

ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 05-759-VISALIA

I. GENERAL

This report has been prepared in accordance with applicable sections of Streets and Highways Code Sections 22565 through 22574. The Benefit Assessment Act of 1982, Section 54703 et seq. of the Government Code, provides authority for formation of this Assessment District.

The Board of Supervisors has directed, in Board Resolution No. 2005-0519, that the County will require the formation of an assessment district for the maintenance of new public roadways resulting from land division and land development activities. Board Resolution No. 2005-0360 approving the Tentative Map for Subdivision Tract No. 759 required the formation of a road maintenance assessment district as a condition precedent to recordation of the Final Map for Subdivision Tract No. 759. The Subdivider (David Mitchell et al) has requested the County form an assessment district to pay for maintenance of the public streets and roadways serving Subdivision Tract No. 759.

Subdivision Tract No. 759 is a division of 58.5 acres into 19 rural residential lots located on the west side of Road 132 (Ben Maddox Way), approximately ½ mile south of Avenue 320, north of the City of Visalia.

Construction cost of the streets and roadway improvements will be borne by the Subdivider of Subdivision Tract No. 759. The cost of maintaining these improvements and administering this assessment district is proposed to be provided for by assessing the 19 residential lots in the subdivision.

II. IMPROVEMENTS

Improvements to be maintained under this assessment district include the construction of approximately 130,000 square feet of public roadways. The estimated cost of the roadway improvements for Subdivision Tract No. 759 is \$150,000. This cost will be or has been fully borne by the Subdivider of this subdivision.

III. FORMULA FOR INFLATION ADJUSTMENT

The annual assessments starting with assessments for the 2006/07 fiscal year and each fiscal year thereafter shall be adjusted for inflation according to the following formula: The Consumer Price Index [Urban Wage Earners and Clerical Workers for the Los Angeles- Anaheim-Riverside CSMA] published by the United States Department of Labor, Bureau of Labor Statistics (the "Index"), which will be published for the first six months of the 2006/07 fiscal year and each fiscal year thereafter shall be compared to the Index published for the same period in the prior fiscal year. If the Index of the last fiscal year has increased over the Index of the prior fiscal year, the assessment for the coming fiscal year shall be set by multiplying the assessment amount, as previously adjusted by this formula for inflation, imposed in the last fiscal year by a fraction, the numerator of which is the Index of the last fiscal year and the denominator of which is the Index of the prior fiscal year.

If the Index is changed so that base year differs from that used for Index period of the prior fiscal year most immediately proceeding the Index period for the last fiscal year, the Index shall be converted in

accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor

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Statistics. If the index is discontinued or revised during the Index period of any fiscal year, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

This formula for inflation adjustment shall provide a progressive adjustment resulting in increased maximum annual assessments to cover increased costs due to inflation.

IV. BENEFIT ANALYSIS

There is special benefit, as opposed to a general benefit to the public at large, to the lots or parcels assessed provided by the public roadway improvements because such improvements provide access to each lot within the subdivision boundary. All lots or parcels within the assessment district receive such special benefit equally.

V. ESTIMATE OF EXPENSES

Estimated annual costs to maintain these improvements and administer the assessment district for Fiscal Year 2005/06 are as follows:

Type of Maintenance:	Unit	Quantity	Annual Unit Cost	Estimated Annual Maint. Cycle	Annual Cost
Rejuvenating Agent*	Sq. Ft.	130,000	0.0161	5	\$418.60
Chip Seal*	Sq. Ft.	130,000	0.0878	15	\$760.93
AC Overlay †	Sq. Ft.	130,000	1.125	30	\$4,875.00
District Administration	LS	1	400	Annual	\$400.00
Total Annual Assessment For Road Maintenance:					\$6,454.53
# of lots in district:				19	
Per-Lot Annual Road Maintenance Assessment:					\$339.72

*County Forces

†Contract

The above estimated annual assessment is for the 2006/07 fiscal year. The assessments for each fiscal year thereafter shall be revised according to the Formula for Inflation Adjustment set out in Section III for the 2006/07 fiscal year and each fiscal year thereafter.

VI. ASSESSMENT

It is recommended that each of the 19 lots be assessed equally an amount of \$339.72 for Fiscal Year 2006/07 as identified on the following assessment roll.

ENGINEER'S REPORT OF COUNTY OF TULARE
ASSESSMENT DISTRICT NO.05-759-VISALIA
FISCAL YEAR 2006/07
AND EACH FISCAL YEAR THEREAFTER AS ADJUSTED
BY THE FORMULA FOR INFLATION ADJUSTMENT
SET OUT IN THE ENGINEER'S REPORT

<u>Assessment Number</u>	<u>Name</u>	<u>Assessment (\$)</u>
1	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
2	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
3	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
4	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
5	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
6	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
7	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
8	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
9	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
10	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
11	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
12	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
13	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
14	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
15	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
16	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
17	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
18	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72
19	Richard & Kathy Denier, David & Andrea Mitchell, Mike & Debra Rakes	\$339.72

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**IN THE MATTER OF FORMATION OF
COUNTY OF TULARE
ASSESSMENT DISTRICT NO. 05-759-VISALIA**

RESOURCE MANAGEMENT AGENCY

BRITT L. FUSSEL, COUNTY ENGINEER