a private road, owned by El Macero Oaks Homeowners Association, that leads to the condominiums known as El Macero Oaks. The condominiums have historically been included and paid the assessments, because they use the publicly maintained roads to access Garden Court. On October 1, 2019, County Counsel rendered an opinion that Garden Court could be included in future road maintenance projects because all the funds for the project were funds contributed due to the assessment and the road is open to the public. Going forward, construction projects that utilize assessment funds will include Garden Court.

Excluded from the benefit area are the properties known as El Macero Villas. These properties have no direct access and are not served by the roads in the benefit area. There are two parcels used for utilities and other maintenance activities owned by Yolo County, one common area property owned by the El Macero Oaks Home Owners Association, and one common area owned by the El Macero Home Owners Association that are not included in the benefit area. Maps showing the properties included in the benefit area are located in Appendix A.

There are 447 residential properties (seven of which are unbuilt/vacant) and three parcels that are part of the El Macero Country Club. Historically, the El Macero Country Club has paid 20 times the rate that residential properties were assessed for road improvements. The twenty times rate for El Macero Country Club was established when there were fewer developed residential parcels. In evaluating how to apportion the benefit going forward, the relative traffic generated between the residential properties and the El Macero Country Club will be used to apportion the benefit and cost.

The Country Club has historically paid a higher street assessment per parcel than residential properties. We used trip generation estimates to calculate the special benefit of the Country Club. Traffic for residential properties was evaluated using Institute of Transportation Engineers (ITE) Trip Generation Multi Use Development Model. Based on this model, the residential properties are generating 9.3 trips per day per property aggregated for both single-family residences and condos. To estimate the traffic generated by the Country Club, the annual amount of golf rounds, tables at the restaurant, people at country club events (weddings, etc.), and employees were estimated. Included in the estimate were the percentage of users of the country club that come from outside the CSA for the benefit of the Country Club. Only the trips to the country club generated from outside the CSA were attributed to the El Macero Country Club so as not to double count trips generated from residential properties within the El Macero CSA. Based on these factors, the El Macero Country Club generates 139.3 trips per day, which is equivalent to 15.3 times the residential properties. Accordingly, the special benefit of the three parcels of the Country Club are set at 15.3 times the residential rate.

COUNTY OF YOLO

El Macero CSA Road Maintenance & Landscaping Assessment
Engineer's Report, Fiscal Year 2020-21

Project Identification

The Yolo County Public Works Division – Community Services Department (Public Works) uses the StreetSaver pavement management system as a tool to evaluate the needs of the road network. StreetSaver is a pavement management tool developed for public agencies and maintained by the Association of Bay Area Governments. It allows users to estimate costs for pavement preservation and is used as a tool in selecting preservation strategies. Estimated unit costs in StreetSaver are updated annually to reflect actual construction costs.

In developing alternatives, the recommendations from Street Saver along with engineering judgement, overall cost, and the preferences of the CSA were considered. In consideration that the roads are public roads, the cost for engineering in the design and construction provided by County staff were not attributed as costs to the CSA. Estimated construction costs are based on the fiberized microsurfacing (Microsurfacing) project constructed in 2018 in El Macero and assumed a similar level of curb and gutter repair, base repair, and other contingencies. Construction cost inflation is estimated to be 6% per year over the next 20 years. This is based on Caltrans' Price Index for Selected Highway Construction Items from 1998 to 2018. The 20-year estimate of road maintenance improvements assume 6% per year inflation.

COUNTY OF YOLO

El Macero CSA Road Maintenance & Landscaping Assessment
 Engineer's Report, Fiscal Year 2020-21

Engineers Opinion of Cost

The alternatives for road improvements used to develop a 20-year cost for road improvements included:

Table 1 – Road Improvement Alternatives

Alternative	Frequency	Project	Cost per year	Total Cost
1	5 Years	Slurry Seal on all roads in Year 5 & 15. Microsurfacing on all roads in Year 10. Develop \$800,000 reserve for future project in Year 20.	\$163,250	\$3,265,000
2	7 Years	Slurry Seal & Microsurfacing on through roads. Slurry only on residential roads	\$207,430	\$4,148,600
3	10 Years	Microsurfacing on all roads	\$278,816	\$5,576,320
4	5 Years	Slurry & Microsurfacing on through roads. Slurry only on residential roads. Remove 2-3 inches AC and repave in year 20	\$571,098	\$11,421,960
5	5 Years	Slurry & microsurfacing through 2033 - remove 2-3 inches AC and repave in year 20 on through roads. Slurry only on residential-only roads through 2033 and microsurfacing in year 20	\$598,221	\$11,964,420
6	7 Years	Slurry & Microsurfacing on through roads. Slurry only on residential roads. Remove 2-3 inches AC and repave in year 28	\$613,173	\$12,263,460
7	10 Years	Microsurfacing on all roads remove 2-3 inches AC and repave in year 30	\$800,271	\$16,005,420

COUNTY OF YOLO

El Macero CSA Road Maintenance & Landscaping Assessment
Engineer’s Report, Fiscal Year 2020-21

The costs over twenty years for the selected alternative are:

Table 2 Selected Alternative

Project Every 5 Years for 15 years and develop reserve for future improvement in 2038 or beyond		
2023	\$ 290,000	Slurry Seal
2028	\$ 1,654,000	Microsurfacing
2033	\$ 521,000	Slurry Seal
2038	\$ 800,000	To be determined
20-year cost	\$ 3,625,000	
Cost per year	\$ 163,250	

As each five-year milestone date approaches, in the year prior, Public Works will review the pavement condition and make recommendations for pavement improvement type and schedule to the CSA. The CSA may decide, based on those recommendations, to modify the treatment and/or change the schedule for construction.

In addition to the cost for road improvements, additional on-going expenses paid for by the CSA include concrete island landscaping and maintenance, regular sweeping of the road and bike lanes, maintenance of the upgraded signs within the CSA, and other related activities. These are estimated at \$70,000 per year based on historical use of the existing fees for landscaping, street sweeping, and street sign enhancements.

Based on the apportionment of benefit, the CSA fees will be paid for by properties in the following manner:

Table 3 Number of Assessed Properties

Single Family Properties (1 each)	410
Condos (1 each)	37
Equivalent SFD for El Macero Country Club	15.3
Total	462.3

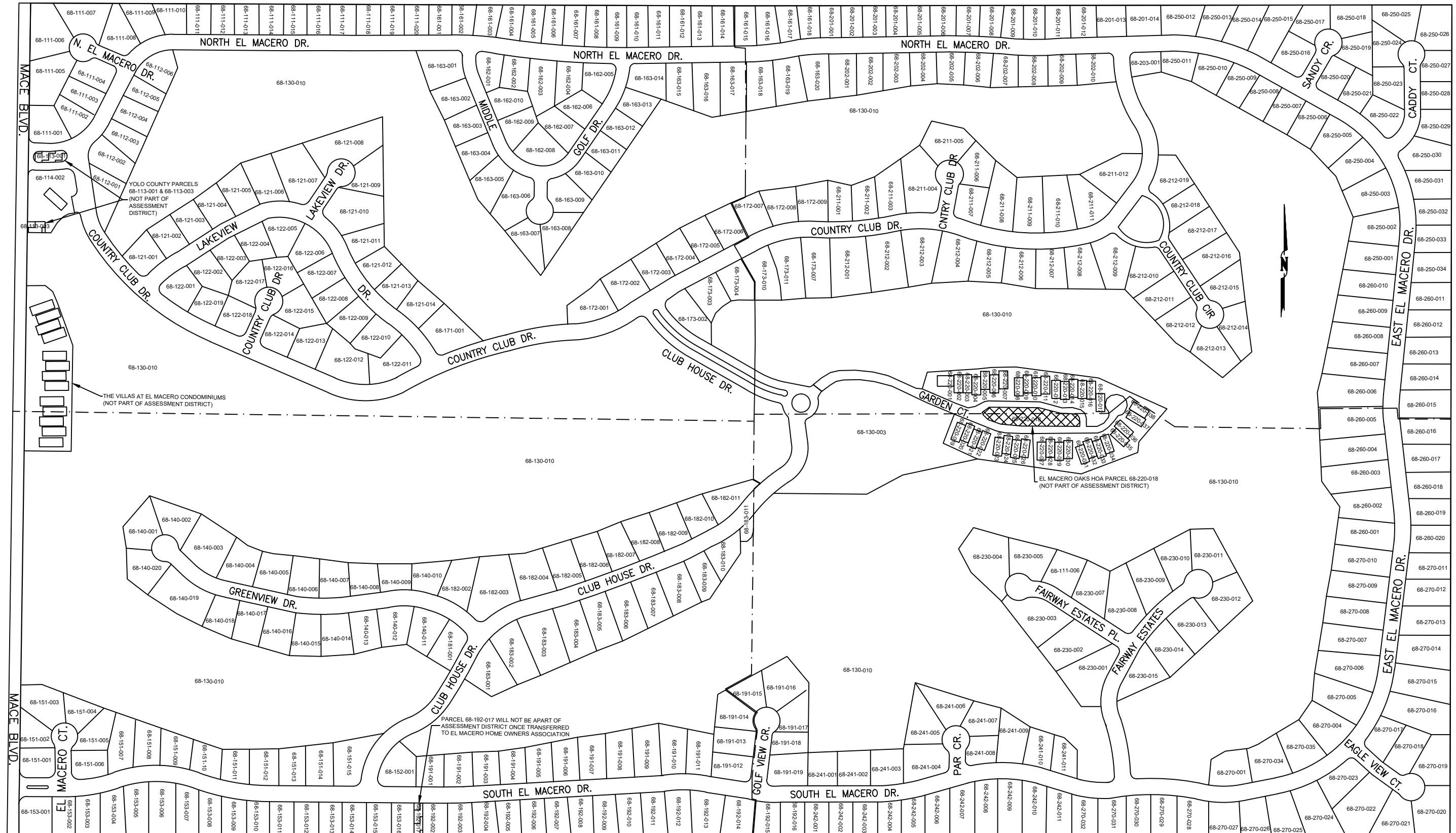
The final basis over twenty years for the CSA improvement fee are as follows.

Table 4 20-Year Assessment

20 Year Road Maintenance Improvement	\$ 3,625,000
Island/Landscape Maintenance & Sweeping	\$ 1,400,000
20-year cost	\$ 4,665,000
Existing capital fund balance	\$ (500,000)
Needed funding over 20 years	\$ 4,165,000
Cost per year	\$ 208,250
Cost per residential property per year	\$ 450.47
Cost for El Macero Country Club per year	\$ 6,892.19

SHEET 1

SHEET 2



SHEET 3

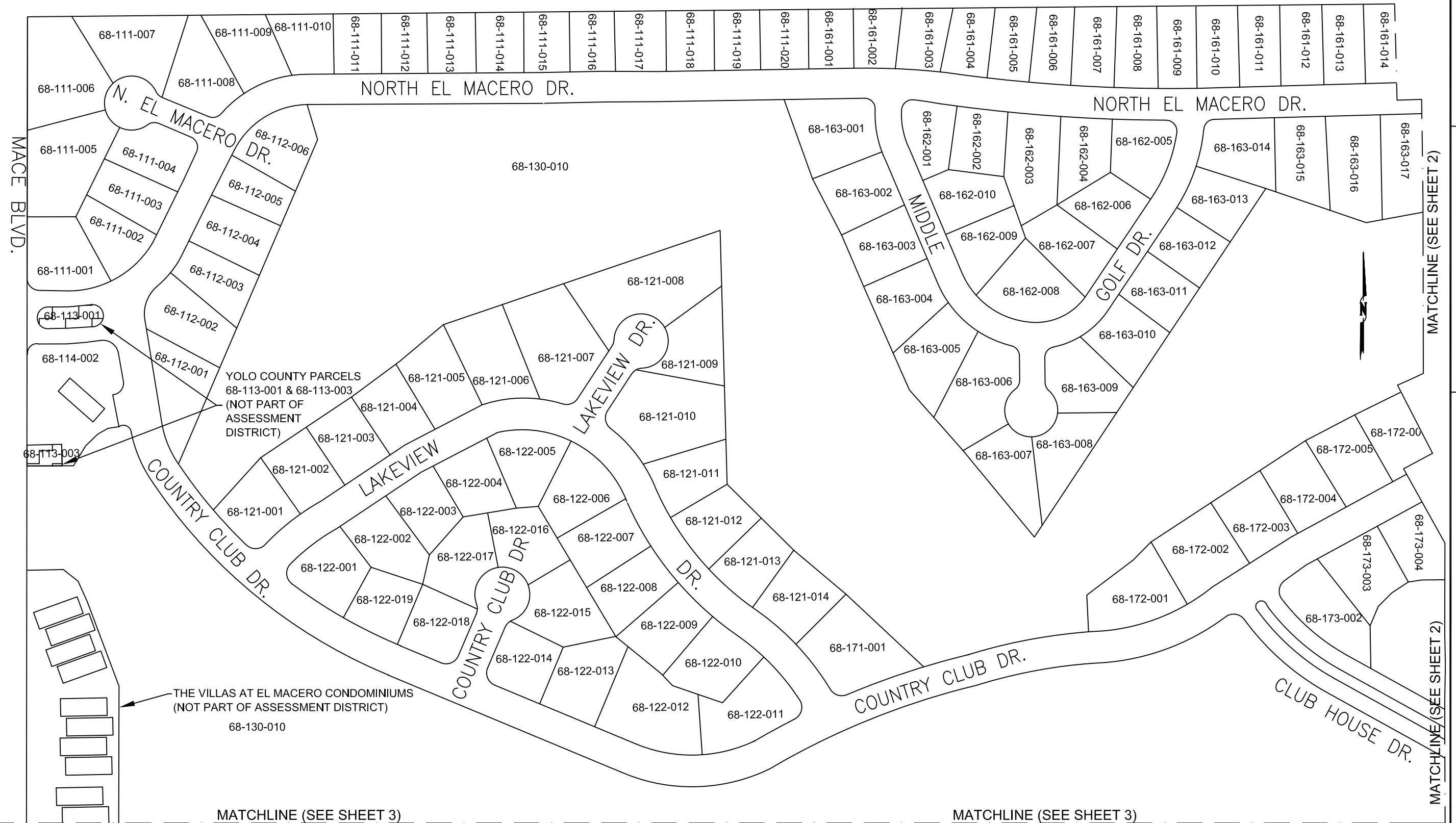
SHEET 4

YOLO COUNTY
COMMUNITY SERVICES, PUBLIC WORKS
 292 West Beamer Street
 Woodland, CA 95695-2598
 Phone: (530) 666-8775 FAX: (530) 666-8728

EL MACERO - SHEET KEY
 COUNTY SERVICES AREA ASSESSMENT DISTRICT

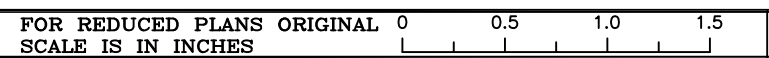
SHEET No.
 KEY

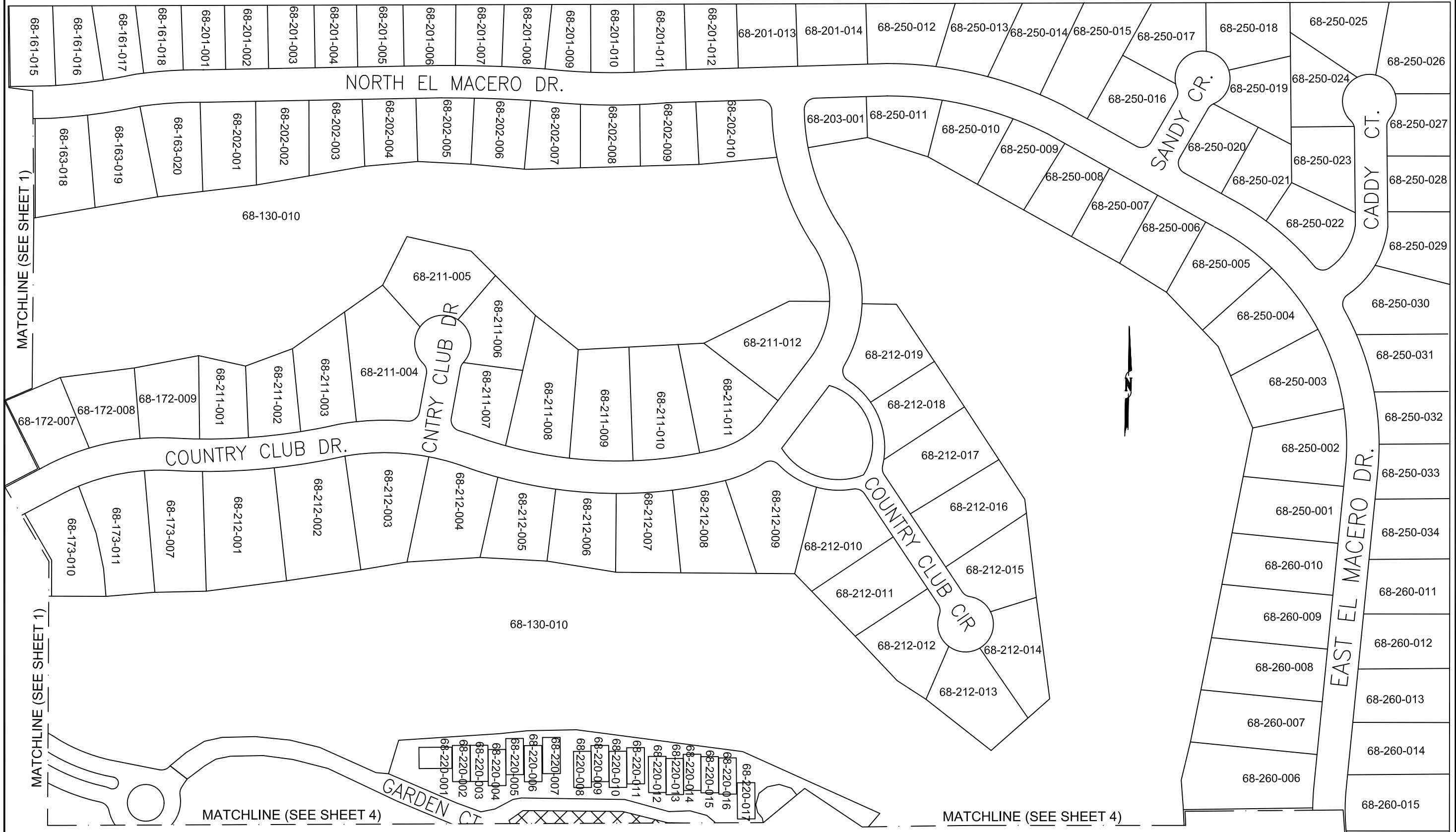
FOR REDUCED PLANS ORIGINAL 0 0.5 1.0 1.5
 SCALE IS IN INCHES



YOLO COUNTY
 COMMUNITY SERVICES, PUBLIC WORKS
 292 West Beamer Street
 Woodland, CA 95696-2598
 Phone: (530) 666-8775 FAX: (530) 666-8726

EL MACERO SHEET 1
 COUNTY SERVICES AREA ASSESSMENT DISTRICT





MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 4)

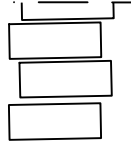
MATCHLINE (SEE SHEET 4)

YOLO COUNTY
COMMUNITY SERVICES, PUBLIC WORKS
 292 West Beamer Street
 Woodland, CA 95696-2598
 Phone: (530) 666-8775 FAX: (530) 666-8728

EL MACERO SHEET 2
COUNTY SERVICES AREA ASSESSMENT DISTRICT

MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 1)



THE VILLAS AT EL MACERO CONDOMINIUMS
(NOT PART OF ASSESSMENT DISTRICT)



PARCEL 68-192-017 WILL NOT BE A PART OF
ASSESSMENT DISTRICT ONCE TRANSFERRED
TO EL MACERO HOME OWNERS ASSOCIATION

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 4)

YOLO COUNTY
COMMUNITY SERVICES, PUBLIC WORKS
292 West Beamer Street
Woodland, CA 95696-2598
Phone: (530) 666-8775 FAX: (530) 666-8728

EL MACERO SHEET 3
COUNTY SERVICES AREA ASSESSMENT DISTRICT

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES

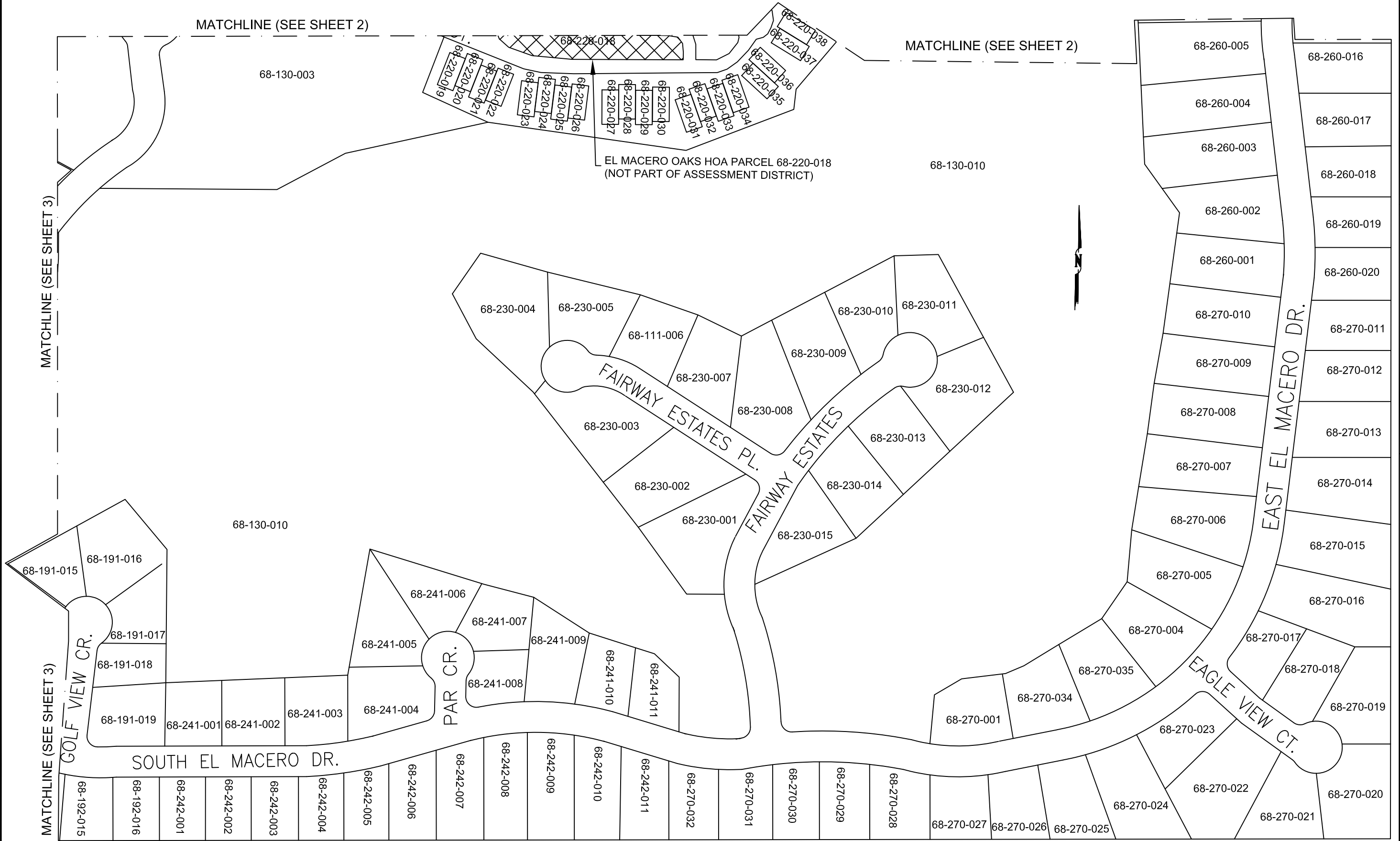


MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 3)



YOLO COUNTY
 COMMUNITY SERVICES, PUBLIC WORKS
 292 West Beamer Street
 Woodland, CA 95696-2598
 Phone: (530) 666-8776 FAX: (530) 666-8728

EL MACERO SHEET 4
 COUNTY SERVICES AREA ASSESSMENT DISTRICT

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES