



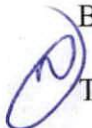
COUNTY OF HUMBOLDT

AGENDA ITEM NUMBER
C-23

For the meeting of: June 19, 2018

Date: June 6, 2018

To: Board of Supervisors

From:  Thomas K. Mattson, Director of Public Works

Subject: Petition to Form Permanent Road Division 1000, Zone Number 008, Bongio Subdivision, Eureka Area and Supplemental Budget

RECOMMENDATION(S): That the Board of Supervisors (4/5 vote required):

1. Receive and file the petition, affidavit of valuations, and engineer's report for the creation of Permanent Road Division (PRD) 1000, Zone Number 008.
2. Adopt the Resolution of Intent to Establish PRD 1000, Zone Number 008 and to Impose Parcel Charges for Road Maintenance.
3. Set a time and date of 9:00 a.m. on August 21, 2018, to hold a public hearing to receive testimony of protest regarding the formation and setting of an assessment for road maintenance for the proposed PRD 1000, Zone Number 008.
4. Direct:
 - a. The Clerk of the Board to publish the petition (Attachment 1), notice of formation (Attachment 5) and notice of assessment (Attachment 6) in the Times-Standard newspaper on July 31, 2018, August 4, 2018 and August 11, 2018, as per Streets and Highways Code §§1164 and 1196.

Prepared by Robert W. Bronkall, Deputy Director 

CAO Approval 

REVIEW: Auditor CD County Counsel JN Human Resources _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

PREVIOUS ACTION/REFERRAL:

Board Order C-21
Number _____

Meeting of: 07/25/2017

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor Wilson Seconded by Supervisor Bass

Ayes Bass, Fennell, Sundberg, Bohrer, Wilson
Nays _____
Abstain _____
Absent _____

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

Dated: 6/19/18
By: 
Kathy Hayes, Clerk of the Board

- b. The Department of Public Works to mail the notice of assessment and ballot to all landowners within the proposed zone as per Government Code §53753.
- c. The Department of Public Works to post the petition (Attachment 1), notice of formation (Attachment 5) and notice of assessment (Attachment 6) as per Streets and Highways Code §1195.

5. Approve the following supplemental budget to provide associated funding for PRD 1000, Zone Number 008:

Revenue:		
1100166-602070	PRD 1000, Zone Number 008 Administration Fee	\$1,760.00
Expenditures:		
1100166-3412	PRD 1000, Zone Number 008 Formation	\$1,760.00

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 formation of PRD 1000, Zone Number 008. The rest of the parcel assessment shall fund the maintenance described in PRD 1000, Zone Number 008.

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

Mr. Alan Bongio created the Bongio Subdivision in Eureka at the easterly end of Manzanita Street. The subdivision map included an offer to dedicate Mary Court as a public road. The offer was rejected by the Board of Supervisors because at the time that map was filed with the County Recorder, Mary Court did not comply with Policy #2 of policies adopted by the Board of Supervisors on September 16, 2004 (Agenda Item F-3).

In order to comply with Policy #2 to allow the road to be brought into the County maintained road system, Mr. Bongio submitted a petition (Attachment 1) requesting that the Board of Supervisors hold the necessary hearings and election to establish a zone within PRD 1000 for the benefit of the Bongio Subdivision. As required by S&HC §1162, the petition includes the name of the zone, the signatures of the landowners, the boundaries of the zone, the number of acres in the zone and the assessed valuation, the value of improvements on the real estate, the number of inhabitants therein and a description of the road to be maintained. The petition requests that an assessment be levied to pay the costs for future road maintenance.

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.

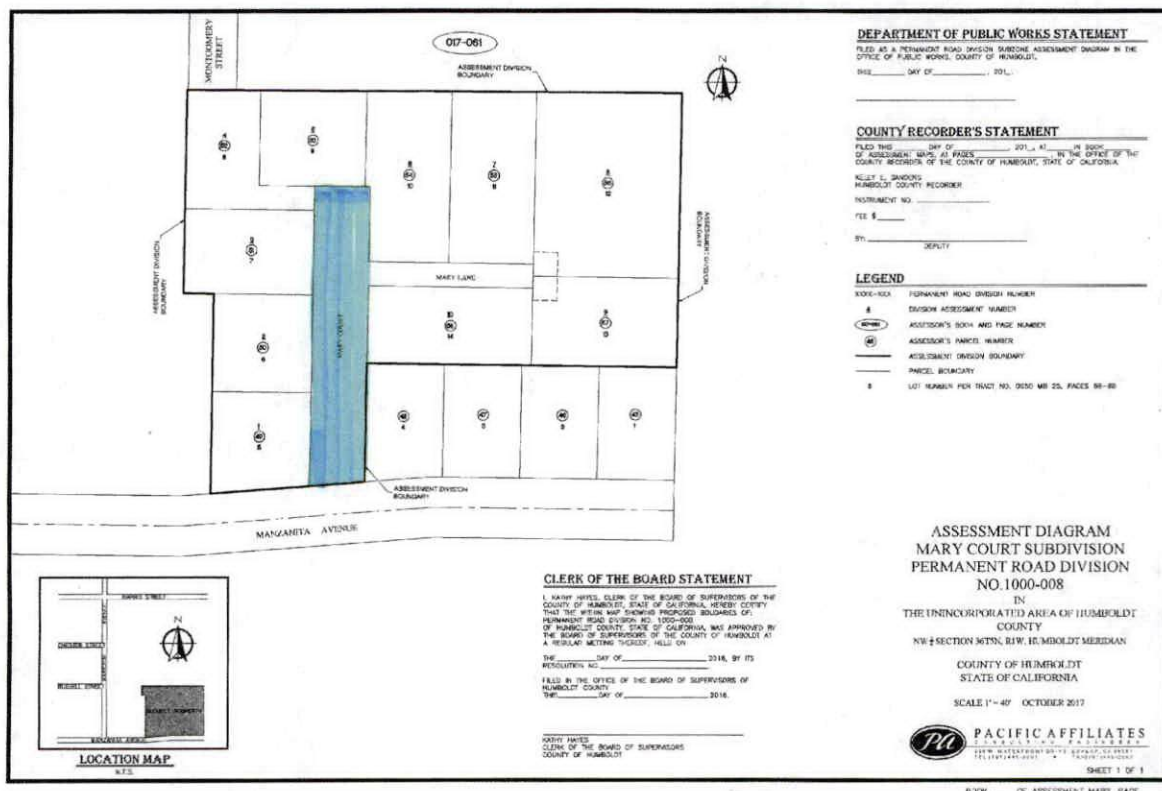
In order to form a zone within PRD 1000, the Board of Supervisors must receive and file the petition and the affidavit of valuations, and hold a public hearing to hear any protests to the formation of the zone. The Board of Supervisors must also conduct a public hearing upon the proposed assessment. A Resolution of

Intent to hold a hearing to establish PRD 1000, Zone Number 008 and to consider an assessment for road maintenance is attached as Attachment 4.

A notice of the hearing (Attachment 5) to form the zone and a notice of the hearing to consider the assessment (Attachment 6) to fund the maintenance required within the zone must be published as per S&HC §§1164 and 1196. A ballot (Attachment 7) in conformance with Government Code §53753 must be mailed to each landowner located within the proposed zone. 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 formation of the PRD zone and the establishment of the assessment would allow the Department of Public Works to recommend in the future to the Board of Supervisors the acceptance of the road (Mary Court) within the Bongio Subdivision into the County Maintained Road System. 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 assessment would provide additional funding to the county for the future maintenance of the road within the subdivision. In summary, the proposed maintenance will consist of:

- A repeating twenty-five (25) year cycle with a slurry seal on year twelve (12) and asphalt overlay on year twenty-five (25). The road to be maintained includes those portions of Mary Court within the boundaries of the zone. Mary Lane will not be County maintained.



Above: Diagram showing PRD 1000, Zone Number 008. The road area (shaded in blue) would be maintained by the county as part of the PRD.

Lots 5 through 14 take access directly or indirectly from Mary Court and will participate in the PRD. Lots 1 through 4 of the subdivision front Manzanita Avenue, which is an existing County maintained road. Therefore these lots will not be participating in the PRD.

The drainage system within the subdivision and Mary Lane, the unnamed access road off of Mary Court, (Parcel I) will be privately maintained.

FINANCIAL IMPACT: The cost of formation of this PRD zone and assessment election is required to be initially funded through the General Fund. Once this PRD zone is formed, 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 the PRD zone is approved, but the landowners within the proposed PRD zone or the Board of Supervisors do not approve the assessment, the General Fund monies used to attempt to create this PRD zone cannot be recovered.

The requested supplemental budget is needed to provide funding for the formation and election costs. Anticipated reimbursable General Fund cost to create the PRD 1000, Zone Number 008 is \$1,760.00 or a total formation cost per parcel equal to \$176.00.

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 a PRD zone 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 formation of PRD 1000, Zone Number 008 for the Bongio Subdivision

Attachment 2 - Engineer's Report

Attachment 3 - Affidavit of Valuations

Attachment 4 - Resolution of Intent to establish PRD 1000, Zone Number 008

Attachment 5 - Notice of hearing to consider formation of PRD 1000, Zone Number 008

Attachment 6 - Notice of hearing to consider an assessment on real property to fund road maintenance within PRD 1000, Zone Number 008

Attachment 7 - Sample ballot

Attachment 1

Petition requesting formation of PRD 1000, Zone Number 008 for the Bongio Subdivision

Petition to Form Permanent Road Division Zone, 1000-008 for Maintenance of Road for the Bongio Subdivision

The undersigned hereby petitions the Humboldt County Board of Supervisors to form a Sub-zone to Permanent Road Division No. 1000 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 proposed division shall be Humboldt County Permanent Road Division 1000, Zone No. 008, known as Bongio Subdivision.

This petition is signed by the landowners within the proposed zone.

The boundaries of the proposed division are set forth in Exhibit A, attached hereto and incorporated herein by reference, and shall consist of the following parcels:

Assessor Parcel Number	Lot #*	Owner
017-061-049	5	Alan Bongio Construction Inc.
017-061-050	6	Alan Bongio Construction Inc.
017-061-051	7	Alan Bongio Construction Inc.
017-061-052	8	Alan Bongio Construction Inc.
017-061-053	9	Alan Bongio Construction Inc.
017-061-054	10	Alan Bongio Construction Inc.
017-061-055	11	Alan Bongio Construction Inc.
017-061-056	12	Alan Bongio Construction Inc.
017-061-057	13	Alan Bongio Construction Inc.
017-061-058	14	Alan Bongio Construction Inc.

*Lot Numbers refer to the lots shown on Tract No. 0650, 25MAPS66-68

Approximately 3.42 acres of real property will be included within the proposed division, with an assessed valuation of \$406,100 according to the last equalized assessment roll.

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

It is proposed that the division be formed for the purposes of maintaining the surface of Mary Court within the boundaries of the proposed division. All facilities are located within the boundaries of the division described in Exhibit A.

Maintenance is defined for the purpose of this petition as:

- Resurfacing Mary Court. The cost of maintenance of the road is based upon a repetitive 25-year cycle of resurfacing of the road 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	

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, a vote of the property owners or a special election by all voters of the proposed PRD No. 1000, Zone No. 008. 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: 6-5-18

PETITIONER:

Alan Bongio Construction Inc.


By: 
Alan Bongio

EXHIBIT "A" (Legal Description)

**PERMANENT ROAD DIVISION 1000, ZONE NO. 008 FOR
ROAD MAINTENANCE**

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

That portion of the Northwest Quarter of Section 36, Township 5 North, Range 1 West, Humboldt Meridian, described as follows:

Lots 5 through 14 and all that portion of Mary Court as shown on Tract No. 0650 of the Mary Court Subdivision as filed in Book 25 of Maps, Pages 66-68, in the office of the County Recorder of said County.

Dated: MARCH 5, 2018

By:

Michael J. O'Hern

Michael J. O'Hern LS 4829



Attachment 2

Engineer's Report

ENGINEER'S REPORT
FOR
ZONE NO. 008
PERMANENT ROAD DIVISION NO. 1000
HUMBOLDT COUNTY, CALIFORNIA

<u>SECTION</u>	<u>PAGE</u>
I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT	2
II. LEGAL REQUIREMENTS.....	2
III. ASSESSMENT METHODOLOGY	2
1. ROAD ASSESSMENT:.....	2
ENGINEER'S STATEMENT:.....	3
IV. BOUNDARY OF THE BONGIO SUBDIVISION PRD 1000, ZONE No. 008.....	4
EXHIBIT "A" (Legal Description).....	5
EXHIBIT "B" (Assessment Diagram)	6
V. BASIS OF ANNUAL ASSESSMENT.....	7
ROAD MAINTENANCE:	7
ADMINISTRATION:.....	7
VI. CALCULATION OF SPECIAL BENEFIT.....	7
VII. ASSESSMENT RATE AND METHOD OF ASSESSMENT.....	8
ASSESSMENT RATE:.....	8
METHOD OF ASSESSMENT:	8
CONSUMER PRICE INDEX ADJUSTMENT:	8
VIII. ASSESSMENT ROLL	9
IX. PRD BUDGET WORKSHEET.....	10

I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

The Bongio Subdivision is an approved residential subdivision. The project is located along Manzanita Avenue in the Community of Eureka. The subdivision is located in the Eureka Community Plan Area with a general plan designation of RL (ECP).

The Petitioner has requested the county to consider the formation of a zone to Permanent Road Division (PRD) 1000 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 0.047 mile of Mary Court comprising 7,936 square feet of paved surface. 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.

These services represent a special benefit to the lots of the Bongio Subdivision property in that the services to be funded by the assessments will only benefit the Bongio Subdivision property and the individual lots within the Bongio Subdivision PRD.

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. All the residential lots in the Bongio Subdivision PRD are to be assessed an equal amount of the total assessment.

III. ASSESSMENT METHODOLOGY

1. ROAD ASSESSMENT:

An assessment for road maintenance is to be levied to all the lots within the boundaries of the Bongio Subdivision. The purpose of the road assessment is to maintain the surface of Mary Court. Mary Lane, an access road off of Mary Court, will not be County maintained.

ENGINEER'S STATEMENT:

I do hereby state the amount found in the Section IX. Budget Worksheet and Appendix A attached hereto and made a part hereof is an accurate assessment to be apportioned upon the assessable lots within Zone No. 008, severally and respectively, in accordance with the special benefits to be received by such lots and more particularly set forth in the Assessments Roll hereto attached as Section VIII reference made a part hereof.

Each assessed lot is described in Section VIII by reference to its assessment number as shown on the Assessment Diagram. A more particular description of the PRD boundary is included as Exhibit "A".

An Assessment diagram is attached as Exhibit "B" showing the boundaries of Zone No. 008.

Dated 6/5/18 By: 
Travis Schneider, PE
RCE 67393



IV. BOUNDARY OF THE BONGIO SUBDIVISION PRD 1000, ZONE No. 008

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

EXHIBIT "A" (Legal Description)

ZONE NO. 008 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 Northwest Quarter of Section 36, Township 5 North, Range 1 West, Humboldt Meridian, described as follows:

Lots 5 through 14 and all that portion of Mary Court as shown on Tract No. 0650 of the Mary Court Subdivision as filed in Book 25 of Maps, Pages 66-68, in the office of the County Recorder of said County.

Dated: MARCH 5, 2018

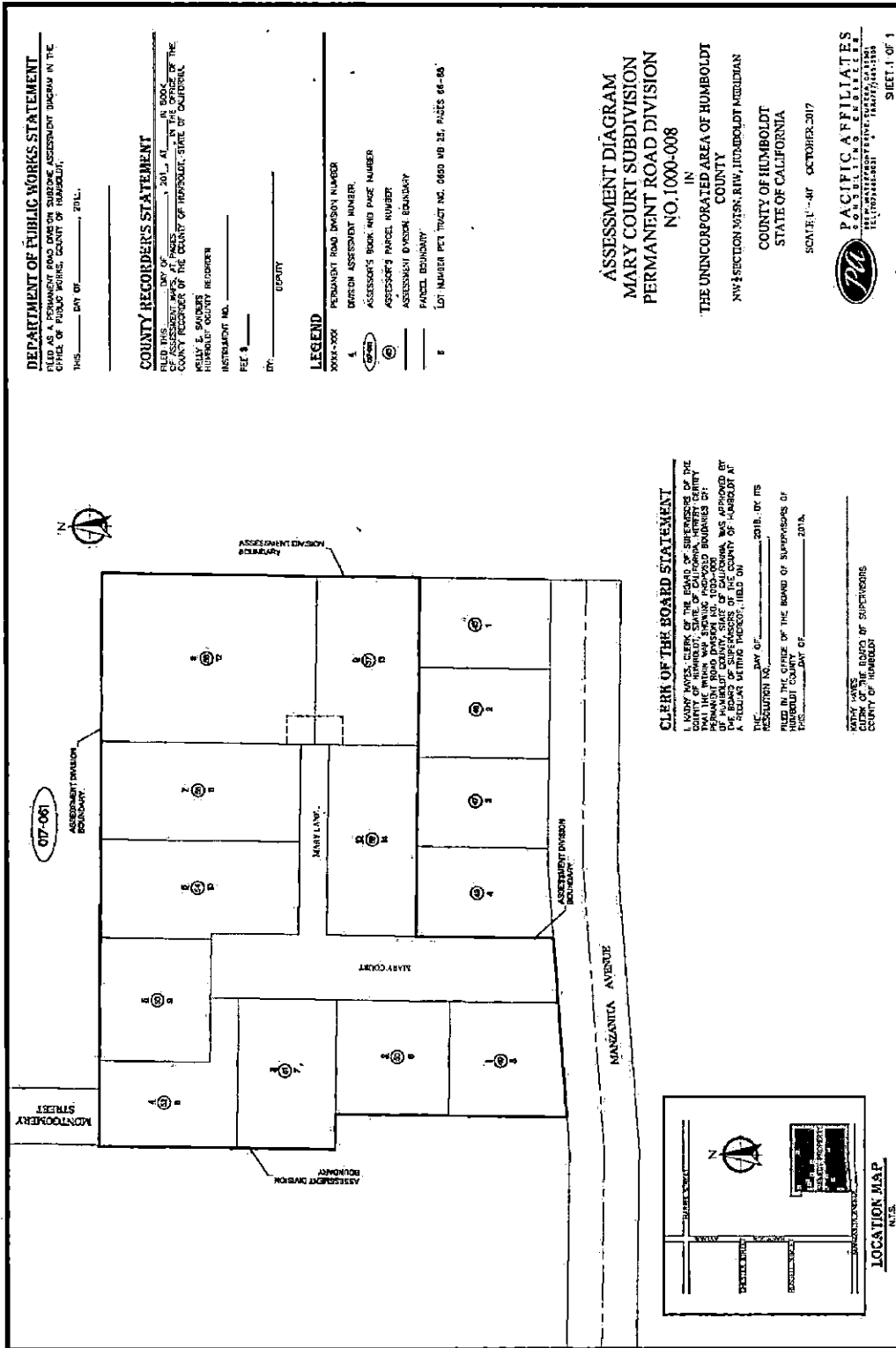
By:

Michael J. O'Hern

Michael J. O'Hern LS 4829



EXHIBIT "B" (Assessment Diagram)



BOOK _____ OF ASSESSMENT MAPS, PAGE _____

SHEET 1 OF 1

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 hotmix 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 \$69.04 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 \$20.26 per parcel per year which includes a \$3.00 tax roll fee per assessment parcel per year.

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 this zone to Permanent Road Division 1000 receive an equal proportion of special benefit from the identified maintenance in that the road of this zone serve only the lots in this sub-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 lot is benefiting greater than any other lot in the use of the road, 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 Section IX. Budget Worksheet and 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:

Zone No. 008 of Permanent Road Division 1000, 10 Lots

The assessment rate for 2018/19 tax year is based upon the "Budget Worksheet" attached hereto and made a part hereof and is proposed to be as follows:

	BASE ASSESSMENT	FIRST YEAR FORMATION	TOTAL FOR FIRST YEAR
Total Assessment	\$893.00	\$1,760.00	\$2,653.00
Annual Cost Per Lot	\$89.30	\$176.00	\$265.30

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. 008 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 1st 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 Bongio Subdivision PRD is as follows:

ASSESSMENT NO.	LOT #*	APN/PROPERTY OWNER
1000-008-001	5	017-061-049-000 Alan Bongio Construction Inc.
1000-008-002	6	017-061-050-000 Alan Bongio Construction Inc.
1000-008-003	7	017-061-051-000 Alan Bongio Construction Inc.
1000-008-004	8	017-061-052-000 Alan Bongio Construction Inc.
1000-008-005	9	017-061-053-000 Alan Bongio Construction Inc.
1000-008-006	10	017-061-054-000 Alan Bongio Construction Inc.
1000-008-007	11	017-061-055-000 Alan Bongio Construction Inc.
1000-008-008	12	017-061-056-000 Alan Bongio Construction Inc.
1000-008-009	13	017-061-057-000 Alan Bongio Construction Inc.
1000-008-010	14	017-061-058-000 Alan Bongio Construction Inc.

*Lot Numbers refer to the lots shown on Tract No. 0650, 25MAPS66-68

IX. PRD BUDGET WORKSHEET

PERMANENT ROAD DIVISION 1000, ZONE NO. 008

BUDGET WORKSHEET

MARY CT.

ESTIMATED COSTS

One 25-year cycle slurry seal at year 12

0.047 mile in length; 32 feet in width; 7,936 ft² paved surface

Cost per square foot = \$0.30

One cycle with 12 years to accrue (1 x 7,936 x \$0.30) = \$2,380.80

Cost per year (\$2,380.80 ÷ 12 years) = \$ 198.40

One 25-year cycle overlay at year 25

0.047 mile in length; 32 feet in width; 7,936 ft² paved surface

Cost per square foot = \$1.55

One cycle with 25 years to accrue (1 x 7,936 x \$1.55) = \$12,300.80

Cost per year (\$12,300.80 ÷ 25 years) \$ 492.03

Mary Ct. annual cost subtotal (\$198.40 + \$492.03) = \$ 690.43

Annual cost per lot (\$690.43 ÷ 10 lots) = \$69.04

To eliminate rounding errors in the assessment spread, recalculate the

Total Annual Cost from cost per lot (\$69.04 x 10 lots) = \$ 690.40

ADMINISTRATION

ESTIMATED COSTS

TAX ROLL FEE: \$3.00 PER PARCEL PER YEAR (10 Lots x \$3.00/LOT)..... \$ 30.00

**ADMINISTRATION @10%; MANAGEMENT @ 10%; CONTINGENCY @ 5%
25% OF TOTAL ANNUAL MAINTENANCE COSTS (\$690.40 x 0.25)..... \$172.60**

TOTAL YEARLY COUNTY ADMINISTRATION COST =\$ 202.60

**YEARLY COST PER LOT:
(\$202.60 ÷ 10 lots) = \$20.26**

To eliminate rounding errors in the assessment spread, recalculate the
Total Annual Cost from cost per lot (\$20.26 x 10 lots) = \$ 202.60

TOTAL BASE ASSESSMENT (\$690.40 + \$202.60) = \$ 893.00

FIRST YEAR FORMATION COST

ESTIMATED COSTS

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

TAX COLLECTOR/AUDITOR:
(\$200.00 SET-UP+\$1.00 PER PARCEL FOR 10 PARCELS)..... \$ 210.00

BALLOTS (\$1.00/EACH PER PARCEL FOR 10 PARCELS)..... \$ 10.00

TOTAL FORMATION COST (FOR 10 PARCELS)..... \$ 1,760.00

TOTAL FORMATION COST PER PARCEL (\$1,760.00 ÷ 10 Lots)..... \$ 176.00

To eliminate rounding errors in the assessment spread, recalculate the
Total Annual Cost from cost per lot (\$176.00 x 10 lots) = \$ 1,760.00

SUMMARY

ESTIMATED COSTS

**TOTAL ANNUAL COST FOR FY 2018/19 (FIRST YEAR):
(\$690.40 + \$202.60 + \$1,760.00) = \$ 2,653.00**

**TOTAL ANNUAL COST PER PARCEL FOR FY 2018/19 (FIRST YEAR):
(\$2,653.00 ÷ 10 lots) = \$ 265.30**

**TOTAL BASE RATE FOR FY 2019/20:
(\$690.40 + \$202.60) = \$ 893.00 + CPI**

**TOTAL BASE RATE PER PARCEL FOR FY 2019/20:
(\$893.00 ÷ 10 lots) = \$ 89.30 + CPI**

Appendix A-Permanent Road Division 1000, Zone No. 009

Assessor Parcel Number (APN)	Total Number of Assessment Parcels in Zone (Z)	Summary					Mary Court Road Assessment			N/A			N/A			N/A			N/A			Administration Assessment				
		Total of Zone Benefit Units (Sum of (Z))	Benefit Rate (Z)	Total of Zone Assessment (Sum of columns (1)-(3))	Engineer's Estimate for Zone Portion (Sum of columns (4)-(5))	Total of Zone Assessment for Lot "A" (Sum of columns (1)-(5))	Engineer's Estimate (Z)	Lot of Lot Shares in Sublot A (Z)	Total Assessment (Sum of columns (6)-(8))	Engineer's Estimate (Z)	Lot of Lot Shares in Sublot B (Z)	Total Assessment (Sum of columns (9)-(11))	Engineer's Estimate (Z)	Lot of Lot Shares in Sublot C (Z)	Total Assessment (Sum of columns (12)-(14))	Engineer's Estimate (Z)	Lot of Lot Shares in Sublot D (Z)	Total Assessment (Sum of columns (15)-(17))	Engineer's Estimate for the Full Fee per Assessment Parcel (Z)	Percentage to Special (Z)	Total Assessment (Sum of columns (18)-(20))					
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)					
		Benefit Units	Benefit Rate	Zone Assessment	Formation Costs	Lot Assessment	Number of Lot Shares	Annual Cost of Maintenance	# of Assessed Parcels (Z Shares)	Lot Assessment (Z)	Number of Lot Shares	Annual Cost of Maintenance	# of Assessed Parcels (Z Shares)	Lot Assessment (Z)	Number of Lot Shares	Annual Cost of Maintenance	# of Assessed Parcels (Z Shares)	Lot Assessment (Z)	Number of Lot Shares	Annual Cost of Maintenance	# of Assessed Parcels (Z Shares)	Lot Assessment (Z)	Tax Fee per Assessment Parcel	Administration, Management, & Contingency as a % of Assessment Subtotal	Lot Assessment (Z)	
017-061-004-000	1	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-054-000	2	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-051-000	3	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-052-000	4	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-053-000	5	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-054-000	6	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-055-000	7	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-056-000	8	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-057-000	9	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26
017-061-058-000	10	89,3000	\$1.00	\$89.30	\$176.00	\$265.30	1	\$690.40	10	\$69.04	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3.00	2%	\$17.26	\$20.26

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 Z3 and Z5 will be your Assessment

Attachment 3

Affidavit of Valuations

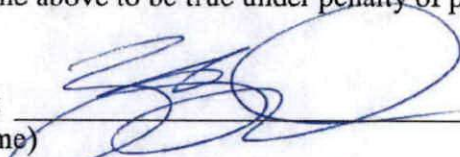
AFFIDAVIT OF VALUATIONS

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: _____
(Print Name)



Travis Schneider

Date: _____

3/9/18

Attachment 4

Resolution of Intent to establish PRD 1000, Zone Number 008 for the Bongio Subdivision

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of June 19, 2018

RESOLUTION NO. 18-62

RESOLUTION OF INTENT TO ESTABLISH HUMBOLDT COUNTY PERMANENT ROAD DIVISION 1000, ZONE NO. 008 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, the Board of Supervisors has received a petition to form a zone for road maintenance within Permanent Road Division 1000; and

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

WHEREAS, the name of the proposed zone is Humboldt County Permanent Road Division 1000, Zone No. 008; and

WHEREAS, the petition has been signed by a majority of the landowners within the proposed zone 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 zone are road 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 zone, number of acres therein, and a description of the roads to be maintained are set forth In the Engineer's Report; and

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of June 19, 2018

RESOLUTION NO. 18-62

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 Permanent Road Division 1000, Zone No. 008 as required by Government Code Section 53753 and Article XIII D, Section 4 of the California Constitution.
3. A public hearing shall be held on August 21, 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 Permanent Road Division 1000, Zone No. 008.
4. 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.
5. 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 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 \$176.00 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

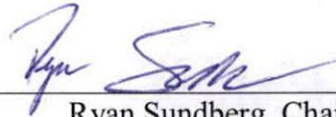
Tax---No

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of June 19, 2018

RESOLUTION NO. 18-62

Dated: June 19, 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, Fennell, Wilson, Bass
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 Northwest Quarter of Section 36, Township 5 North, Range 1 West, Humboldt Meridian, described as follows:

Lots 5 through 14 and all that portion of Mary Court as shown on Tract No. 0650 of the Mary Court Subdivision as filed in Book 25 of Maps, Pages 66-68, in the office of the County Recorder of said County.

Dated: MARCH 5, 2018

By: Michael J. O'Hern

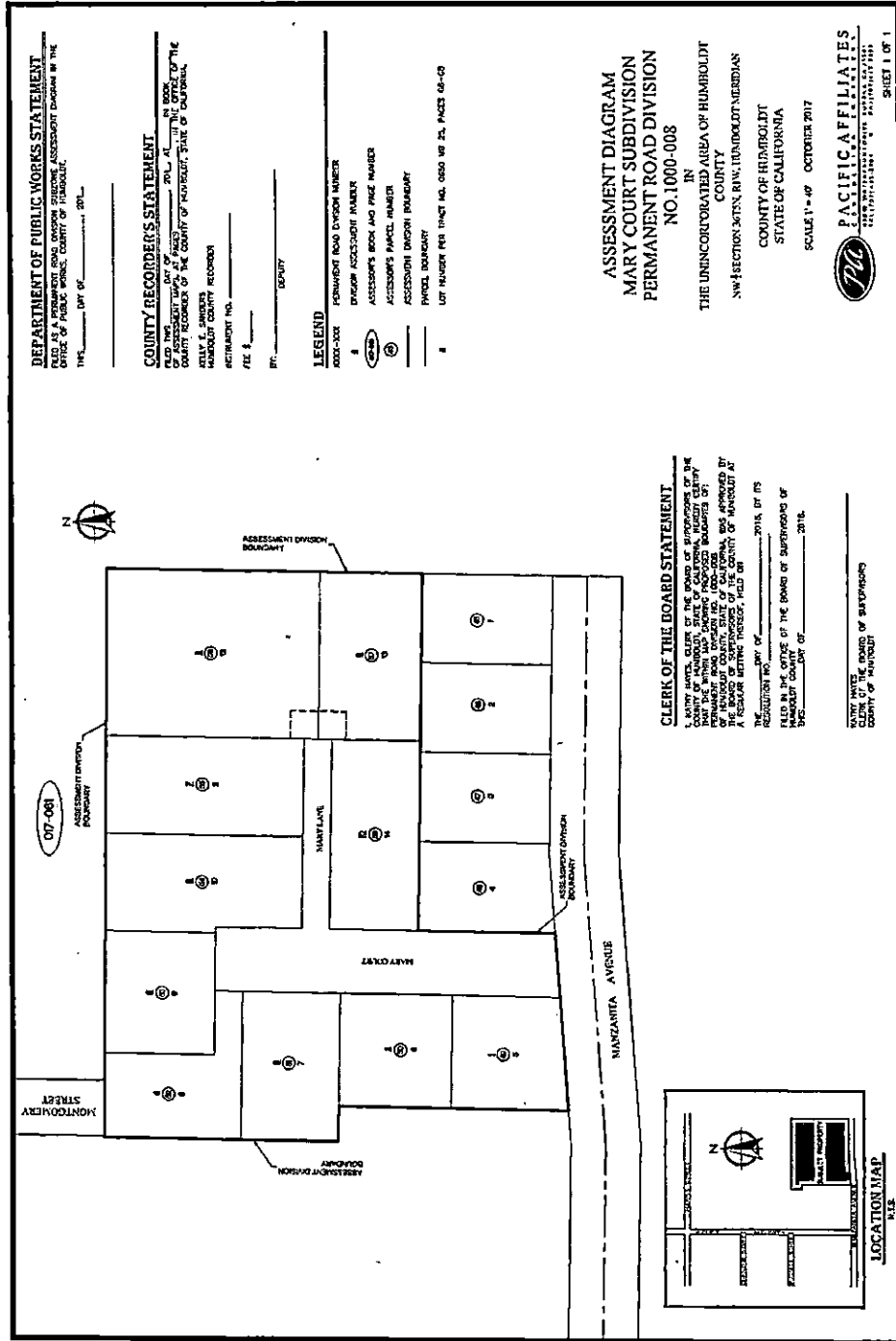
Michael J. O'Hern LS 4829



BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on

Exhibit "B"
(Assessment Diagram)



DEPARTMENT OF PUBLIC WORKS STATEMENT
 MADE AS A PERMANENT ROAD DIVISION SUBDIVISION ASSESSMENT DIAGRAM IN THE
 OFFICE OF PUBLIC WORKS, COUNTY OF HUMBOLDT,
 THIS _____ DAY OF _____, 2017.

COUNTY RECORDER'S STATEMENT
 MADE AS A PERMANENT ROAD DIVISION SUBDIVISION ASSESSMENT DIAGRAM IN THE
 OFFICE OF THE COUNTY RECORDER, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA,
 THIS _____ DAY OF _____, 2017.

LEGEND
 PERMANENT ROAD DIVISION NUMBER
 ENGINEER ACCESSION NUMBER
 ASSESSOR'S BOOK AND PAGE NUMBER
 ASSESSOR'S PARCEL NUMBER
 ASSESSOR'S IMPROVEMENT NUMBER
 PARCEL BOUNDARY
 LOT NUMBER PER TRACT NO. 0550 185 23, PAGES 66-69

ASSESSMENT DIAGRAM
MARY COURT SUBDIVISION
PERMANENT ROAD DIVISION
NO. 1000-008
 IN
 THE UNINCORPORATED AREA OF HUMBOLDT
 COUNTY
 NEW SECTION 3075, R.V. HUMBOLDT, NEERDAN
 COUNTY OF HUMBOLDT
 STATE OF CALIFORNIA
 SCALE 1" = 40' OCTOBER 2017



BOOK _____ OF ASSESSMENT MAPS, PAGE _____
 SHEET 1 OF 1

CLERK OF THE BOARD STATEMENT
 I, KIMMY LUTZ, CLERK OF THE BOARD OF SUPERVISORS OF THE
 COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, DO HEREBY
 CERTIFY THAT THE ABOVE ASSESSMENT DIAGRAM IS A TRUE
 AND CORRECT COPY OF THE ORIGINAL ASSESSMENT DIAGRAM
 FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS
 OF THE COUNTY OF HUMBOLDT AT
 A PUBLIC HEARING THEREON, HELD ON
 _____, 2017, AT
 _____, 2017.
 I, _____, CLERK OF THE BOARD OF SUPERVISORS OF
 HUMBOLDT COUNTY
 THIS _____ DAY OF _____, 2017.

LOCATION MAP
 U.S.S.

Attachment 5

Notice of hearing to consider formation of PRD 1000, Zone Number 008 for the Bongio Subdivision

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 PERMANENT ROAD DIVISION 1000, ZONE NO. 008 FOR ROAD MAINTENANCE FOR THE BONGIO 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 1:30 p.m. or soon thereafter, at the Humboldt County Courthouse, Board of Supervisors Chambers, Eureka, California, to consider the formation of Permanent Road Division No. 1000, Zone No. 008 for road maintenance consisting of road resurfacing for the Bongio Subdivision.

Chair, Humboldt County Board of Supervisors

Attachment 6

Notice of hearing to consider an assessment on real property to fund road maintenance within PRD 1000, Zone Number 008 for the Bongio Subdivision

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 PERMANENT ROAD DIVISION (PRD) 1000, ZONE NO. 008 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 1:30 p.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 PRD No.1000, Zone No. 008 to consider an assessment for road resurfacing.

THE ASSESSMENT is to be imposed upon each parcel within the proposed PRD No. 1000, Zone No. 008 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 PRD 1000, Zone No. 008 is projected to be \$2,653.00 in its first year. This first year assessment includes the base value of \$893.00 plus \$1,760.00 for administration costs in establishing PRD No. 1000, Zone No. 008. 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 Zone No. 008. 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 the proposed PRD No. 1000, Zone No. 008.

PROCEEDS OF THIS ASSESSMENT will be used to pay for road resurfacing. 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: PRD No. 1000, Zone No. 008, 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, or 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 proportionate 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.

Chair, Humboldt County Board of Supervisors

Attachment A				
No.	APN	1st Year	2nd Year	Benefit Units
1	017-061-049-000	\$ 265.30	\$ 89.30	89.3000
2	017-061-050-000	\$ 265.30	\$ 89.30	89.3000
3	017-061-051-000	\$ 265.30	\$ 89.30	89.3000
4	017-061-052-000	\$ 265.30	\$ 89.30	89.3000
5	017-061-053-000	\$ 265.30	\$ 89.30	89.3000
6	017-061-054-000	\$ 265.30	\$ 89.30	89.3000
7	017-061-055-000	\$ 265.30	\$ 89.30	89.3000
8	017-061-056-000	\$ 265.30	\$ 89.30	89.3000
9	017-061-057-000	\$ 265.30	\$ 89.30	89.3000
10	017-061-058-000	\$ 265.30	\$ 89.30	89.3000

Attachment 7

Sample Ballot

SAMPLE BALLOT

Assessor Parcel Number: **017-061-049-000**

Units of Benefit: **89.30**

Annual Cost to Owner:

Fiscal Year 2018/2019: **\$265.30**

Fiscal Year 2019/2020 and thereafter: **\$89.30** each year plus an inflation factor compounded based on the Consumer Price Index.

Owner: **Alan Bongio Construction, Inc.**
 4330 Walnut Drive
 Eureka, Ca 95503

QUESTION

Shall the Board of Supervisors of Humboldt County be empowered and authorized to impose an annual assessment for road resurfacing 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 \$89.30 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: Permanent Road Division 1000, Zone No. 008, 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 08/21/2018.**