

RANCHO VISTA COMMUNITY MEETING

Carl Luck Library
MAY 18TH, AT 6 PM



AGENDA

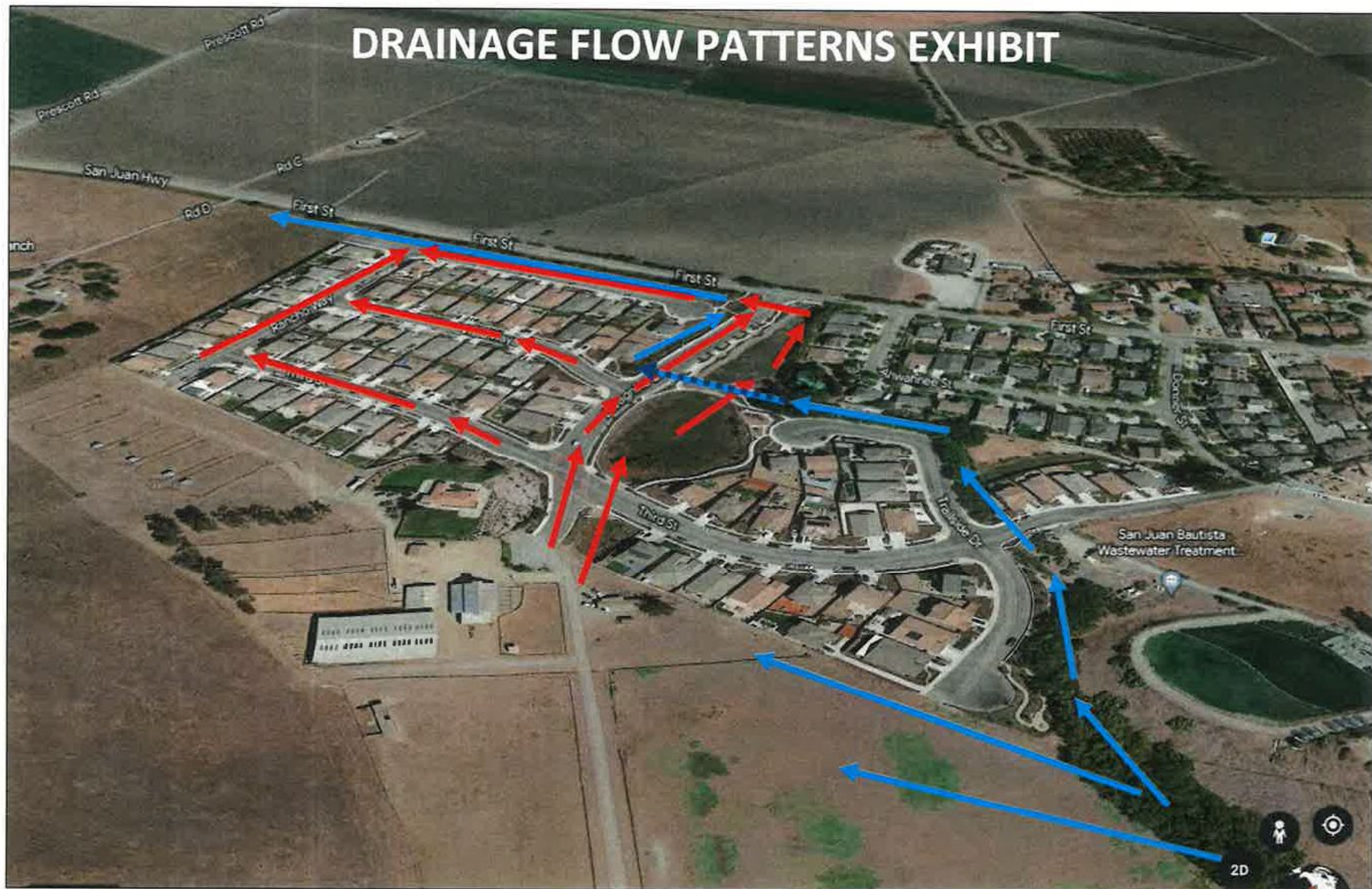
1. INTRODUCTIONS
2. FLOODING AND REPAIRS
3. STATUS OF VARIOUS DEVELOPMENTS
4. CITY MANAGER REVIEW OF “CFD ZONE 2”
5. QUESTIONS AND ANSWERS UNTIL (7:30 PM)

2. FLOODING AND OTHER DAMAGES

1. Trailside Retaining wall and Fence
2. First Street Fence Truck Damage
3. Storm Damage
 - a) RV Storm System Design
 - b) RV Storm System Responsibility
 - c) City Work with FEMA

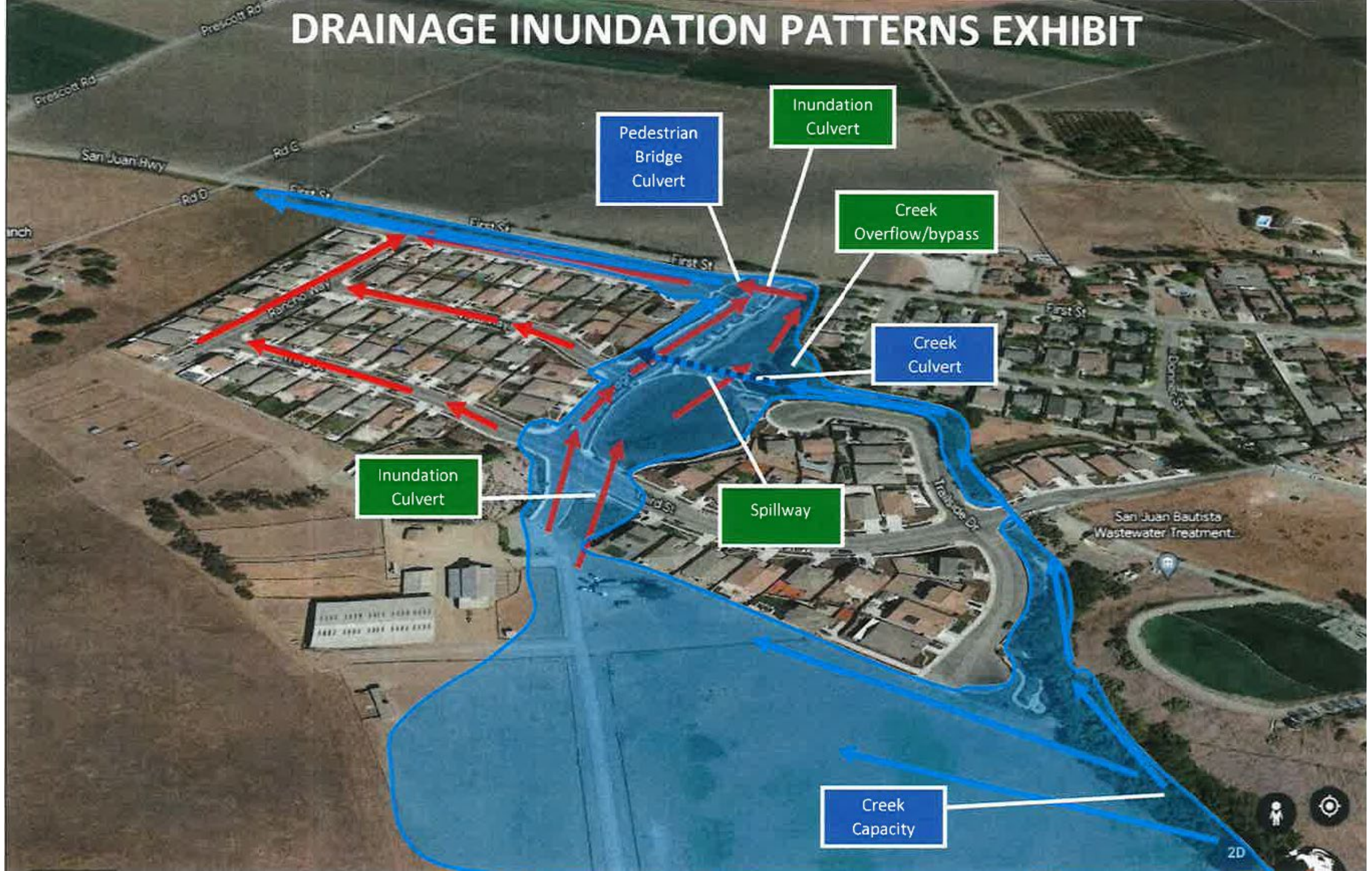


DRAINAGE FLOW PATTERNS EXHIBIT





DRAINAGE INUNDATION PATTERNS EXHIBIT



Observations

- Stormwater Basin Capacities Exceeded
- Pedestrian Bridge Culvert Capacity Exceeded
- Storm Water Generally Stayed Within The Basins, River and Streets
- Stormwater System Maintenance Issues:
 - Creek Channel Full of Sediment
 - Third St. Culvert Partially Occluded
 - Creek Culvert Fully Occluded
 - Creek Channel Along Lavagnino
- Damage:
 - Creek Banks, Road Banks
 - Spillway Fence
 - Road Parkways
 - Other

Initial Recommendations

- Analysis:
 - Desk-top Peer Review of Existing Design - System Modeling (Hydrology, Hydraulic Capacities)
 - Determine As-Built System Capacities, Compare to Design Criteria (Model with & Without Maintenance)
 - Determine Rainfall Intensities of the Atmospheric River Events
 - Identify Weaknesses and Determine Specific Recommendations to Enhance Capacities, Flows From the Development to the Downstream Creek Channel
- Perform Maintenance: *(w/ Biological Oversight)*
 - Remove Excess Sediment & Creek and Channels
 - Selectively Thin Vegetation
 - Repair Damage With Mitigation Improvements

3. STATUS OF VARIOUS DEVELOPMENTS

1. WATER AND WASTEWATER
(decommission fall of 2024)
2. ADU'S, SHORT TERM RENTALS,
HOME OCCUPATIONS, URBAN
GROWTH BOUNDARY, THIRD
STREET MASTER PLAN
3. ELITE HOMES (Trailside)
4. LOAYZA SUBDIVISION
5. MERITAGE



PARCEL A

RIGHT OF WAY
DEDICATION

0.13AC

$R=22.50'$

$L=32.30'$

$\Delta=82^{\circ}15'11''$

S $46^{\circ}17'14''$ E 64.88'

N $60^{\circ}32'34''$ E 6.27'

0.4%

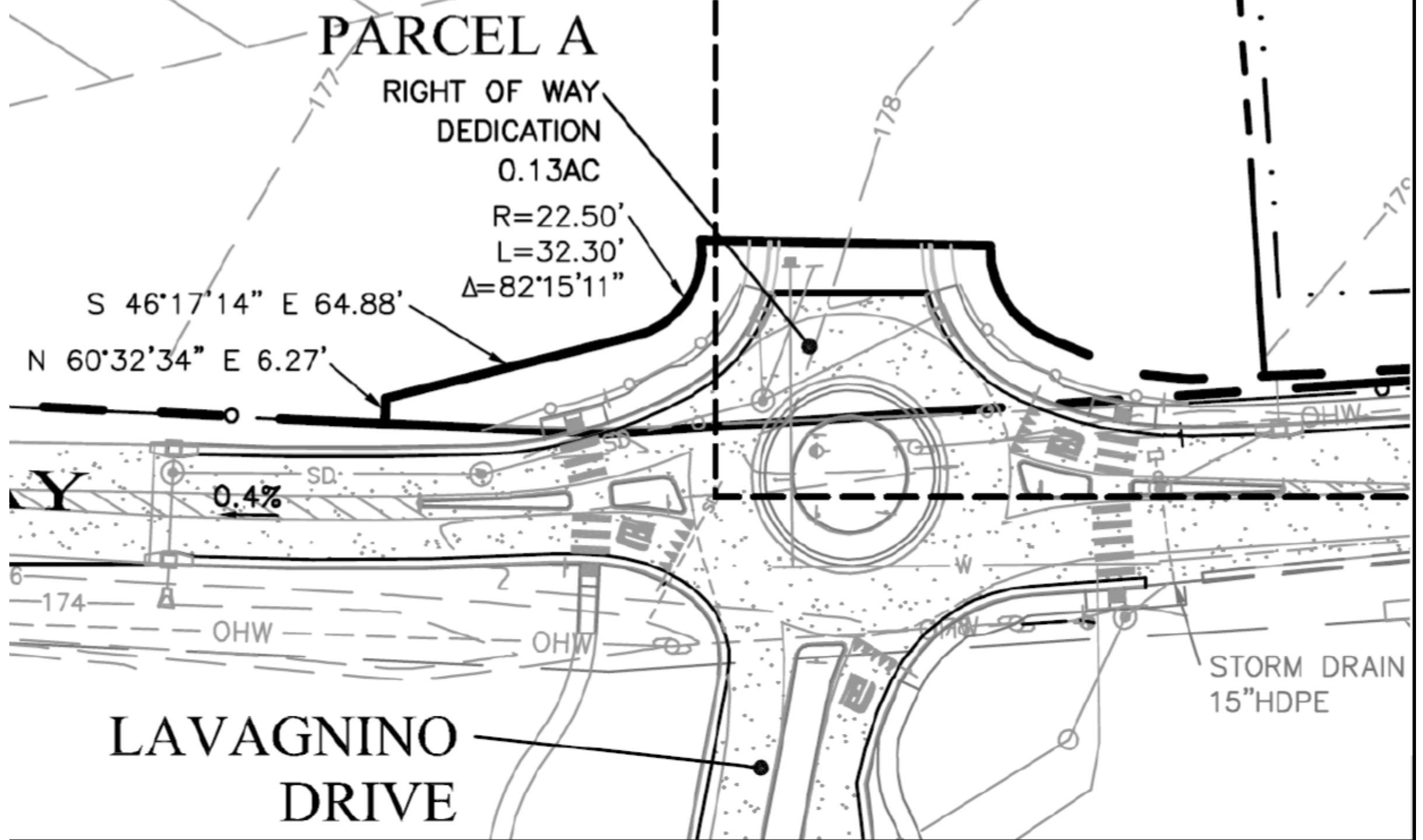
SD

OHW

OHW

STORM DRAIN
15"HDPE

LAVAGNINO
DRIVE



Elite Homes/"Trailside"

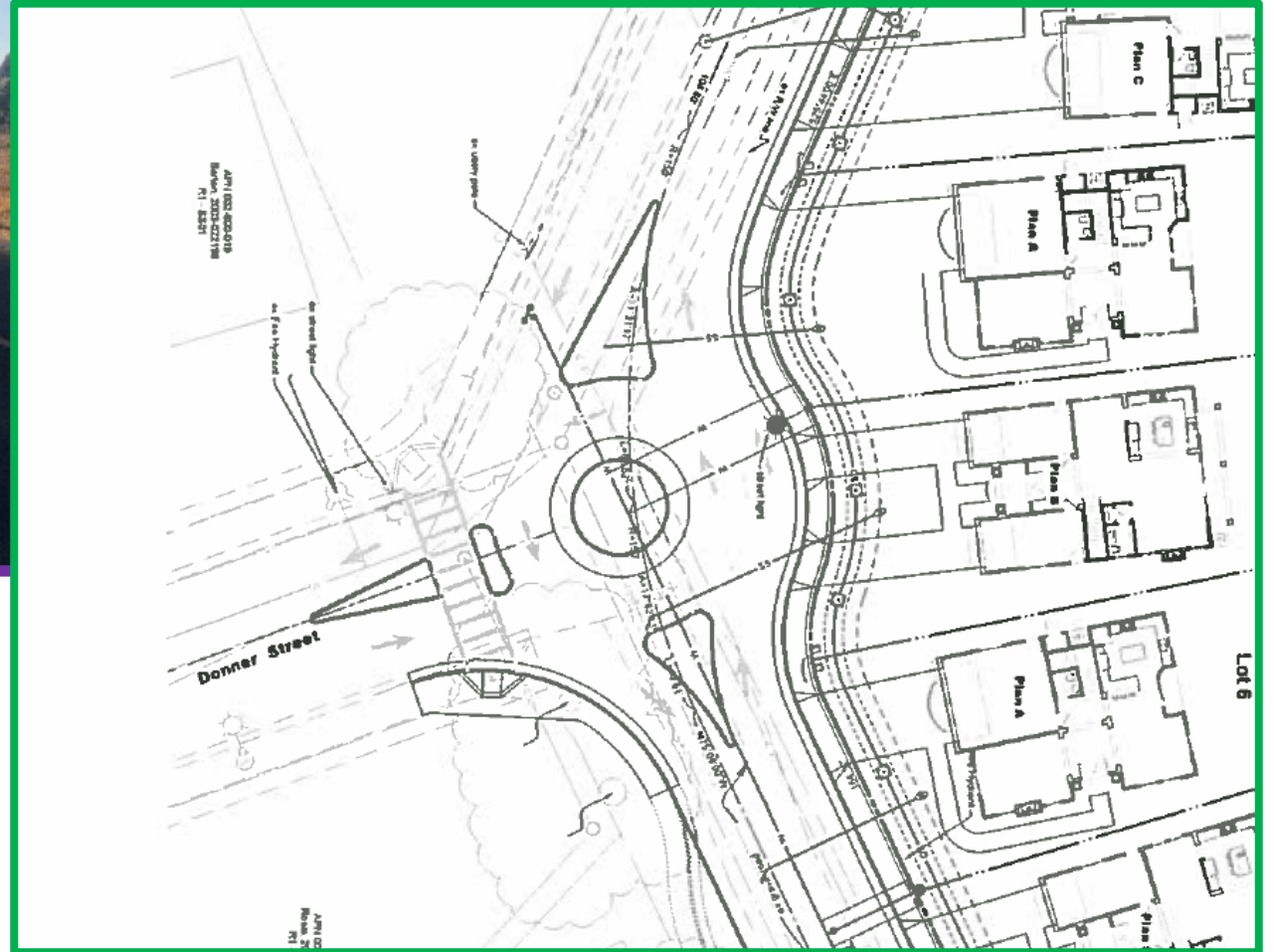
27 Single family Homes @ 4,000 Sq Feet



Condition 27 and 28

Widen 3rd Street

Build a Round-About at Donner and
3rd



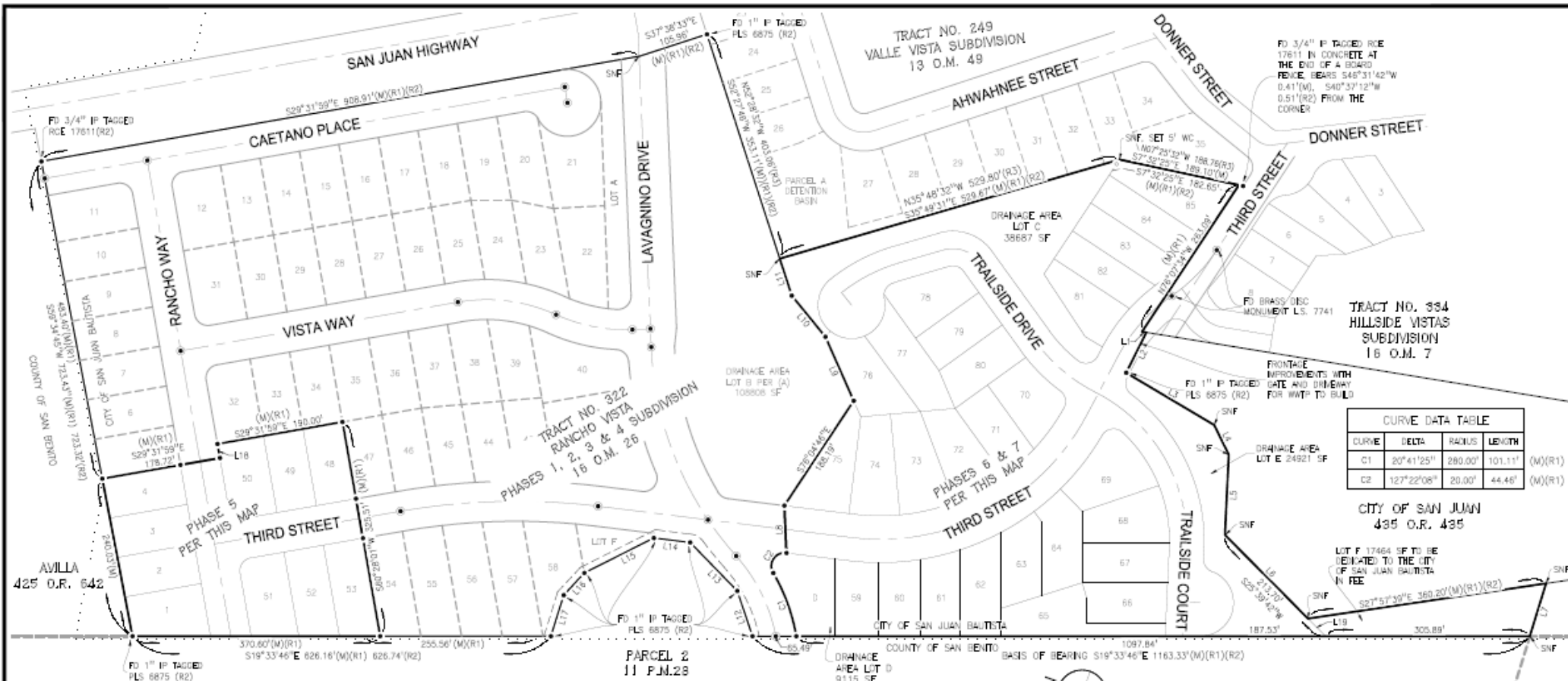
3. OVERVIEW OF “CFD ZONE 2”

Origin- Mello-Roos Community Facilities Act of 1982

Intention- establish a financing tool to pay for the maintenance and special needs of a specific community (“District”)

Voted for and approved, prior to approval of the Parcel Map

Based on a list of services to be provided, and an Engineer’s cost estimate



| CURVE DATA TABLE | | | | |
|------------------|------------|---------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH | |
| C1 | 20°41'25" | 280.00' | 101.11' | (M)(R1) |
| C2 | 127°22'08" | 20.00' | 44.46' | (M)(R1) |

CITY OF SAN JUAN
435 O.R. 435

LOT F 17464 SF TO BE
DEDICATED TO THE CITY
OF SAN JUAN BAUTISTA
IN FEE

LEGEND:

- FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED L.S. 8225 UNLESS NOTED OTHERWISE
- FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED L.S. 8225 IN MONUMENT WELL UNLESS NOTED OTHERWISE
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225 IN MONUMENT WELL
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225 AT ALL LOT CORNERS, BEGINNING & END OF CURVES AND INTERSECTION OF SUBDIVISION BOUNDARIES UNLESS NOTED OTHERWISE
- DENOTES JURISDICTIONAL BOUNDARY LINE BETWEEN CITY AND THE COUNTY
- S.B.C.R. SAN BENITO COUNTY RECORDS
- RS RECORD OF SURVEY
- PW PARCEL MAP
- M MAPS
- PUE MEASURED ON THIS SURVEY
- C99 PUBLIC UTILITY EXISTENT
- L99 CURVE DATA TABLE REFERENCE
- (R) LINE DATA TABLE REFERENCE
- WC RADIAL BEARING
- FO WITNESS CORNER
- IP FOUND
- SF IRON PIPE
- SNF SQUARE FEET
- SEARCHED NOTHING FOUND

BASIS OF BEARINGS:

THE BEARINGS ON THIS MAP ARE BASED ON THE WESTERLY LINE OF THAT CERTAIN PARCEL 1 AS FOUND MONUMENTED AND RECORDED AS SOUTH 19°33'46" EAST IN BOOK 11 OF PARCEL MAPS, PAGE 28, SAN BENITO COUNTY RECORDS.

REFERENCES:

- (R1) BOOK 16 OF MAPS, PAGE 26, S.B.C.R.
- (R2) BOOK 11 OF MAPS, PAGE 28, S.B.C.R.
- (R3) BOOK 13 OF MAPS, PAGE 49, S.B.C.R.

SUBDIVISION SUMMARY:

- 37 LOTS — 6.89 ACRES
- LOTS C, D, E AND F — 2.06 ACRES
- STREET R/W DEDICATION — 2.97 ACRES

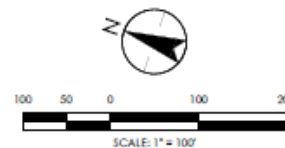
TOTAL (PHASES 5, 6 & 7) — 11.92 ACRES

NOTES:

1. SHEET 1 CERTIFICATE
2. SEE SHEET 2 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.
3. SEE SHEET 3 FOR DETAILED LOTS
4. SEE SHEET 4 FOR DETAILED LOTS AND THULES OF MEASUREMENTS
5. FOR EXISTING EXHIBITS SEE SHEET 3 OF 4

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S10°19'05"E | 6.58' |
| L2 | S83°01'13"E | 67.48' |
| L3 | S11°10'07"W | 153.16' |
| L4 | S44°11'01"W | 49.38' |
| L5 | S73°14'31"W | 120.04' |
| L6 | S25°39'42"W | 176.56' |
| L7 | S67°31'58"W | 82.62' |
| L8 | N67°55'08"E | 70.99' |
| L9 | N46°33'20"E | 104.62' |
| L10 | N31°06'06"E | 79.57' |

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L11 | N52°27'46"E | 58.15' |
| L12 | S51°52'17"W | 71.36' |
| L13 | S26°15'29"W | 101.21' |
| L14 | S12°31'26"E | 54.80' |
| L15 | S46°15'04"E | 116.38' |
| L16 | S66°41'37"E | 45.45' |
| L17 | N67°42'41"E | 64.26' |
| L18 | N60°28'01"E | 21.34' |
| L19 | S25°39'42"W | 37.14' |



TRACT NO. _____ - PHASE 5, 6 & 7 RANCHO VISTA

BEING A SUBDIVISION OF PHASE 5, 6 AND 7, AS SHOWN ON THE MAP OF "RANCHO VISTA" TRACT NO. 322 FILED IN BOOK 16 OF MAPS, AT PAGE 26, SAN BENITO COUNTY RECORDS, IN THE CITY OF SAN JUAN BAUTISTA, IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA

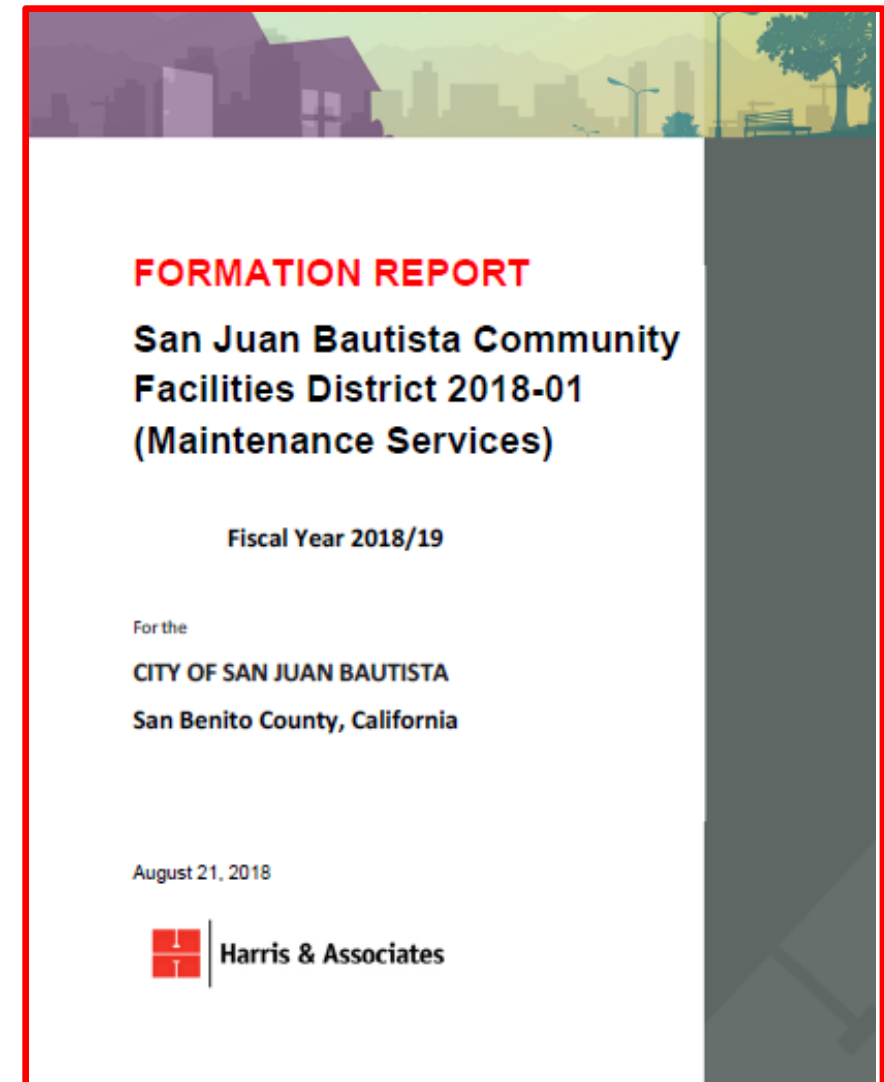
DATE: FEBRUARY 16, 2018

W&H
CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel: 209.568.4477 Fax: 209.568.4478

3. CFDs

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| APPENDIX C – SPECIAL TAX ROLL | |

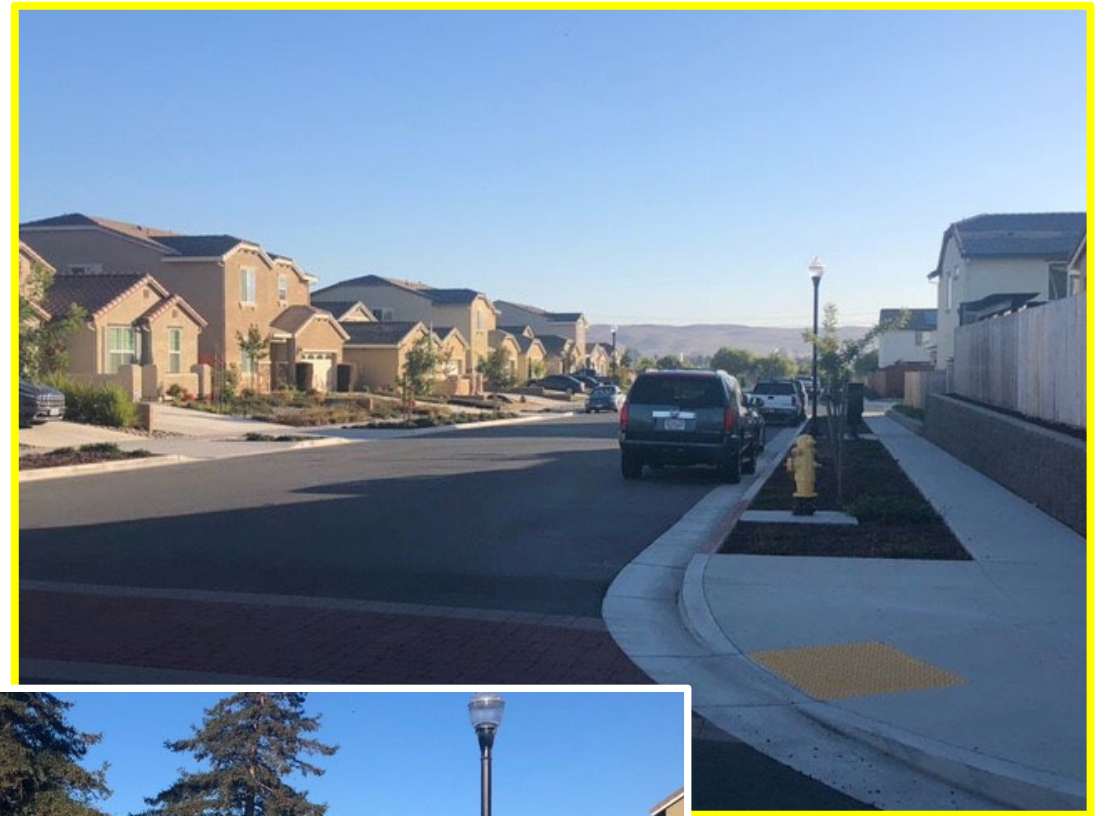
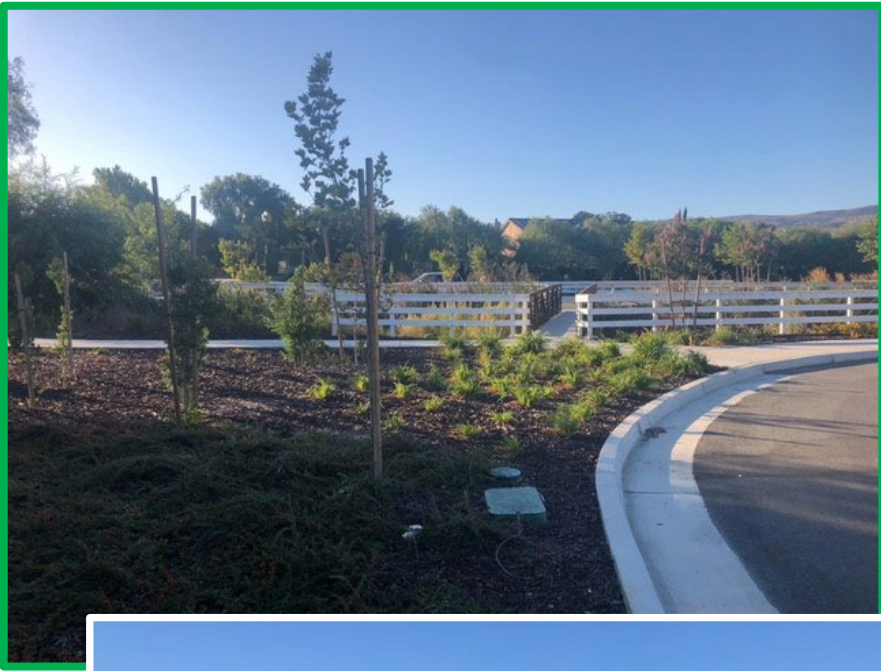


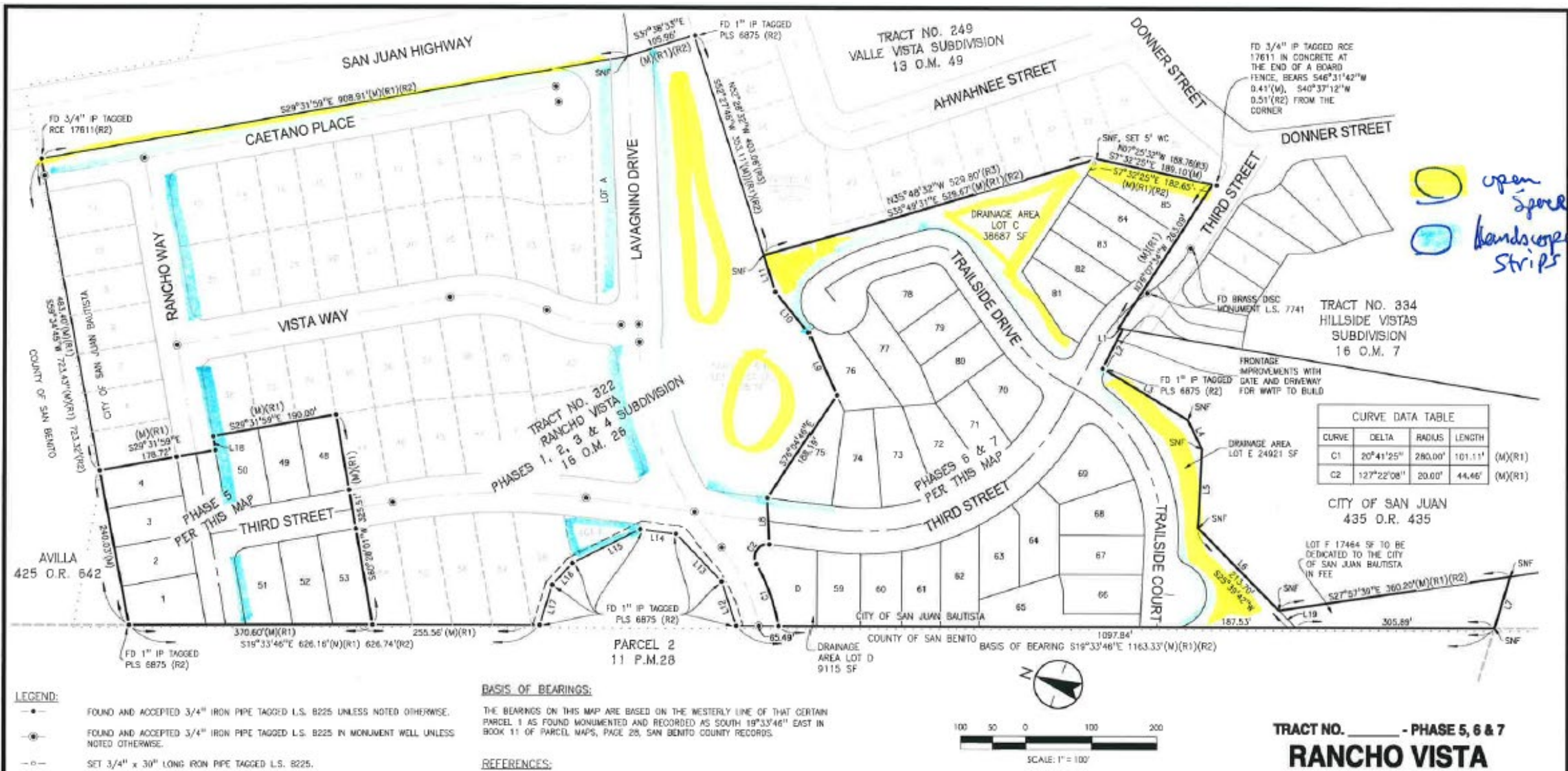
DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

The Services include but are not limited to the list shown below ("Services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), and are proposed to be funded by the CFD, including all related administrative costs, expenses and related reserves for the proper and continued maintenance of same. Please see Appendix B for a more detailed list of all Services.

- Landscape Maintenance
- Park Maintenance
- Recreational Equipment
- Street and Sidewalk Maintenance
- Curb & Gutter Maintenance
- Street Lighting Maintenance
- Storm Drain Maintenance
- Sound Wall Maintenance
- Fencing
- Graffiti Abatement
- Mosquito Abatement

The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the City to fund future repairs and/or replacement of the facilities/improvements described above, as determined by the City.







Tax Zone 2 (Rancho Vista) Cost Estimate

Original
2016
Estimate

| Item | Cost/Year |
|---|--------------------|
| Maintenance | |
| Landscape Maintenance | \$30,099.77 |
| Street Lighting Maintenance | 1,110.00 |
| Street Maintenance | <u>4,133.94</u> |
| Total Maintenance Cost | \$35,343.71 |
| Administrative Cost | \$5,561.97 |
| Reserves | |
| Operating Reserve (10% of Total Maintenance Cost) | \$3,534.37 |
| Annual Capital Replacement Reserve | <u>48,306.85</u> |
| Total Reserves | \$51,841.22 |
| Total Maintenance, Administrative and Reserve Costs | \$92,746.90 |
| Total Maximum Special Tax Amount - Fiscal Year 2018/19 | \$92,746.90 |

ORIGINAL COST ESTIMATE

CAPITAL RESERVE OF **\$48,306.85** (MORE THAN HALF OF THE ANNUAL ASSESSMENT)

TOTAL ANNUAL BUDGET IN FY 18/19 OF **\$92,746.90**

THE LIST OF CAPITAL RESERVE COSTS IS EXTENSIVE

Sewer Lift Station

Storm Drain System

All 37 Street lights

Sound walls and Fencing

Sidewalks and Streets

ANNUAL CAPITAL RESERVE RECOMMENDATION

1.Landscape Improvements = \$17,000

2.Street lighting Improvements = \$2,800

3.Streets and Sidewalks = \$28,500

\$48,300

CFD REVENUES

Original FY 18/19 estimate requires
($\$1,091.14 \times 85 \text{ lots} = \$92,746.90$)

\$1,091.14

Increased by the Cost of Living each year

First Year Assessment was in FY 19/20

\$1,133.30

This is an increase of 39% (about 2% per year)

Assessed on 59 lots out of 85, District received \$56,260

Current Fiscal Status

FY 20/21 the Assessment was reduced from \$1,130 to \$678.32

Not clear why, could have billed \$1,155.97 (2% increase)

FY 21/22- SMALL INCREASE TO \$768.50 PROJECTED REVENUE OF \$65,322

COULD HAVE BILLED \$1,193.29 (WOULD HAVE YEILDED \$101,430)

FTY 22/23 no increase; Projected Revenue \$65,322

FY 2022/23 expenditures = \$39,017 (no reserves)

Mostly for Landscaping and PGE- (much less than 18/19 estimates)

FUND BALANCE JUNE 30, 2022 \$ 52,071

JUNE 30, 2023 \$ 86,867 (projected)

JUNE 30, 2024 \$108,892 (recommended)

Rancho Vista Fund

| ACCOUNT ID | Description | FY23 Rancho Vista |
|----------------|---------------------------|-------------------|
| 660.66.415.000 | Special Assessment | \$65,322.00 |
| 660.66.502.000 | Salaries and Wages - FT | \$3,706.00 |
| 660.66.508.000 | FICA | \$321.00 |
| 660.66.510.000 | Worker's Comp | \$252.00 |
| 660.66.514.000 | Medical Insurance | \$633.00 |
| 660.66.551.000 | Postage and Freight | \$0.00 |
| 660.66.552.000 | Chemical and Gasses | \$0.00 |
| 660.66.599.999 | Transfer to GF for Admin | \$5,837.00 |
| 660.66.600.000 | Operational Contracts | \$0.00 |
| 660.66.604.000 | Engineering | \$0.00 |
| 660.66.606.000 | Planning | \$0.00 |
| 660.66.610.000 | Workers Comp. | \$0.00 |
| 660.66.626.000 | Landscape Services | \$0.00 |
| 660.66.642.000 | PG&E - Street Lights | \$2,306.00 |
| 660.66.643.000 | Water | \$0.00 |
| 660.66.643.001 | Water | \$0.00 |
| 660.66.643.003 | SBCO Mgmt Fees | \$0.00 |
| 660.66.646.000 | Street Lighting | \$0.00 |
| 660.66.657.000 | Administrative Fee | \$0.00 |
| 660.66.720.000 | Parts - City Rep. Water | \$0.00 |
| 660.66.724.000 | Parts - City Rep. Streets | \$0.00 |
| 660.66.726.000 | Parts - City Rep. Parks | \$0.00 |
| 660.66.760.000 | Grounds Maintenance | \$24,254.00 |
| 660.66.760.001 | Operational Reserves | \$0.00 |
| 660.66.760.002 | Capital Reserves | \$0.00 |
| 660.66.762.000 | Street Maintenance | \$2,622.00 |

BUDGET for FY 22/23

PROJECTED YEAR-END REVENUES/EXP

| ITEM | BUDGET | PROJ YE |
|--------------------|--------------|--------------|
| REV | \$ 65,322.00 | \$ 65,322.00 |
| SALARIES | 4912 | 5000 |
| TRSNFER TO GF | 5837 | 5837 |
| ELECTRICITY | 2306 | 1850 |
| LANDSCAPE SERVICES | 24254 | 23287 |
| STREET MAIN | 2622 | 0 |
| PRTS | | 43.54 |
| TOTAL EXP | \$ 39,931.00 | \$ 36,017.54 |
| RESERVES | \$ 25,391.00 | \$ 29,304.46 |

Further analysis of the CIP needed...

| Item | Unit | Quantity | Cost/Unit | Cycle | Cost/Year |
|--|------|-----------|--------------|-------|--------------------|
| <u>Landscape Improvements</u> | | | | | |
| Irrigation Controllers | EA | 2.00 | \$3,500.00 | 15 | \$466.67 |
| Sound Wall | SF | 18,650.00 | \$1.50 | 50 | \$559.50 |
| Wood/Wire Fencing | LF | 2,237.00 | \$12.00 | 15 | \$1,789.60 |
| Split-Rail Wood Fencing | LF | 1,275.00 | \$12.00 | 15 | \$1,020.00 |
| Fitness Stations | EA | 4.00 | \$5,500.00 | 12 | \$1,833.33 |
| Play Structure (2-5 year olds) | EA | 1.00 | \$19,500.00 | 12 | \$1,625.00 |
| Play Structure (5-12 year olds) | EA | 1.00 | \$28,500.00 | 12 | \$2,375.00 |
| Community Cluster Mailboxes | EA | 7.00 | \$2,500.00 | 25 | \$700.00 |
| Lift Station Controls | EA | 1.00 | \$5,000.00 | 7 | \$714.29 |
| Lift Station Pump | EA | 2.00 | \$8,500.00 | 10 | \$1,700.00 |
| Lift Station Back-Up Pump | EA | 1.00 | \$8,500.00 | 20 | \$425.00 |
| Lift Station Well and Piping | EA | 1.00 | \$150,000.00 | 40 | <u>\$3,750.00</u> |
| Total Landscape Improvements Replacement Cost | | | | | \$16,958.39 |

| DESCRIPTION | 0-5 years | 5-10 years | 10-15 year | 15-20 years | 20- 25years | 25-30 year | 35-40 years | 40-55- years | 50 years | TOTALS |
|--|--------------|------------|---------------|----------------|----------------|------------|-------------|-----------------|--------------|-----------------|
| LANDSCAPE COSTS | | | | | | | | | | |
| Irrigation Controllers | | | \$ 7,000 | | | | | | | |
| Sound Wall | | | | | | | | | \$ 932,500 | |
| Wood wire fencing | | | | \$26,844 | | | | | | |
| Split Rail Wood Fencing | | | | \$15,300 | | | | | | |
| Fitness Stations | | | \$ 22,000 | | | | | | | |
| Play structure (2-5yr old) | | | \$ 19,500 | | | | | | | |
| Play structure (5-12yr old) | | | \$ 28,500 | | | | | | | |
| Mailboxes | | | | | | \$ 17,500 | | | | |
| Sewer Lift Station Controls | | \$ 5,000 | | | | | | | | |
| Sewer Lift Station Pump | | \$ 17,000 | | | | | | | | |
| Sewer Lift Station back-up Pump | | | | | \$ 8,500 | | | | | |
| Sewer Well and Pipes | | | | | | | | \$ 150,000 | | |
| STREET LIGHTS | \$ - | \$ 22,000 | \$ 77,000 | \$ 42,144 | \$ 8,500 | \$ 17,500 | \$ - | \$ 150,000 | \$ 932,500 | \$ 1,249,644 |
| Street light Pole | | | | | | | | | \$ 111,000 | |
| Street Light LED Poer mod | \$ 5,550 | | | | | | | | | |
| Strret Light Optical Mod | | | | \$ 27,750 | | | | | | |
| STREETS AND SIDEWALKS | \$ 5,550 | \$ - | \$ - | \$ 27,750 | \$ - | \$ - | \$ - | \$ - | \$ 111,000 | \$ 144,300 |
| Slurry Streets | | | | | | \$ 147,912 | | | | |
| Street crack repiar | | | | | | \$ 62,279 | | | | |
| Street overlay | | | | | | | \$ 700,638 | | | |
| Sidewalk | | | | | | | | | \$ 312,739 | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 210,191 | \$ 700,638 | \$ - | \$ 312,739 | \$ 1,223,568 |
| | \$ 5,550 | \$ 22,000 | \$ 77,000 | \$ 69,894 | \$ 8,500 | \$ 227,691 | \$ 700,638 | \$ 150,000 | \$ 1,356,239 | \$ 2,617,511.85 |

CAPITAL RESERVE STRATEGY

Assets valued at \$2.617 million in 2018/19

Half of the Assets (value) have an expected life of more than 50 years

The current Budget will put \$29,304 aside in FY 23-24

If \$28,000 per year is saved for 40-years, it will cover 90%

SUMMARY

The District is 5-years old, and operational cost are lower than anticipated

City began charging the maximum allowable, then cut back for two-years

District receives 70% of the estimated revenue needed to fully fund reserves

Recommend working back to that fully funded reserve \$108,893

This matches the Reserve needed through year 15

Cost of Living Increase next year? Any increase?

Recommending an increase to restore reserves and break-even

\$25.36 (3.3% - less than 4.88% CPI) From \$768.50 to \$793.86

Maximum that could be billed - \$1,231.61

Questions.....

Shop (Request for Proposals) for
landscaping services?

Rancho Vista CFD Document Center-

Located in the City Engineer's web-page document center

https://www.san-juan-bautista.ca.us/departments/city_engineer.php#revize_document_center_rz2326

