




COUNTY OF HUMBOLDT

AGENDA ITEM NUMBER
CL6

For the meeting of: **March 27, 2018**

Date: March 16, 2018

To: Board of Supervisors

From:  Thomas K. Mattson, Director of Public Works

Subject: **Petition to Form Annexation Number 3 to Permanent Road Division 1000, Zone Number 007, Central Estates Phase 2D Subdivision, McKinleyville, and Supplemental Budget (4/5 vote required)**

RECOMMENDATION(S): That the Board of Supervisors:

1. Receive and file the petition, affidavit of valuation, and engineer's report for Annexation Number 3 to Permanent Road Division 1000, Zone Number 007 for Central Estates Phase 2D Subdivision.
2. Adopt the Resolution of Intent to establish Annexation Number 3 to Permanent Road Division 1000, Zone Number 007 and to impose parcel charges for road maintenance.
3. Set a time and date of May 15, 2018, at 9:00 AM, or soon thereafter, to hold a public hearing to receive testimony of protest regarding the formation and setting of an assessment for road maintenance for Annexation Number 3 to Permanent Road Division 1000, Zone Number 007.
4. Direct the Clerk of the Board to publish the petition (Attachment 1), notice of formation (annexation) (Attachment 5) and notice of assessment (Attachment 6) in the Times-Standard newspaper on April 22, 2018, April 29, 2018, and May 6, 2018, as per Streets and Highways Code §§1164 and 1196.
(continued)

Prepared by Robert W. Bronkall, Deputy Director CAO Approval Karen Clower

REVIEW: Auditor MSM County Counsel gs Human Resources _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
 Upon motion of Supervisor Wilson Seconded by Supervisor Bass
 Ayes Bass, Fennell, Sundberg, John Wilson
 Nays _____
 Abstain _____
 Absent _____

PREVIOUS ACTION/REFERRAL:

Board Order Number _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Meeting of: _____

Dated: 3/27/18
 By: 
 Kathy Hayes, Clerk of the Board

5. Direct the Department of Public Works to mail the notice of assessment and ballot to all landowners within the proposed annexation area as per Government Code §53753.
6. Direct the Department of Public Works to post the petition (Attachment 1), notice of formation (annexation) (Attachment 5) and notice of assessment (Attachment 6) as per Streets and Highways Code §1195.
7. Approve the following supplemental budget (4/5ths vote) to provide associated funding for PRD 1000, Zone Number 007:

Revenue:		
1100166-602070	PRD Administration Fee	\$1,900.00
Expenditures:		
1100166-3412	PRD Formation	\$1,900.00

SOURCE OF FUNDING: Streets and Highways Code (S&HC) §1197 requires the expense of organizing a zone and conducting an election to be payable out of the General Fund. The first year's assessment includes an amount to reimburse the county's cost for the formation of Annexation Number 3 to Permanent Road Division 1000 (PRD), Zone Number 007. The rest of the parcel assessment shall fund the maintenance described in Annexation Number 3 to PRD 1000, Zone Number 007. Only the parcels within Central Estates Phase 2D Subdivision being annexed into PRD 1000, Zone Number 007 will be subject to first year assessments of reimbursing the county for the cost of annexation. Existing parcels within PRD 1000, Zone Number 007, Annexation Number 1 to PRD 1000, Zone Number 007, and Annexation Number 2 to PRD 1000, Zone Number 007 are not affected by formation costs associated with annexation of Central Estates Phase 2D Subdivision.

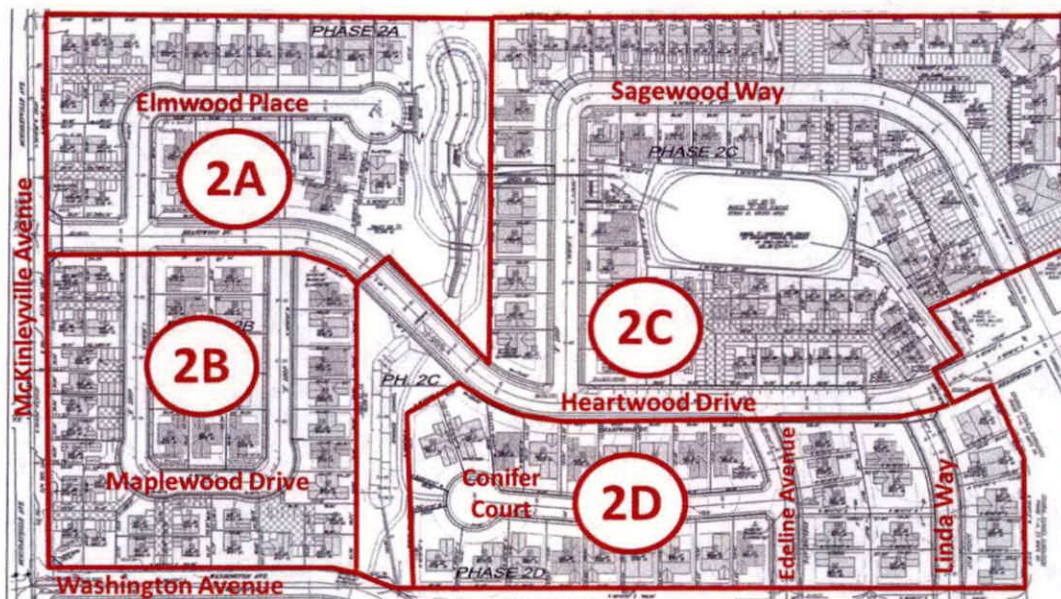
DISCUSSION: On December 17, 2002, the Board of Supervisors adopted Resolution Number 02-111 establishing the Humboldt County-Wide Permanent Road Division Number 1000 (PRD 1000). S&HC §1162.6 authorizes the Board of Supervisors to create zones within the division for specific permanent road projects.

Mr. James Furtado, Manager of Central Estates Remainder LLC, submitted a petition (Attachment 1) requesting that the Board of Supervisors hold the necessary hearings and election to establish Annexation Number 3 to PRD 1000, Zone Number 007 for the benefit of the Central Estates Phase 2D Subdivision located within McKinleyville at the northwesterly corner of the intersection of Heartwood Drive and Chantrelle Drive. As required by S&HC §1162, the petition includes the name of the proposed annexation area, the signatures of the landowners, the boundaries of the proposed annexation area, the number of acres in the proposed annexation area and the assessed valuation, the value of improvements on the real estate, the number of inhabitants therein and a description of the roads and associated facilities to be maintained. The petition requests that an assessment be levied to pay the costs for future road maintenance and storm drain rehabilitation.

On December 3, 2009, the Planning Commission approved the Central Estates Phase 2 subdivision as a multi-phase subdivision with 4 sub-phases: Phase 2A, Phase 2B, Phase 2C and Phase 2D. Phase 2A was completed in 2012 and PRD 1000, Zone Number 007 was formed to provide maintenance for the road that serves Phase 2A (Elmwood Place) and the storm drain system that is located primarily in Phase 2A but is intended eventually to serve the entire Phase 2 subdivision. Phase 2B was completed in 2013 and Annexation Number 1 to PRD 1000, Zone Number 007 was formed to provide maintenance for the road

that serves Phase 2B (Maplewood Drive) and participate in maintaining the storm drain system that is located primarily in Phase 2A but is intended to serve the entire Phase 2 subdivision. Phase 2C was completed in 2015 and Annexation Number 2 to PRD 1000, Zone Number 007 was formed to provide maintenance for the road that serves Phase 2C (Sagewood Way) and participate in maintaining the storm drain system that is located primarily in Phase 2A but is intended to serve the entire Phase 2 subdivision as well as a storm drain system that is associated with Sagewood Way. Phase 2D has now been completed and it is proposed to be annexed into PRD 1000, Zone Number 007 so that the costs associated with the storm drain system in Phase 2A are spread equally among all the lots in the four completed sub-phases of the Central Estates Phase 2 subdivision (Phases 2A, 2B, 2C and 2D). In addition, Phase 2D includes a storm drain system associated with Conifer Court.

Phases 2A, 2B, 2C and 2D are served by different roads. Elmwood Place which serves Phase 2A, Maplewood Drive which serves Phase 2B, and Sagewood Way which serves Phase 2C will be maintained by the assessment that has already been imposed. Phase 2A, 2B and 2C lots will not be funding maintenance of Edeline Avenue, Linda Way, and Conifer Court and its associated storm drain system. The proposed new assessment for Annexation Number 3 would maintain Edeline Avenue, Linda Way, Conifer Court and its associated storm drain system (not Elmwood Place, Maplewood Drive or Sagewood Way), in addition to sharing in the Phase 2A overall storm drain system rehabilitation costs. S&HC §1168.8 allows property to be annexed to or detached from a PRD.



Above: Diagram showing the Central Estates Phase 2 tentative map. Each of the four phases are designated as 2A, 2B, 2C and 2D. Phase 2A was completed in 2012. Phase 2B was completed in 2013. Phase 2C was completed in 2015. Phase 2D was completed in 2017.

The petition is accompanied by an engineer's report (Attachment 2) and an affidavit of valuations (Attachment 3). The engineer's report provides the basis for the estimation of assessment to cover the cost of the requested maintenance. The affidavit of valuations is required by S&H §1163 and it states that the affiant has compared the valuations given in the petition and finds them to be complete and correct.

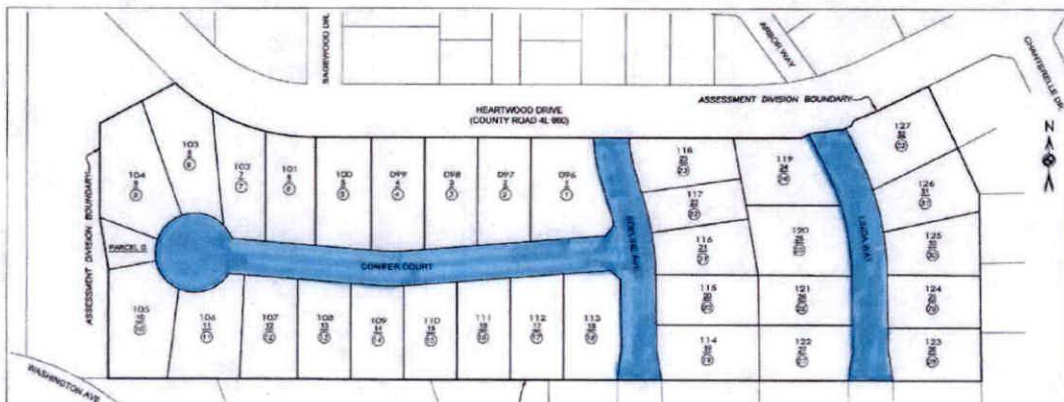
In order to form Annexation Number 3 to PRD 1000, Zone Number 007, the Board of Supervisors must receive and file the petition and the affidavit of valuations, and hold a public hearing to hear any protests to the formation of the annexation into the zone. The Board of Supervisors must also conduct a public

hearing upon the proposed assessment. A Resolution of Intent to hold a hearing to establish Annexation Number 3 to PRD 1000, Zone Number 007 and to consider an assessment for road maintenance is attached as Attachment 4.

A notice of the hearing to form the annexation and a notice of the hearing to consider the assessment to fund the maintenance required within the proposed annexation area must be published as per S&HC §§1164 and 1196. A ballot in conformance with Government Code §53753 must be mailed to each landowner located within the proposed annexation area. The ballot must be mailed at least forty-five (45) days prior to the hearing for establishing the parcel assessments. The ballots are to be returned to the Humboldt County Auditor's Office on or before the close of the hearing. The notice of formation/annexation, notice of assessment, and a sample ballot are attached as Attachments 5, 6 and 7 respectively.

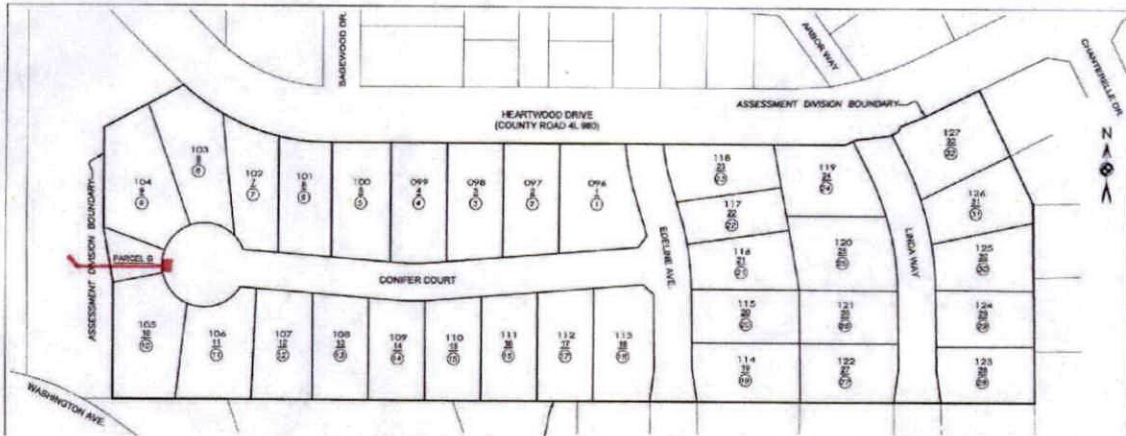
The annexation into PRD 1000, Zone Number 007 and the establishment of the assessment would allow the Department of Public Works to recommend that the Board of Supervisors accept Edeline Avenue, Linda Way and Conifer Court within the Central Estates Phase 2D Subdivision into the County Maintained Road System. Elmwood Court was accepted into the County Maintained Road System when Zone 007 was formed and the first assessment (for Phase 2A) was imposed. Maplewood Drive was accepted into the County Maintained Road System when Annexation Number 1 was formed and the first assessment of Annexation Number 1 (for Phase 2B) was imposed. Sagewood Way was accepted into the County Maintained Road System when Annexation Number 2 was formed and the first assessment of Annexation Number 2 (for Phase 2C) was imposed. Policy Number 2 adopted by the Board of Supervisors on July 15, 2003 allows the Department of Public Works to recommend acceptance of subdivision roads into the County Maintained Road System should a PRD be formed to fund future maintenance. The proposed new assessment would provide funding for the future maintenance of Edeline Avenue, Linda Way, and Conifer Court and the associated storm drain system in Phase 2D. It will also allow the cost of the Phase 2A overall storm drain system rehabilitation to be spread among all the lots in Phase 2A, 2B, 2C and 2D, reducing future assessments on the lots in Phase 2A, 2B and 2C. In summary, Annexation Number 3 will provide maintenance for Phase 2D as follows:

- Funding of the maintenance of Edeline Avenue, Linda Way, and Conifer Court (Phase 2D) is based upon a repeating twenty-five (25) year cycle with a slurry seal on year twelve (12) and asphalt overlay on year Twenty-five (25) . Thirty-two (32) lots from Phase 2D will participate.



Above: Diagram showing Annexation Number 3 to PRD 1000, Zone Number 007. The road area for Edeline Avenue, Linda Way, and Conifer Court (shaded in blue) is maintained by the county as part of Annexation Number 3.

- Funding of the rehabilitation of the Conifer Court storm drain system (Phase 2D) is based upon an estimated fifty (50) year life of the storm drain system. The cycle will repeat for subsequent fifty (50) year cycles. This storm drain is associated with Conifer Court and only benefits the lots accessing Conifer Court. Eighteen (18) lots from Phase 2D will participate.



Above: Diagram showing Annexation Number 3 to PRD 1000, Zone Number 007. The Conifer Court storm drain (shown in red) is maintained by the county as part of Annexation Number 3.

- Funding of the rehabilitation of the Phase 2A overall storm drain system is based upon an estimated fifty (50) year life of the storm drain system. The cycle will repeat for subsequent fifty (50) year cycles. This storm drain serves all of the lots in all of the phases of the subdivision. In all, one hundred and twenty-five (125) lots from Phases 2A, 2B, 2C and 2D will participate. Thirty-two (32) lots from Phase 2D will participate.



Above: Diagram showing the storm drain system to be maintained by the county as part of the proposed division for road maintenance.

Note that Heartwood Drive is not included in the division for road maintenance as it is a collector road. Pursuant to Policy Number 2 adopted by the Board of Supervisors on July 15, 2003, Heartwood Drive will be brought into the County Maintained System without the need to be included within a permanent road division.

FINANCIAL IMPACT: The cost of formation of this annexation into the PRD zone and assessment election is required to be initially funded through the General Fund. Once the assessment is approved, a portion of the first year assessments will be used to reimburse the General Fund for expenditures. The assessment will fund the county's cost to perform the maintenance described in the petition. To offset inflation, the assessment includes a provision for an annual compounded increase based upon the Consumer Price Index.

If the Resolution of Intent to form Annexation Number 3 to PRD 1000, Zone Number 007 is approved, but the landowners within the area proposed for annexation into PRD 1000, Zone Number 007 or the Board of Supervisors do not approve the assessment, the General Fund monies used to attempt to form this annexation cannot be recovered.

The requested supplemental budget of \$1,900.00 is needed to provide funding for the formation of Annexation Number 3 and election costs. Anticipated reimbursable General Fund cost to create Annexation Number 3 to PRD 1000, Zone Number 007 is \$1,804.16 or a total formation cost per parcel equal to \$56.38.

This item conforms with the Board of Supervisors' Core Role of providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT: The Humboldt County Auditor is designated as the person to receive and tabulate the ballots for the election.

ALTERNATIVES TO STAFF RECOMMENDATIONS: The county may choose to not accept the petition and not hold hearings for formation of Annexation Number 3 to PRD 1000, Zone Number 007 and not hold an election to establish an assessment. The existing Covenants, Conditions and Restrictions or Home Owner's Association would maintain and repair the improvements described in the petition.

ATTACHMENTS:

Attachment 1 - Petition requesting Annexation Number 3 to PRD 1000, Zone Number 007 for the Central Estates Phase 2D Subdivision

Attachment 2 - Engineer's Report

Attachment 3 - Affidavit of Valuations

Attachment 4 - Resolution of Intent to establish Annexation Number 3 to PRD 1000, Zone Number 007

Attachment 5 - Notice of hearing to consider formation of Annexation Number 3 to PRD 1000, Zone Number 007

Attachment 6 - Notice of hearing to consider an assessment on real property to fund road maintenance within Annexation Number 3 to PRD 1000, Zone Number 007

Attachment 7 - Sample Ballot

Attachment 1

Petition requesting Annexation Number 3 to PRD 1000, Zone Number 007 for the Central Estates Phase 2D Subdivision

**PETITION TO FORM ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION 1000,
ZONE NO. 007 FOR MAINTENANCE OF ROAD
FOR CENTRAL ESTATES PHASE 2D SUBDIVISION**

The undersigned hereby petitions the Humboldt County Board of Supervisors to form Annexation No. 3 to Humboldt County Permanent Road Division 1000, Zone No. 007 pursuant to Article 3 (commencing with Section 1160) of Chapter 4 of Division 2 of the Streets and Highways Code (the Permanent Road Division Law).

The name of the division proposed for annexation shall be Humboldt County Permanent Road Division 1000, Zone No. 007 known as Central Estates Phase 2D Subdivision.

This petition is signed by the landowners within the proposed annexation area.

The boundaries of the proposed annexation area are set forth in Exhibit A, attached hereto and incorporated herein by reference, and shall consist of the following parcels of the Central Estates Phase 2D Subdivision:

Assessor Parcel Number	Lot #	Owner
508-402-001	1	Central Estates Remainder LLC
508-402-002	2	Central Estates Remainder LLC
508-402-003	3	Central Estates Remainder LLC
508-402-004	4	Central Estates Remainder LLC
508-402-005	5	Central Estates Remainder LLC
508-402-006	6	Central Estates Remainder LLC
508-402-007	7	Central Estates Remainder LLC
508-402-008	8	Central Estates Remainder LLC
508-402-009	9	Central Estates Remainder LLC
508-402-010	10	Central Estates Remainder LLC
508-402-011	11	Central Estates Remainder LLC
508-402-012	12	Central Estates Remainder LLC
508-402-013	13	Central Estates Remainder LLC
508-402-014	14	Central Estates Remainder LLC
508-402-015	15	Central Estates Remainder LLC
508-402-016	16	Central Estates Remainder LLC
508-402-017	17	Central Estates Remainder LLC
508-402-018	18	Central Estates Remainder LLC
508-402-019	19	Central Estates Remainder LLC
508-402-020	20	Central Estates Remainder LLC
508-402-021	21	Central Estates Remainder LLC
508-402-022	22	Central Estates Remainder LLC
508-402-023	23	Central Estates Remainder LLC
508-402-024	24	Central Estates Remainder LLC
508-402-025	25	Central Estates Remainder LLC
508-402-026	26	Central Estates Remainder LLC
508-402-027	27	Central Estates Remainder LLC
508-402-028	28	Central Estates Remainder LLC
508-402-029	29	Central Estates Remainder LLC
508-402-030	30	Central Estates Remainder LLC
508-402-031	31	Central Estates Remainder LLC
508-402-032	32	Central Estates Remainder LLC

Approximately 6.40 acres of real property will be included within the proposed annexation area, with an assessed valuation of \$1,967,730 according to the last equalized assessment roll.

The total value of the improvements on the real property within the proposed annexation area is \$-0- according to the last equalized assessment roll. The total value of the personal property within the proposed annexation area is \$-0- according to the latest equalized assessment roll. As nearly as can be ascertained, -0- persons reside within the boundaries of the proposed annexation area.

It is proposed that the annexation to PRD 1000, Zone No. 007 be formed for the purposes of maintaining the surface of Edeline Avenue, Linda Way and Conifer Court, within the boundaries of the Central Estates Phase 2D Subdivision, rehabilitation of the storm drain system within Phase 2D and rehabilitation of the storm drain system within the overall boundaries of the Central Estates Phase 2 Subdivision. All facilities are located within the boundaries of the area proposed for annexation or are within the boundaries of PRD 1000, Zone No. 007. The area proposed for annexation is described in Exhibit A.

Maintenance is defined for the purpose of this petition as:

- Funding the resurfacing of Edeline Avenue, Linda Way, and Conifer Court, serving 32 lots. The cost of maintenance of the roads is based upon a repetitive 25-year cycle of resurfacing of the roads with a year-12 slurry seal and year-25 asphalt concrete overlay. The maintenance cycle is as follows:

Cycle Period	Year	Activity
	12	slurry
25	overlay	

- Funding the rehabilitation of the storm drain system located within the overall boundaries of the Central Estates Phase 2 Subdivision is based upon an estimated 50-year life of the storm drain system. The cycle will repeat for subsequent 50-year cycles. This annexation will equitably spread the cost of the storm drain system across all of the developed phases of the Central Estates Phase 2 Subdivision. The storm drain system benefits all of the parcels in phases 2A, 2B, 2C and 2D.
- Funding the rehabilitation of the Conifer Court storm drain system located within Phase 2D, serving 18 lots, is based upon an estimated 50-year life of the storm drain system. Only the lots accessing Conifer Court benefit from this storm drain system. The cycle will repeat for subsequent 50-year cycles. This annexation will equitably spread the cost of the storm drain system across all of the lots accessed from Conifer Court.

It is estimated that the costs of maintenance will be based upon the benefits received by each parcel. The method for determining the costs is shown in the engineer's report on file with the Department of Public Works.

It is further proposed that, in order to raise the necessary funds to pay for the maintenance activities, the Board of Supervisors impose a special assessment per parcel per year, with a provision for a compounded inflation factor based upon the Consumer Price Index. The assessment shall recur annually until changed by a new law or a vote of the property owners or a special election by all voters of PRD 1000, Zone No. 007, which includes Annexation No. 3.

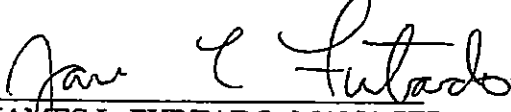
Any such special tax shall only become effective upon approval by the voters in compliance with all applicable statutory and constitutional requirements.

The undersigned respectfully requests that the Board of Supervisors consider the foregoing petition at a hearing held in accordance with Streets and Highways Code Section 1165.

Dated 3/7/18

PETITIONER:

**Central Estates Remainder LLC,
a California Limited Liability Company**

By: 
JAMES L. FURTADO, MANAGER

Attachments:

- Exhibit A (Legal Description)

EXHIBIT A
(Legal Description)

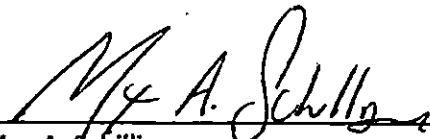
**ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION 1000, ZONE NO. 007
FOR ROAD MAINTENANCE**

All that real property situated in the County of Humboldt, State of California, described as follows:

That portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

Lots 1 through 32 and all those portions of Edeline Avenue, Linda Way, and Conifer Court, as shown on Tract No. 0651 of the Central Estates Phase 2D Subdivision, as filed in Book 25 of Maps, pages 69, 70, 71, in the Office of the County Recorder of said County.

Dated: 11/8/2017

By: 
Max A. Schillinger
LS 7969



Attachment 2
Engineer's Report

**ENGINEER'S REPORT FOR
ANNEXATION NO. 3 TO
PERMANENT ROAD DIVISION 1000, ZONE NO. 007
HUMBOLDT COUNTY, CALIFORNIA**

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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

The Central Estates Phase 2 Subdivision is an approved residential subdivision. The subdivision is approved with 4 phases: Phase 2A, 2B, 2C, and 2D. Phase 2A was previously constructed and Permanent Road Division (PRD) 1000, Zone No. 007 was formed to provide maintenance. Phase 2B was previously constructed and Annexation No. 1 to PRD 1000, Zone No. 007 was formed to provide maintenance. Phase 2C was previously constructed and Annexation No. 2 to PRD 1000, Zone No. 007 was formed to provide maintenance. This report is for Phase 2D, which is proposed to be annexed into PRD 1000, Zone No. 007. It is proposed that the roads in each Phase will be maintained independently of any other Phase. Phase 2D is located along Edeline Avenue, Linda Way, and Conifer Court in the Community of McKinleyville. In addition, Conifer Court also includes a storm drain system that benefits only the lots accessed from Conifer Court. The subdivision is located in the McKinleyville Community Plan Area with a general plan designation of RM; RL (MCCP).

The Petitioner has requested the county to consider Annexation No. 3 to PRD 1000, Zone No. 007 to levy a charge to each of the residential lots and provide the services listed below. Should the zone be abolished a substitute acceptable to the county of Humboldt would be responsible for the services.

Services to be provided in this PRD area:

A. **Road Surface Maintenance** of 0.21 mile of road comprising 35,327 square feet of paved surface for Edeline Avenue, Linda Way and Conifer Court. Road maintenance is hereby described as:

- 1) Slurry sealing the existing paved surface of the road after a 12-year period.
- 2) Resurfacing the paved surface of the road after a 25-year period with a Type A asphalt concrete 0.10 foot (one-tenth) overlay.

The road surface maintenance schedule for Edeline Avenue, Linda Way, and Conifer Court is based upon the formation date of Annexation No. 3 to PRD 1000, Zone No. 007.

B. **Storm Drain Rehabilitation (Overall)** of 25 feet of 18 inch diameter storm drain; 140 feet of 24 inch diameter storm drain; 540 feet of 30 inch diameter storm drain; and 210 feet of 36 inch diameter storm drain. The storm drain is located primarily within Central Estates Phase 2A Subdivision, but also serves Central Estates Phases 2B, 2C and 2D. Storm Drain rehabilitation is hereby described as:

- 1) Replacement of storm drain pipe on a 50-year cycle.

The storm drain rehabilitation schedule is based upon the formation date of PRD 1000, Zone No. 007. The first estimated replacement year is 2062.

C. **Storm Drain Rehabilitation (Phase 2D)** of 100 feet of 18 inch diameter storm drain that serves only Phase 2D. Storm Drain rehabilitation is hereby described as:

- 1) Replacement of storm drain pipe on a 50-year cycle.

The storm drain rehabilitation schedule for Phase 2D is based upon the formation date of Annexation No. 3 to PRD 1000, Zone No. 007.

These services represent a special benefit to the lots of the Central Estates Phase 2A, 2B, 2C and 2D Subdivision property in that the services to be funded by the assessments will only benefit the lots within the Central Estates Phase 2 subdivision property, including completed Phases 2A, 2B, 2C, and 2D.

II. LEGAL REQUIREMENTS

In November 1996, the voters of the State of California passed Proposition 218, which made significant changes in Assessment Law. Among those changes was a requirement that a detailed engineer's report be prepared and signed by a Registered Professional Engineer in the State of California. This report is being prepared in response to the requirement.

Another requirement of the law is that the report must establish a substantive "special benefit" to property for the valid levy of an assessment. In the case of this assessment, the "special benefit" to property being assessed is the availability of paved road resurfacing to all assessed lots.

ROADS: The 32 lots in the Central Estates Phase 2D Subdivision PRD that are served by Edeline Avenue, Linda Way and Conifer Court are to be assessed an equal amount of the total assessment for road surface maintenance for Edeline Avenue, Linda Way, and Conifer Court (independent of any other roads).

All lots in Central Estates Phase 2A Subdivision will be assessed an equal amount for road surface maintenance for Elmwood Place (independent of any other roads).

All lots in Central Estates Phase 2B Subdivision will be assessed an equal amount for road surface maintenance for Maplewood Drive (independent of any other roads).

All lots in Central Estates Phase 2C Subdivision will be assessed an equal amount for road surface maintenance for Sagewood Way (independent of any other roads).

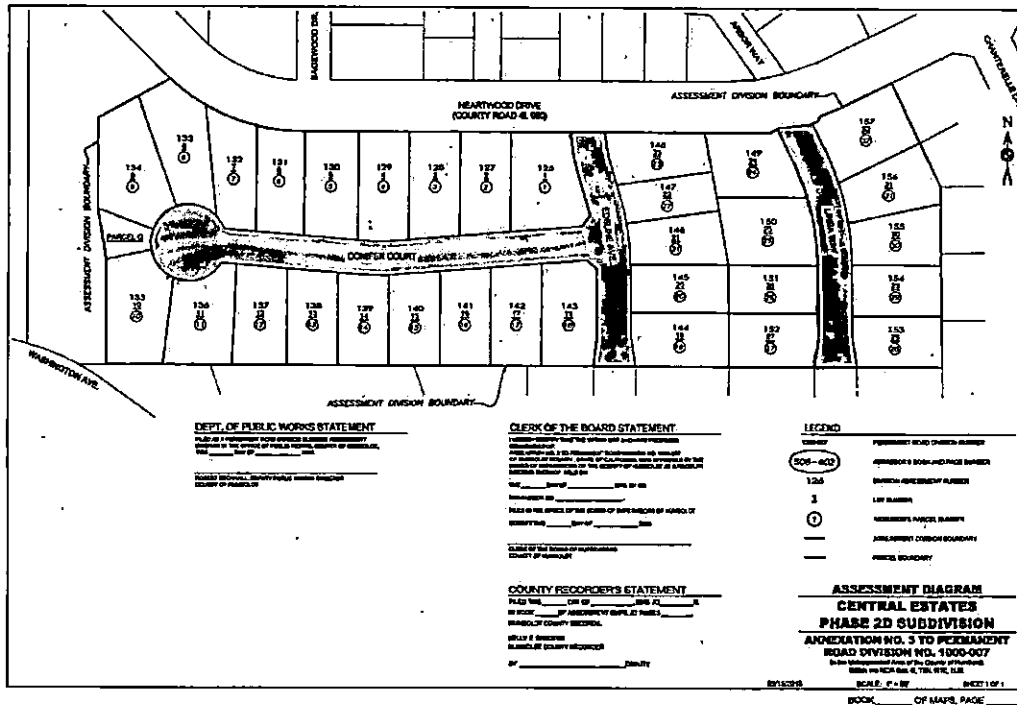
STORM DRAIN: All residential lots in Central Estates Phase 2A Subdivision, Central Estates Phase 2B Subdivision and Central Estates Phase 2C Subdivision are to be assessed an equal amount of the total assessment for storm drain rehabilitation (Overall). The storm drain (Overall) equally benefits all lots of all phases of the Central Estates Phase 2 subdivision including completed Phases 2A, 2B, 2C and 2D.

In addition, the 18 lots served by Conifer Court are to be assessed an equal amount of the total assessment for storm drain rehabilitation of the storm drain system associated with Conifer Court (Phase 2D).

III. ASSESSMENT METHODOLOGY

1. ROAD ASSESSMENT:

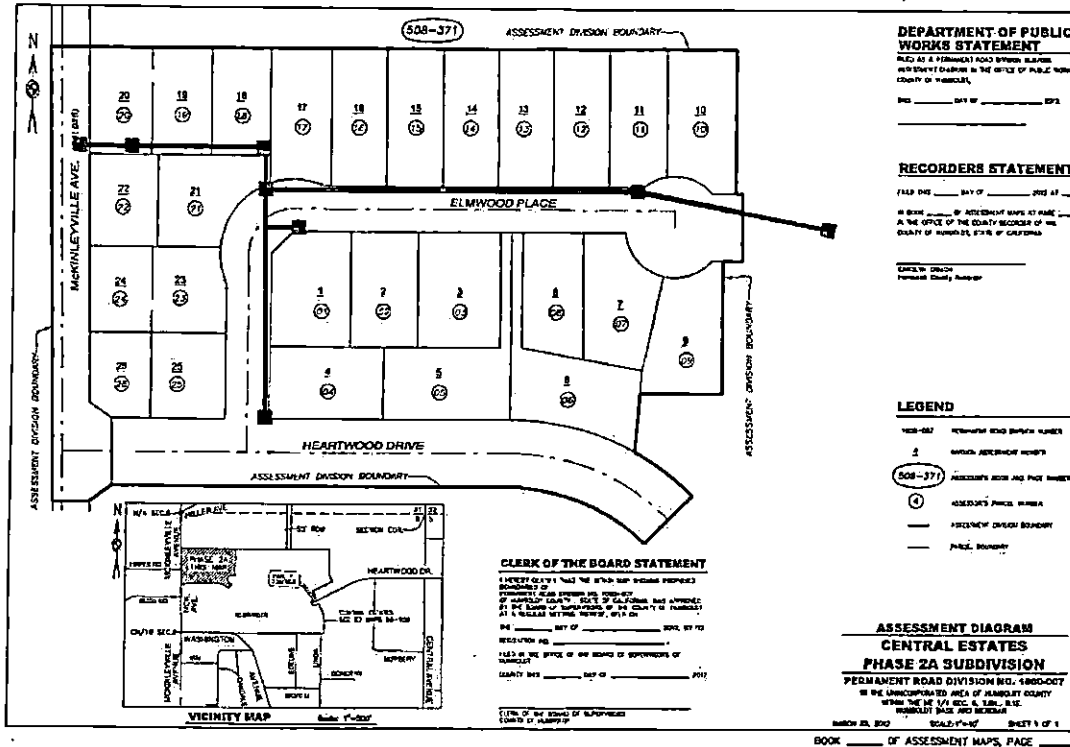
An assessment for road maintenance is to be levied to all lots within the boundaries of the Central Estates Phase 2D Subdivision. The purpose of the road assessment is to maintain the surface of Edeline Avenue, Linda Way and Conifer Court.



Above: Diagram showing Annexation No. 3 to PRD 1000, Zone No. 007. The road area for Edeline Avenue, Linda Way, and Conifer Court (shaded in blue) is maintained by the county as part of Annexation No. 3.

2. STORM DRAIN ASSESSMENT (OVERALL):

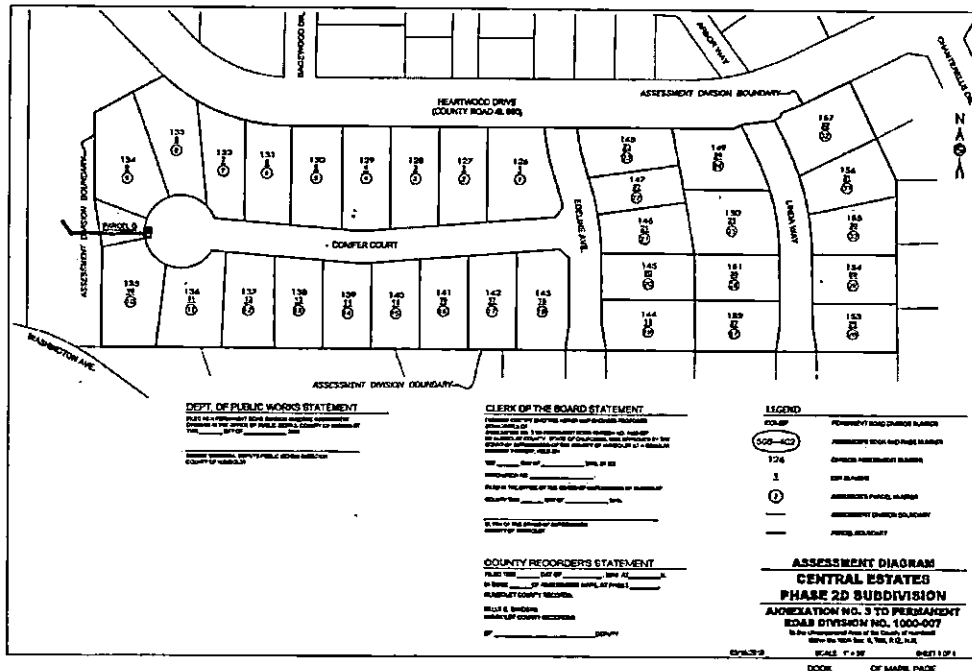
An assessment for storm drain rehabilitation is to be levied to all the lots within the boundaries of the Central Estates Phase 2A Subdivision, Central Estates Phase 2B Subdivision, Central Estates Phase 2C Subdivision, and Central Estates Phase 2D Subdivision. The purpose of the storm drain assessment is to rehabilitate the storm drain within the proposed division. The storm drain is located primarily within Central Estates Phase 2A Subdivision, but also serves Central Estates Phase 2B, 2C and 2D Subdivisions.



Above: Diagram showing the overall storm drain system (shown in red) is maintained by the county as part of the PRD 1000, Zone No. 007.

3. STORM DRAIN ASSESSMENT (PHASE 2D):

Lots 1 through 18 drain onto Conifer Court. Conifer Court drains through a storm drain into an existing storm water detention basin to the west. An assessment for storm drain rehabilitation is to be levied to Lots 1 through 18 within the boundaries of the Central Estates Phase 2D Subdivision. The purpose of the storm drain assessment is to rehabilitate the storm drain within the proposed division.



Above: Diagram showing Annexation No. 3 to PRD 1000, Zone No. 007. The Conifer Court storm drain (shown in red) is maintained by the county as part of Annexation No.3.

4. ENGINEER'S STATEMENT:

I do hereby state the amount found in the "Budget Worksheet" attached hereto and made a part hereof is an accurate assessment to be apportioned upon the assessable lots within the area proposed for annexation into PRD 1000, Zone No. 007, severally and respectively, in accordance with the special benefits to be received by such lots and more particularly set forth in the Assessment Roll hereto attached as Section VIII by reference made a part hereof.

A description of the area proposed for annexation into PRD 1000, Zone No. 007 is included as Exhibit "A".

Each assessed lot is described in Section VIII by reference to its assessment number as shown on the Assessment Diagram. An Assessment Diagram is attached as Exhibit "B" showing the boundaries of Annexation No. 3 to PRD 1000, Zone No. 007.

Dated: 3-15-18

By:



Jakob Schillinger, Engineer
R.C.E. 81666, Expires 09/30/2019



**IV. BOUNDARY OF THE CENTRAL ESTATES PHASE 2D SUBDIVISION
ANNEXATION No. 3 TO PRD 1000, ZONE No. 007**

- 1) See Exhibit "A" for a Legal Description of the exterior boundary of the area proposed for annexation into the zone.
- 2) See Exhibit "B" for an Assessment Diagram depicting the lot lines within the boundary of the area proposed for annexation into the zone.

EXHIBIT "A" (Legal Description)

ANNEXATION NO. 3 to ZONE NO. 007 to PERMANENT ROAD
DIVISION NO. 1000 for Road Maintenance

All that real property situated in the County of Humboldt, State of California, described as follows:

That portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

Lots 1 through 32 and all those portions of Edeline Avenue, Linda Way, and Conifer Court, as shown on Tract No. 0651 of the Central Estates Phase 2D Subdivision, as filed in Book 25 of Maps, pages 69, 70, 71, in the Office of the County Recorder of said County.

Dated: 11/8/2017

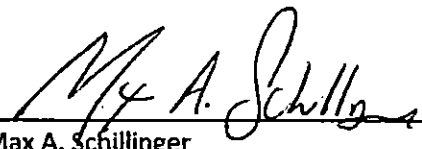
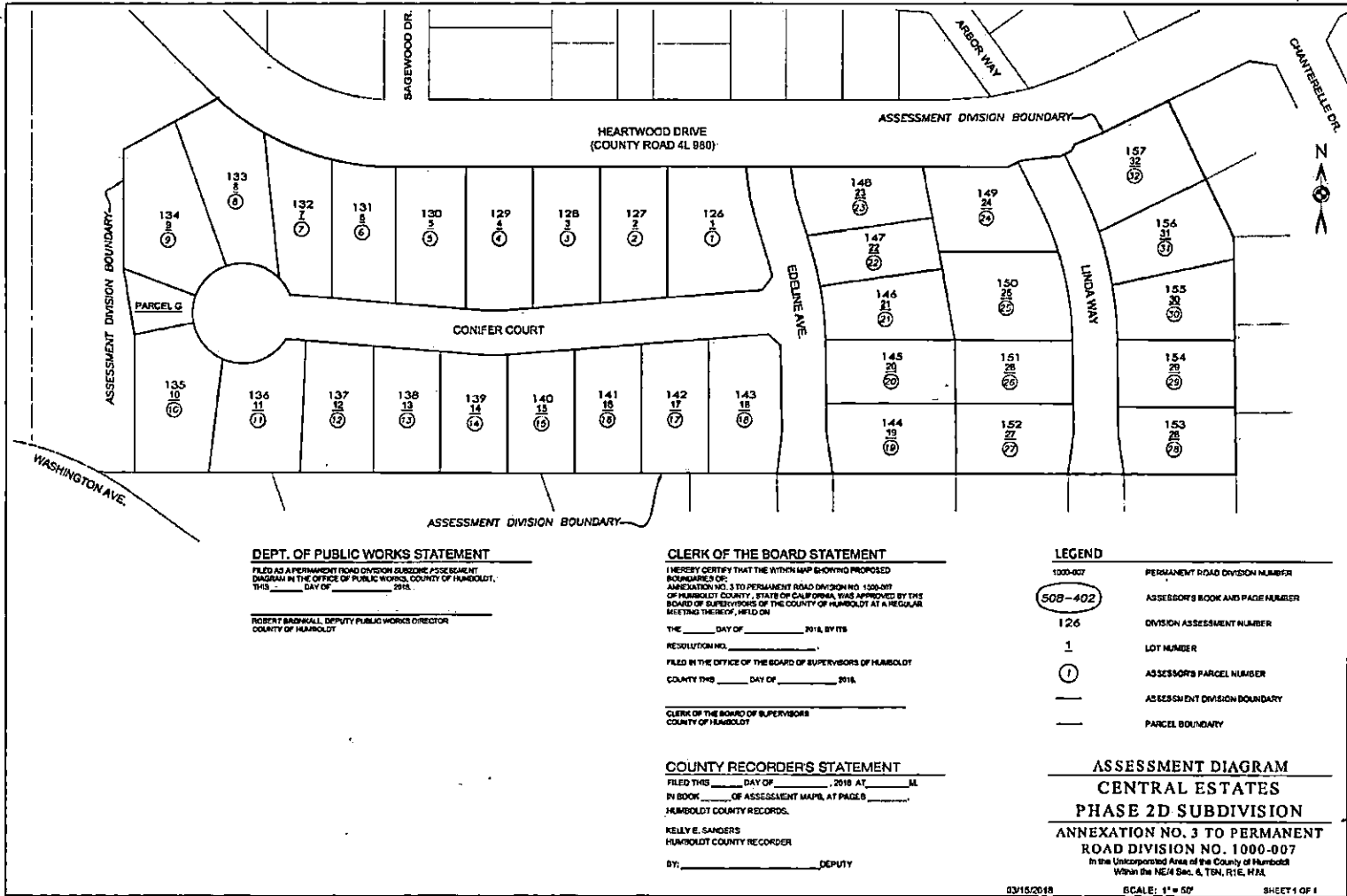
By: 
Max A. Schillinger
LS 7969



EXHIBIT "B" (Assessment Diagram)



DEPT. OF PUBLIC WORKS STATEMENT

FILED AS A PERMANENT ROAD DIVISION SUBDIVISION ASSESSMENT DIAGRAM IN THE OFFICE OF PUBLIC WORKS, COUNTY OF HUMBOLDT, THIS _____ DAY OF _____ 2018.

ROBERT BADKALL, DEPUTY PUBLIC WORKS DIRECTOR
COUNTY OF HUMBOLDT

CLERK OF THE BOARD STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION NO. 1000-007 OF HUMBOLDT COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT AT A REGULAR MEETING THEREOF, HELD ON

THE _____ DAY OF _____ 2018, BY ITS
RESOLUTION NO. _____,
FILED IN THE OFFICE OF THE BOARD OF SUPERVISORS OF HUMBOLDT
COUNTY THIS _____ DAY OF _____ 2018.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT

COUNTY RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2018 AT _____ M.
IN BOOK _____ OF ASSESSMENT MAPS, AT PAGE 8 _____.

HUMBOLDT COUNTY RECORDERS,
KELLY E. SANDERS
HUMBOLDT COUNTY RECORDER

BY: _____ DEPUTY

LEGEND

- 1000-007 PERMANENT ROAD DIVISION NUMBER
- 508-402** ASSESSOR'S BOOK AND PAGE NUMBER
- 126 DIVISION ASSESSMENT NUMBER
- 1 LOT NUMBER
- (1) ASSESSOR'S PARCEL NUMBER
- ASSESSMENT DIVISION BOUNDARY
- PARCEL BOUNDARY

ASSESSMENT DIAGRAM
CENTRAL ESTATES
PHASE 2D SUBDIVISION
ANNEXATION NO. 3 TO PERMANENT
ROAD DIVISION NO. 1000-007
in the Unincorporated Area of the County of Humboldt
Within the NE/4 Sec. 6, T8N, R1E, H1M.

03/15/2018

SCALE: 1" = 50' SHEET 1 OF 1

BOOK _____ OF MAPS, PAGE _____

V. BASIS OF ANNUAL ASSESSMENT

The annual assessments for each maintenance program as defined in the report have been based upon current rates and maintenance cost. Further discussion on each maintenance activity is as follows:

ROAD MAINTENANCE:

The road pavement resurfacing program is based upon the cost to reseal the pavement with a slurry seal after a twelve (12) year period from the initial pavement placement and to resurface the pavement with a 0.10 foot (one-tenth) layer of Type A hot mix after a twenty-five (25) year period. The slurry seal will be skipped on year 25 due to the overlay. The annualized cost for these pavement surface treatments was obtained from actual Humboldt County maintenance cost data. The slurry seal cost of \$0.30 per square foot and an asphalt concrete overlay cost of \$1.55 per square foot is used. These costs are amortized over a twenty-five (25) year maintenance cycle. This equates to \$81.69 per parcel per year.

Note the schedule for when road maintenance for Edeline Avenue, Linda Way, and Conifer Court will occur will be different than the schedule for Maplewood Drive, Elmwood Place, and Sagewood Way. This is because Elmwood Place (constructed in Phase 2A) is included within PRD 1000, Zone No. 007 which started a schedule based upon approval of PRD 1000, Zone No. 007; Maplewood Drive (constructed in Phase 2B) is included within PRD 1000, Zone No. 007 which started a schedule based upon approval of Annexation No. 1 to PRD 1000, Zone No. 007; and Sagewood Way (constructed in Phase 2C) is included within PRD 1000, Zone No. 007 which started a schedule based upon approval of Annexation No. 2 to PRD 1000, Zone No. 007. The schedule for Edeline Avenue, Linda Way, and Conifer Court (constructed in Phase 2D) will start based upon the approval of Annexation No. 3 to PRD 1000, Zone No. 007.

STORM DRAIN MAINTENANCE (OVERALL):

The storm drain rehabilitation program is based upon the cost to replace the overall storm drain system constructed in Phase 2A after 50 years. There is 25 feet of 18 inch diameter storm drain; 140 feet of 24 inch diameter storm drain; 540 feet of 30 inch diameter storm drain; and 210 feet of 36 inch diameter storm drain that will be maintained. The replacement costs are as follows: \$80/linear foot for 18 inch diameter pipe; \$100/linear foot for 24 inch diameter pipe; \$121/linear foot for 30 inch diameter pipe; and \$143/linear foot for 36 inch diameter pipe. These costs are amortized over a fifty (50) year maintenance cycle. This equates to \$14.19 per parcel per year. These costs (in 2012 dollars) are from the formation of PRD 1000-007 in 2012 and are used to re-spread the existing assessment over the additional lots being annexed.

This will also result in a reduction of \$3.63 per parcel for parcels within the existing PRD 1000, Zone No. 007. Previous assessments paid by Phase 2A, 2B and 2C lots are not prorated; nor are the assessments eligible for a credit or refund. Only future assessment amounts are recalculated to include all of the lots within PRD 1000, Zone No. 007 (Phases 2A, 2B, 2C, and 2D). This results in an overall reduction in the base storm drain assessment for Phase 2A, 2B, and 2C lots.

STORM DRAIN MAINTENANCE (PHASE 2D):

For the 18 inch storm drain pipe associated with Conifer Court in Phase 2D, the replacement cost (in 2018 dollars) of \$85.00 per linear foot is used. This equates to \$9.44 per parcel per year.

ADMINISTRATION:

The annualized cost expenditures for collections, administration, management and contingencies are included in the actual assessments for each assessable lot. The actual cost breakdown worksheet and cost spread (Appendix A) are included in this report. The assessments as calculated are necessary to ensure the funds are available when needed. By using actual, current maintenance cost, the assessments are justified; yet the assessments should not be more than what is necessary for the estimated maintenance costs. The administration costs are determined to be \$35.76 per parcel per year which includes a \$3.00 tax roll fee per assessment parcel per year.

SCHEDULING:

The annexation of Phase 2D into existing PRD 1000, Zone No. 007 may create questions concerning when certain maintenance work will be performed with respect to Phases 2A, 2B and 2C. The following schedule addresses maintenance of Phases 2A, 2B, 2C and 2D. The dates listed for scheduling are based upon the formation/annexation date.

PRD 1000, Zone No. 007 was formed in 2012.

Annexation No. 1 to PRD 1000, Zone No. 007 was formed in 2013.

Annexation No. 2 to PRD 1000, Zone No. 007 was formed in 2016.

Annexation No. 3 to PRD 1000, Zone No. 007 is anticipated to be formed in 2018.

Maintenance Work Item	Cycle	Anticipated Years that the Maintenance Work Item will be done	Assessment Diagram Parcel Numbers that benefit
Elmwood Place slurry seal (constructed in Phase 2A)	25-year cycle with the first occurrence on year 12 after the formation of PRD 1000, Zone No. 007	2024, 2049, 2074...	1 through 26
Elmwood Place overlay (constructed in Phase 2A)	25-year cycle with the first occurrence on year 25 after the formation of PRD 1000, Zone No. 007	2037, 2062, 2087...	1 through 26
Storm Drain (Overall) (constructed in Phase 2A)	50-year cycle with the first occurrence on year 50 after the formation of PRD 1000, Zone No. 007	2062, 2112, 2162...	1 through 157
Maplewood Drive slurry seal (constructed in Phase 2B)	25-year cycle with the first occurrence on year 12 after the formation of Annexation No.1 to PRD 1000, Zone No. 007	2025, 2050, 2075...	27 through 63

Maintenance Work Item	Cycle	Anticipated Years that the Maintenance Work Item will be done	Assessment Diagram Parcel Numbers that benefit
Maplewood Drive overlay (constructed in Phase 2B)	25-year cycle with the first occurrence on year 25 after the formation of Annexation No. 1 to PRD 1000, Zone No. 007	2038, 2063, 2088...	27 through 63
Sagewood Way slurry seal (constructed in Phase 2C)	25-year cycle with the first occurrence on year 12 after the formation of Annexation No. 2 to PRD 1000, Zone No. 007	2028, 2053, 5078...	64 through 80 99 through 125
Sagewood Way overlay (constructed in Phase 2C)	25-year cycle with the first occurrence on year 25 after the formation of Annexation No. 2 to PRD 1000, Zone No. 007	2041, 2066, 2091...	64 through 80 99 through 125
Sagewood Way Storm Drain (Phase 2C) (constructed in Phase 2C)	50-year cycle with the first occurrence on year 50 after the formation of Annexation No. 2 to PRD 1000, Zone No. 007	2066, 2116, 2166	64 through 80 99 through 125
Edeline Avenue, Linda Way, and Conifer Court slurry seal (constructed in Phase 2D)	25-year cycle with the first occurrence on year 12 after the formation of Annexation No. 3 to PRD 1000, Zone No. 007	2030, 2055, 2080	126 through 157
Edeline Avenue, Linda Way, and Conifer Court overlay (constructed in Phase 2D)	25-year cycle with the first occurrence on year 25 after the formation of Annexation No. 3 to PRD 1000, Zone No. 007	2043, 2068, 2093	126 through 157
Conifer Court Storm Drain (Phase 2D) (constructed in Phase 2D)	50-year cycle with the first occurrence on year 50 after the formation of Annexation No. 3 to PRD 1000, Zone No. 007	2068, 2118, 2168	126 through 143

VI. CALCULATION OF SPECIAL BENEFIT

Pursuant to Section 4 of Article XIII D of the California Constitution, the lots of the subdivision receiving a special benefit from the maintenance must be identified and the proportionate special benefit must be determined in relationship to the total maintenance expenses estimated to be necessary to maintain the road surface. The benefits are wholly special benefits and each of the lots within Annexation No. 3 to Permanent Road Division 1000, Zone No. 007 receive an equal proportion of special benefit from the identified maintenance in that the roads of this zone serve only the lots in this zone of Permanent Road Division 1000 and are not a part of a larger county traffic system.

Because it cannot be said that any one of the 32 lots served by Edeline Avenue, Linda Way, and Conifer Court is benefiting greater than any other lot in the use of the Edeline Avenue, Linda Way, and Conifer Court, the amount of assessment which is to be imposed

on each lot is equal and does not exceed the reasonable cost of the proportional special benefit conferred on that lot.

Because it cannot be said that any one of the 32 lots in Phase 2D, or any one of the lots in Phase 2A, 2B or 2C is benefitting greater than any other lot in the use of the storm drain system constructed as part of Phase 2A, the amount of assessment which is to be imposed on each lot is equal and does not exceed the reasonable cost of the proportional special benefit conferred on that lot. Therefore, all lots within all phases of the subdivision benefit equally and equally share in the special benefit.

Because it cannot be said that any one of the 18 lots served by the Conifer Court storm drain system is benefitting greater than any other lot in the use of the Conifer Court storm drain system, the amount of assessment which is to be imposed on each lot is equal and does not exceed the reasonable cost of the proportional special benefit conferred on that lot.

Accordingly, each lot in this subdivision receives a special benefit from the proposed maintenance programs. I find that each lot will receive the annual special benefit as shown on the cost spread (Appendix A) attached hereto and made a part hereof.

VII. ASSESSMENT RATE AND METHOD OF ASSESSMENT

ASSESSMENT RATE:

The rate of assessment for each lot is calculated and is as follows:

Annexation No. 3 to PRD 1000, Zone No. 007, 32 lots

The assessment rate for 2018/2019 tax year is based upon the "Budget Worksheet" attached hereto, and made a part hereof, and is proposed to be as follows: \$1.00 per benefit unit.

METHOD OF ASSESSMENT:

Assessments will be collected in the same way real property taxes are collected by the Humboldt County Tax Collector on behalf of the zone of benefit and will be deposited by the county in a separate fund in the name of "Zone No. 007 of Permanent Road Division No. 1000". Assessments will be collected in two installments and will be available sixty (60) days after the installments are due.

CONSUMER PRICE INDEX ADJUSTMENT:

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year to reflect the Consumer Price Index prepared by the United States Department of Labor, Bureau of Labor Statistics, using the weighted average of Consumer Price Indexes (All Urban Consumers for the State of California). The Board of Supervisors shall be responsible for making the necessary computation each year prior to May 1, and advising the Humboldt County Auditor/Controller what the amount of charge for road maintenance services is to be for the next year as a result of the foregoing computations.

VIII. ASSESSMENT ROLL

The proposed Assessment Roll for the Central Estates Phase 2D Subdivision PRD is as follows:

ASSESSMENT NO.	LOT #	ASSESSOR PARCEL NUMBER AND PROPERTY OWNER
1000-007-126	1	APN 508-402-001 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-127	2	APN 508-402-002 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-128	3	APN 508-402-003 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-129	4	APN 508-402-004 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-130	5	APN 508-402-005 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-131	6	APN 508-402-006 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-132	7	APN 508-402-007 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-133	8	APN 508-402-008 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-134	9	APN 508-402-009 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-135	10	APN 508-402-010 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-136	11	APN 508-402-011 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-137	12	APN 508-402-012 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-138	13	APN 508-402-013 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-139	14	APN 508-402-014 Central Estates Remainder LLC, a California Limited Liability Company

ASSESSMENT NO.	LOT #	ASSESSOR PARCEL NUMBER AND PROPERTY OWNER
1000-007-140	15	APN 508-402-015 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-141	16	APN 508-402-016 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-142	17	APN 508-402-017 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-143	18	APN 508-402-018 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-144	19	APN 508-402-019 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-145	20	APN 508-402-020 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-146	21	APN 508-402-021 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-147	22	APN 508-402-022 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-148	23	APN 508-402-023 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-149	24	APN 508-402-024 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-150	25	APN 508-402-025 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-151	26	APN 508-402-026 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-152	27	APN 508-402-027 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-153	28	APN 508-402-028 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-154	29	APN 508-402-029 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-155	30	APN 508-402-030 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-156	31	APN 508-402-031 Central Estates Remainder LLC, a California Limited Liability Company
1000-007-157	32	APN 508-402-032 Central Estates Remainder LLC, a California Limited Liability Company

IX. PRD BUDGET WORKSHEET

ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION 1000, ZONE NO. 007

BUDGET WORKSHEET

ROADS (Edeline Avenue, Linda Way, and Conifer Court) (PHASE 2D)

ESTIMATED COSTS

One 25-year cycle slurry seal at year 12

0.21 mile in length; 28-30 feet in width; 35,327 ft² paved surface

Cost per square foot = \$0.30 (2018 dollars)

One cycle with 25 years to accrue (1 x 35,327 x \$0.30) = \$10,598.10

Cost per year (\$10,598.10 ÷ 25 years) = \$ 423.92

One 25-year cycle overlay at year 25

0.21 mile in length; 28-30 feet in width; 35,327 ft² paved surface

Cost per square foot = \$1.55 (2018 dollars)

One cycle with 25 years to accrue (1 x 35,327 x \$1.55) = \$54,756.85

Cost per year (\$54,756.85 ÷ 25 years) \$ 2,190.27

Roads annual cost subtotal (\$423.92 + \$2,190.27) = \$ 2,614.19

Annual cost per lot (\$2,614.19 ÷ 32 lots) = \$81.69

To eliminate rounding errors in the assessment spread, recalculate the

Total Annual Cost from cost per lot (\$81.69 x 32 lots) = \$ 2,614.08

STORM DRAIN (OVERALL)

ESTIMATED COSTS

One 50-year replacement at year 50

18" Storm Drain Pipe

25 feet in length

Cost per linear foot = \$80.00 (2012 dollars)

One cycle with 50 years to accrue (1 x 25 x \$80.00) = \$2,000.00

Cost per year (\$2,000 ÷ 50 years) = \$ 40.00

24" Storm Drain Pipe

140 feet in length

Cost per linear foot = \$100.00 (2012 dollars)

One cycle with 50 years to accrue (1 x 140 x \$100.00) = \$14,000.00

Cost per year (\$14,000.00 ÷ 50 years) = \$ 280.00

30" Storm Drain Pipe

540 feet in length

Cost per linear foot = \$121.00 (2012 dollars)

One cycle with 50 years to accrue (1 x 540 x \$121.00) = \$65,340.00

Cost per year (\$65,340.00 ÷ 50 years) = \$ 1,306.80

36" Storm Drain Pipe

210 feet in length

Cost per linear foot = \$143.00 (2012 dollars)

One cycle with 50 years to accrue (1 x 210 x \$143.00) = \$30,030.00

Cost per year (\$30,030.00 ÷ 50 years) = \$ 600.60

Storm Drain annual cost subtotal

(\$40.00 + \$280.00 + \$1,306.80 + \$600.60) = \$ 2,227.40

Annual cost per lot ($\$2,227.40 \div 157 \text{ lots}$) = \$14.19

(Note: The storm drain annual cost is spread over 157 lots, which includes 26 lots from Phase 2A, 37 lots from Phase 2B, 62 lots from Phase 2C, and 32 lots from Phase 2D.)

Annual cost for Annexation No. 3 to PRD 1000,

Zone No. 007 ($\$14.19/\text{lot} \times 32 \text{ lots}$) = \$ 454.08

STORM DRAIN (PHASE 2D)

ESTIMATED COSTS

One 50-year replacement at year 50

18" Storm Drain Pipe

100 feet in length

Cost per linear foot = \$85.00 (2018 dollars)

One cycle with 50 years to accrue (1 x 100 x \$85.00) = \$8,500.00

Cost per year (\$8,500.00 ÷ 50 years) = \$ 170.00

Storm Drain (Phase 2D) annual cost subtotal = \$ 170.00

Annual cost per lot (\$170.00 ÷ 18 lots) = \$9.44

To eliminate rounding errors in the assessment spread, recalculate the

Total Annual Cost from cost per lot (\$9.44 x 18 lots) = \$ 169.92

MAINTENANCE SUB-TOTAL

ESTIMATED COSTS

Roads (\$2,614.08) + Storm Drain [Overall] (\$454.08) +

Storm Drain [Phase 2D] (\$169.92) \$ 3,238.08

ADMINISTRATION (PHASE 2D)

ESTIMATED COSTS

TAX ROLL FEE: \$3.00 PER PARCEL PER YEAR (32 Lots x \$3.00/LOT)..... \$ 96.00

ADMINISTRATION @10%; MANAGEMENT @ 10%; CONTINGENCY @ 5%

25% OF TOTAL ANNUAL MAINTENANCE COSTS (\$3,238.08 x 0.25) \$ 809.52

TOTAL YEARLY COUNTY ADMINISTRATION COST \$ 905.52

YEARLY COST PER LOT: (\$905.52 ÷ 32 lots) = \$ 28.30

To eliminate rounding errors in the assessment spread, recalculate the

Administration from cost per lot (\$28.30 x 32 lots) = \$ 905.60

TOTAL BASE ASSESSMENT (\$3,238.08 + \$905.60) = \$ 4,143.68

FIRST YEAR FORMATION (ANNEXATION) COST (PHASE 2D)

ESTIMATED COSTS

PUBLIC NOTICE..... \$ 1,540.00

TAX COLLECTOR/AUDITOR:

(\$200.00 SET-UP + \$1.00 PER PARCEL FOR 32 PARCELS) \$ 232.00

BALLOTS (\$1.00 /EACH PER PARCEL FOR 32 PARCELS) \$ 32.00

TOTAL FORMATION (ANNEXATION) COST (FOR 32 PARCELS)..... \$ 1,804.00

Annexation cost per lot (\$1,804.00 ÷ 32 lots) = \$56.38

To eliminate rounding errors in the assessment spread, recalculate the
 Annexation from cost per lot (\$56.38 x 32 lots) = \$ 1,804.16

SUMMARY

	BASE ASSESSMENT	1ST YEAR FORMATION	TOTAL FOR FIRST YEAR (2018/19)	TOTAL FOR (2019/20)
Total Assessment (Lots 1 through 18)	\$2,405.16	\$1,014.84	\$3,420.00	\$2,405.16 +CPI
Annual Cost Per Lot	\$133.62	\$56.38	\$190.00	\$133.62 +CPI

	BASE ASSESSMENT	1ST YEAR FORMATION	TOTAL FOR FIRST YEAR (2018/19)	TOTAL FOR (2019/20)
Total Assessment (Lots 19 through 32)	\$1,738.52	\$789.32	\$2,527.84	\$1,738.52 +CPI
Annual Cost Per Lot	\$124.18	\$56.38	\$180.56	\$124.18 +CPI

X. APPENDIX A - COST SPREAD

Appendix A - Annexation No. 3 to Parkersville Road Division 1000, Zone No. 007

Assessor Parcel Number (APN)	Landowner's Name	Summary					Road Assessment				Storm Drain Phase 1			Storm Drain Phase 2D			N/A				N/A				Administration Assessments						
		Total Zone Assessed Area (Acres)	Zone Rate	Total Zone Assessment (\$)	Engineer's Estimate (\$)	Total Zone Assessment for the Year (\$)	Engineer's Estimate (\$)	Total Assessment (\$)	Number of Lots	Annual Cost of Maintenance (\$)	# of Assessed Parcels (for shares)	Lot Assessment (\$)	Number of Lots	Annual Cost of Maintenance (\$)	# of Assessed Parcels (for shares)	Lot Assessment (\$)	Number of Lots	Annual Cost of Maintenance (\$)	# of Assessed Parcels (for shares)	Lot Assessment (\$)	Number of Lots	Annual Cost of Maintenance (\$)	# of Assessed Parcels (for shares)	Lot Assessment (\$)	Number of Lots	Annual Cost of Maintenance (\$)	# of Assessed Parcels (for shares)	Lot Assessment (\$)	Percentage of Assessment	Total Assessment (\$)	
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)	(T)	(U)	(V)	(W)	(X)	(Y)	(Z)	(AA)	(AB)		
508-402-001	125	133.6200	\$1.00	\$133.62	\$58.38	\$192.00	1	\$2,614.08	32	\$81.69	1	\$454.08	32	\$14.19	1	\$169.62	16	\$9.44	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	\$25.30	\$28.30

Notes:
 (1) Costs used in this report are in today's dollars.
 (2) Assessment amounts are subject to increase on an annual basis by the rate of change of the Consumer Price Index (CPI).
 (3) *Note: The amounts shown on this sheet reflect the proportioning of costs to each parcel. When rounding to the nearest cent, the values may be slightly different than those in the engineer's report. The Total Assessment shown in columns 23 and 25 will be your Assessment.

Attachment 3

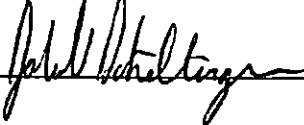
Affidavit of Valuations

AFFIDAVIT OF VALUATIONS

The undersigned, being first duly sworn, states as follows:

1. I am making this declaration in compliance with Streets and Highways Code Section 1163.
2. I have compared the valuations given in this petition with those on the last equalized assessment roll and certify that the valuations as set forth herein are complete and correct.
3. I am over the age of 18, am not a signatory to the petition, and do not own taxable property within the proposed permanent road division sub-zone.

I declare the above to be true under penalty of perjury.

Signature:  Date: 3-7-18

Print Name: Jakob Schillinger

Attachment 4

Resolution of Intent to establish Annexation Number 3 to PRD 1000, Zone Number 007

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of March 27, 2018

RESOLUTION NO. 18-24

RESOLUTION OF INTENT TO ESTABLISH ANNEXATION NO. 3 TO HUMBOLDT COUNTY PERMANENT ROAD DIVISION 1000, ZONE NO. 007 AND TO IMPOSE PARCEL CHARGES FOR ROAD MAINTENANCE

WHEREAS, pursuant to the provisions of Permanent Road Division Law (Streets and Highways Code Sections 1160 et seq.), the Board of Supervisors is authorized to establish a Permanent Road Division as a method of providing road improvement and maintenance services by the County within the unincorporated area; and

WHEREAS, on December 17, 2002, the Board of Supervisors adopted Resolution 02-111 establishing the Humboldt County-Wide Permanent Road Division 1000; and

WHEREAS, Streets and Highways Code Section 1162.6 authorizes the Board of Supervisors to create zones within the division for specific permanent road projects, with differing special taxes or parcel charges; and

WHEREAS, Streets and Highways Code Section 1162.6 provides that parcel charges shall be deemed to be assessments within the meaning of Article XIII D of the California Constitution; and

WHEREAS, on June 12, 2012, the Board of Supervisors adopted Resolution No. 12-49 to establish Humboldt County Permanent Road Division 1000, Zone No. 007 and to impose parcel charges for road maintenance; and

WHEREAS, on August 20, 2013, the Board of Supervisors adopted Resolution No. 13-63 to establish Annexation No. 1 to Humboldt County Permanent Road Division 1000, Zone No. 007 and to impose parcel charges for road maintenance; and

WHEREAS, on February 2, 2016, the Board of Supervisors adopted Resolution No. 16-17 to establish Annexation No. 2 to Humboldt County Permanent Road Division 1000, Zone No. 007 and to impose parcel charges for road maintenance; and

WHEREAS, Streets and Highways Code Section 1168.8 allows property to be annexed to or detached from a permanent road division in the same manner and under the same procedures provided in Sections 1162 to 1168, inclusive, for the formation of a division; and

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of March 27, 2018

RESOLUTION NO. 18-24

WHEREAS, the Board of Supervisors has received a petition to form Annexation No. 3 to Humboldt County Permanent Road Division 1000, Zone No. 007 for road maintenance; and

WHEREAS, the legal description for the proposed annexation area is described within Exhibit A, and is generally shown on Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the name of the proposed annexation area is Annexation No. 3 to Humboldt County Permanent Road Division 1000, Zone No. 007; and

WHEREAS, the petition has been signed by a majority of the landowners within the proposed annexation area and meets all the other requirements of Streets and Highways Code Sections 1162 and 1163; and

WHEREAS, the proposed services to be provided within the proposed annexation area are: road maintenance and storm drain rehabilitation maintenance; and

WHEREAS, a detailed Engineer's Report has been prepared to meet the requirements of Article XIII D of the California Constitution; and

WHEREAS, a copy of the Engineer's Report has been provided to the Board of Supervisors and the original is on file with the Department of Public Works; and

WHEREAS, the boundaries of the proposed annexation area, number of acres therein, and a description of the roads to be maintained are set forth in the Engineer's Report; and

WHEREAS, Streets and Highways Code Section 1164 requires that the petition be published with a notice stating the time of the meeting at which the Board of Supervisors will consider the petition; and

WHEREAS, Streets and Highways Code Section 1162.6(d) allows proceedings to form a zone to be consolidated with an assessment ballot proceeding pursuant to Government Code Section 53753;

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board of Supervisors finds that all of the recitations made hereinabove are true and correct.

2. The Director of the Department of Public Works shall provide mailed notice to the record owner of each parcel in proposed Annexation No. 3 to Permanent Road Division No. 1000, Zone 007 as required by Government Code Section 53753 and Article XIII D, Section 4 of the California Constitution.

3. The Director of the Department of Public Works shall post the petition, notice of formation (annexation) and notice of assessment as required by Streets and Highways Code Section 1195.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of March 27, 2018

RESOLUTION NO. 18-24

4. A public hearing shall be held on May 15, 2018, at 9:00 a.m. or soon thereafter which shall be not less than 45 days after notice has been mailed to the record owner of each parcel, at which time the Board of Supervisors shall consider all protests against the proposed assessment, tabulate the ballots, and determine whether to form Annexation No. 3 to Permanent Road Division 1000, Zone No. 007.

5. The Clerk of the Board shall publish the petition and the public hearing notices for formation and assessment in accordance with Streets and Highways Code Sections 1164 and 1196.

6. The question placed before the property owners shall read as follows:

QUESTION

Shall the Board of Supervisors of Humboldt County be empowered and authorized to impose an annual assessment for road resurfacing and storm drain rehabilitation up to the amounts set forth below:

Fiscal Year 2018/2019

Not to exceed \$1.00 per benefit unit plus first year formation cost of \$56.38 per parcel.

Fiscal Year 2019/2020
and thereafter

Not to exceed \$1.00 per benefit unit plus an inflation factor compounded based on Consumer Price Index prepared by the United States Department of Labor, Bureau of Labor Statistics using the weighted average of Consumer Price Indexes (All Urban Consumers for the State of California).

Tax---Yes

Tax---No

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of March 27, 2018

RESOLUTION NO. 18-24

Dated: March 27, 2018



Ryan Sundberg, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Wilson, seconded by Supervisor Bass, and the following vote:

AYES:	Supervisors	Bohn, Sundberg, Bass, Wilson, Fennell
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By Ryan Sharp
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on

Exhibit "A"
(Legal Description)

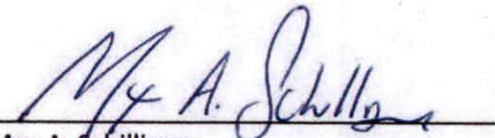
All that real property situated in the County of Humboldt, State of California, described as follows:

That portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 East, Humboldt Meridian, described as follows:

Lots 1 through 32 and all those portions of Edeline Avenue, Linda Way, and Conifer Court, as shown on Tract No. 0651 of the Central Estates Phase 2D Subdivision, as filed in Book 25 of Maps, pages 69, 70, 71, in the Office of the County Recorder of said County.

Dated: 11/8/2017

By:

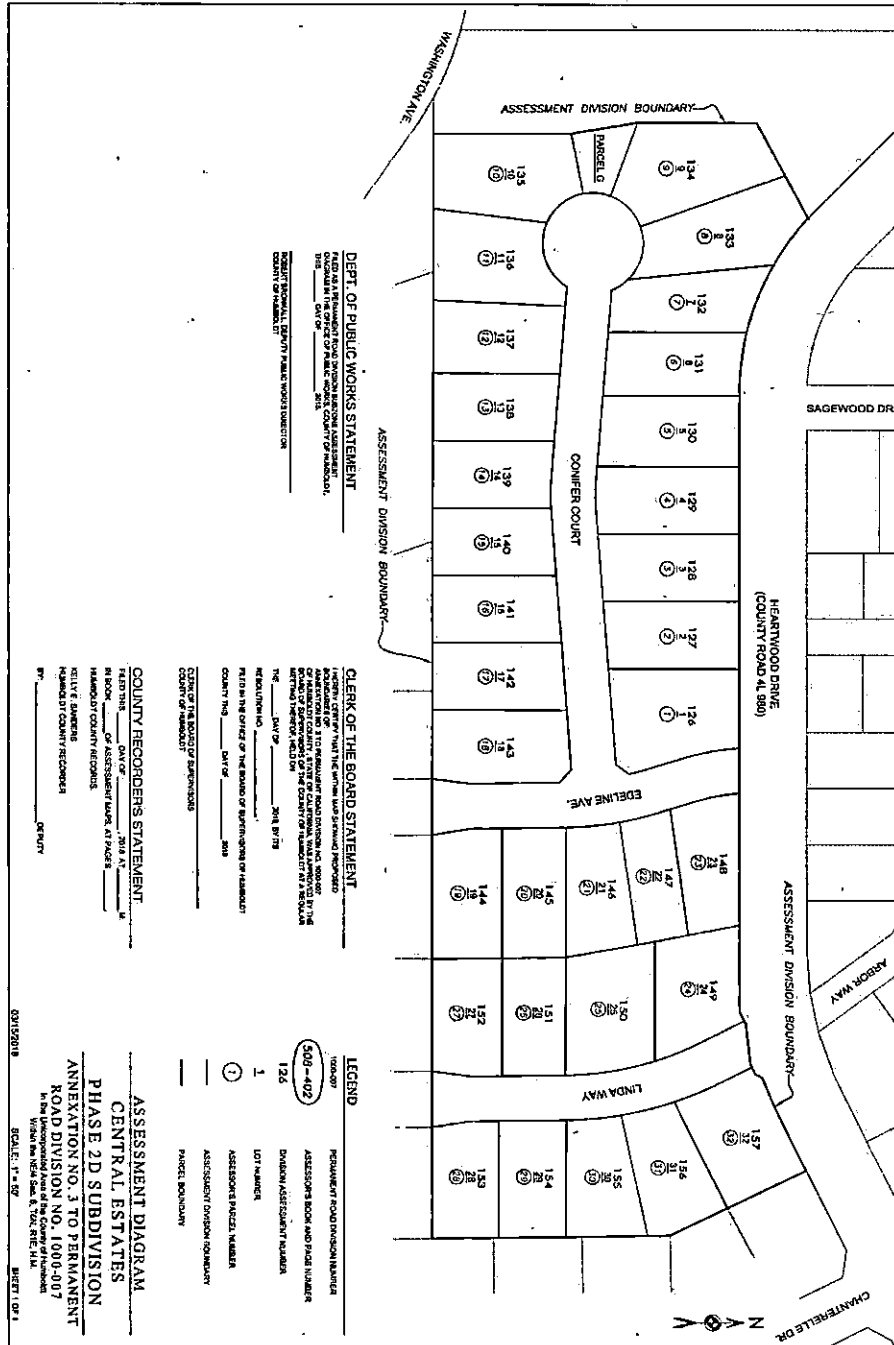

Max A. Schillinger
LS 7969



BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on

Exhibit "B"
(Assessment Diagram)



Attachment 5

Notice of hearing to consider formation of Annexation Number 3 to PRD 1000, Zone Number 007

NOTICE OF A PUBLIC HEARING BY THE HUMBOLDT COUNTY BOARD OF SUPERVISORS, AT THE HUMBOLDT COUNTY COURTHOUSE, BOARD OF SUPERVISORS CHAMBERS, EUREKA, CALIFORNIA, TO CONSIDER THE FORMATION OF ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION 1000, ZONE NO. 007 FOR ROAD MAINTENANCE FOR THE CENTRAL ESTATES PHASE 2D SUBDIVISION

NOTICE IS HEREBY GIVEN, pursuant to Streets and Highways Code §1164, that the Humboldt County Board of Supervisors will hold a public hearing on May 15, 2018, at 9:00 a.m. or soon thereafter, at the Humboldt County Courthouse, Board of Supervisors Chambers, Eureka, California, to consider the formation of Annexation No. 3 to Permanent Road Division 1000, Zone No. 007 for road maintenance consisting of road resurfacing and storm drain rehabilitation for the Central Estates Phase 2D Subdivision.

Ryan Sundberg
Chair, Humboldt County Board of Supervisors

Attachment 6

Notice of hearing to consider an assessment on real property to fund road maintenance within Annexation Number 3 to PRD 1000, Zone Number 007

NOTICE OF A PUBLIC HEARING BY THE HUMBOLDT COUNTY BOARD OF SUPERVISORS, AT THE HUMBOLDT COUNTY COURTHOUSE, BOARD OF SUPERVISORS CHAMBERS, EUREKA, CALIFORNIA, TO CONSIDER AN ASSESSMENT ON REAL PROPERTY WITHIN THE PROPOSED ANNEXATION NO. 3 TO PERMANENT ROAD DIVISION (PRD) 1000, ZONE NO. 007 TO FUND ROAD MAINTENANCE.

NOTICE IS HEREBY GIVEN that the Humboldt County Board of Supervisors will hold a public hearing on May 15, 2018, at 9:00 a.m. or soon thereafter, at the Humboldt County Courthouse, Board of Supervisors Chambers, Eureka, California, to hold an election of all property owners within the proposed Annexation No. 3 to PRD 1000, Zone No. 007 to consider an assessment for road resurfacing and storm drain rehabilitation.

THE ASSESSMENT is to be imposed upon each parcel within the proposed Annexation No. 3 to PRD 1000, Zone No. 007 and will be based on units of benefit and land use on each parcel. Units of benefit per parcel are shown on Attachment A, attached to this notice.

The total assessment for the proposed Annexation No. 3 to PRD 1000, Zone No. 007 is projected to be \$5,947.84 in its first year. This first year assessment includes the base value of \$4,143.68 plus \$1,804.16 for administration costs in establishing Annexation No. 3 to PRD 1000, Zone No. 007. The amount of the assessment for the first year will not exceed \$1.00 per unit of benefit plus the per parcel shared administration cost of forming Annexation No. 3 to PRD 1000, Zone No. 007. The maximum assessment per parcel for the first year is set forth on Attachment A.

For the second and subsequent years, the amount of the assessment will not exceed \$1.00 per unit of benefit. The total assessment base value will be increased by an inflation factor compounded based upon the Consumer Price Index. This assessment will recur annually until changed by new law or a vote of the property owners or a special election by all voters of PRD 1000, Zone No. 007, including Annexation No. 3.

PROCEEDS OF THIS ASSESSMENT will be used to pay for road resurfacing and storm drain rehabilitation. The amount of assessment attributable to each parcel, as shown in Attachment A, has been certified as being fair and equitable by a Registered Civil Engineer. The formula for determining each parcel's assessment is shown in the Engineer's Report which is on file with the Department of Public Works – Land Use Division, 3015 "H" Street, Eureka, California.

BALLOTS INDICATING APPROVAL OR DISAPPROVAL OF THE ASSESSMENT must be filed with the Humboldt County Auditor in writing prior to the end of the public hearing on May 15, 2018 as, by law, the county can only consider written ballots in its final tabulation. Each ballot shall be signed. Ballots in favor of or against the assessment can be sent to: Annexation No. 3 to PRD 1000, Zone No. 007, C/O Humboldt County Auditor-Controller, 825 Fifth Street, Room 126, Eureka, California 95501 by May 15, 2018. The ballot shall remain sealed until tabulated by the Humboldt County Auditor,

provided that an assessment ballot may be submitted, changed or withdrawn by the person who submitted the ballot prior to the conclusion of the public hearing on May 15, 2018. The enclosed ballot will indicate your ownership of record as of January 1, 2018, in addition to the weighted value of your vote. This weighted value is based upon the proportional financial obligation imposed upon your parcel.

At the end of the public hearing, all written ballots for or against the assessment, together with those ballots mailed in prior to said meeting, will be tallied and certified by the Humboldt County Auditor, which tally shall be reported to the Board of Supervisors of Humboldt County as well as to those county agencies which will assess and collect the assessment.

A majority protest received at the conclusion of the public hearing means the assessment shall not be imposed. A majority protest exists if, upon the conclusion of the hearing, the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, ballots shall be weighted according to the proportional financial obligation of an affected parcel.

Ryan Sundberg
Chair, Humboldt County Board of Supervisors

Attachment A				
No.	APN	1st Year	2nd Year	Benefit Units
126	508-402-001	\$ 190.00	\$ 133.62	133.6200
127	508-402-002	\$ 190.00	\$ 133.62	133.6200
128	508-402-003	\$ 190.00	\$ 133.62	133.6200
129	508-402-004	\$ 190.00	\$ 133.62	133.6200
130	508-402-005	\$ 190.00	\$ 133.62	133.6200
131	508-402-006	\$ 190.00	\$ 133.62	133.6200
132	508-402-007	\$ 190.00	\$ 133.62	133.6200
133	508-402-008	\$ 190.00	\$ 133.62	133.6200
134	508-402-009	\$ 190.00	\$ 133.62	133.6200
135	508-402-010	\$ 190.00	\$ 133.62	133.6200
136	508-402-011	\$ 190.00	\$ 133.62	133.6200
137	508-402-012	\$ 190.00	\$ 133.62	133.6200
138	508-402-013	\$ 190.00	\$ 133.62	133.6200
139	508-402-014	\$ 190.00	\$ 133.62	133.6200
140	508-402-015	\$ 190.00	\$ 133.62	133.6200
141	508-402-016	\$ 190.00	\$ 133.62	133.6200
142	508-402-017	\$ 190.00	\$ 133.62	133.6200
143	508-402-018	\$ 190.00	\$ 133.62	133.6200
144	508-402-019	\$ 180.56	\$ 124.18	124.1800
145	508-402-020	\$ 180.56	\$ 124.18	124.1800
146	508-402-021	\$ 180.56	\$ 124.18	124.1800
147	508-402-022	\$ 180.56	\$ 124.18	124.1800
148	508-402-023	\$ 180.56	\$ 124.18	124.1800
149	508-402-024	\$ 180.56	\$ 124.18	124.1800
150	508-402-025	\$ 180.56	\$ 124.18	124.1800
151	508-402-026	\$ 180.56	\$ 124.18	124.1800
152	508-402-027	\$ 180.56	\$ 124.18	124.1800
153	508-402-028	\$ 180.56	\$ 124.18	124.1800
154	508-402-029	\$ 180.56	\$ 124.18	124.1800
155	508-402-030	\$ 180.56	\$ 124.18	124.1800
156	508-402-031	\$ 180.56	\$ 124.18	124.1800
157	508-402-032	\$ 180.56	\$ 124.18	124.1800

Attachment 7
Sample Ballot

SAMPLE BALLOT

Assessor Parcel Number: **508-402-001-000**

Units of Benefit: **133.62**

Annual Cost to Owner:

Fiscal Year 2018/2019: **\$190.00**

Fiscal Year 2019/2020 and thereafter: **\$133.62** each year plus an inflation factor compounded based on the Consumer Price Index.

Owner: **CENTRAL ESTATES REMAINDER LLC**
3329 HALFWAY AVENUE
MC KINLEYVILLE, CA 95519

QUESTION

Shall the Board of Supervisors of Humboldt County be empowered and authorized to impose an annual assessment for road resurfacing and storm drain rehabilitation up to the amounts set forth below:

Fiscal Year 2018/2019	Not to exceed \$1.00 per benefit unit plus first year formation cost of \$56.38 per parcel.
Fiscal Year 2019/2020 and thereafter	Not to exceed \$1.00 per benefit unit plus an inflation factor compounded based on Consumer Price Index prepared by the United States Department of Labor, Bureau of Labor Statistics using the weighted average of Consumer Price Indexes (All Urban Consumers for the State of California).

Tax---Yes

Tax---No

Signature: _____ Date: _____

INSTRUCTIONS

1. Please use pen and mark one box only.
2. Please mail or deliver ballot to: Annexation No. 3 to Permanent Road Division 1000, Zone No. 007, c/o Humboldt County Auditor, 825 Fifth Street, Room 126, Eureka, CA 95501.
3. **ALL BALLOTS MUST BE RECEIVED PRIOR TO THE END OF THE PUBLIC HEARING ON 05/15/2018.**