

MAR 03 2018

Nevada County  
Community Development Agency

PETITION

FORMATION/ANNEXATION OF A COUNTY SERVICES AREA/PERMANENT ROAD DIVISION  
AND  
LEVY OF SPECIAL TAX  
PROVIDING FOR  
MAINTENANCE OF A PUBLIC STREET AND/OR HIGHWAY

DARKHORSE PERMANENT ROAD DIVISION (PRD)

RETFERFORD ROAD AREA ANNEXATION

TO: BOARD OF SUPERVISORS  
COUNTY OF NEVADA  
STATE OF CALIFORNIA

1. I/We, the undersigned, being landowners of interest within the boundaries of the proposed area described and shown on the attached Exhibits "A" and "B", respectively, hereby petition the above entitled Board to undertake proceedings for the formation/annexation of a CSA/PRD and the levy of a special tax in accordance with applicable provisions of the Government Code and/or Streets and Highway Code of the State of California as follows:

- a. Petitioners request that the Board implement a County road maintenance program consisting of normal and preventative maintenance services consistent with current and future Nevada County road maintenance policies including the establishment and implementation of strategical long-range maintenance and rehabilitation programs consistent with Nevada County's Pavement Management System (PMS).
- b. That concurrent with such formation/annexation as requested, the Board initiate the necessary proceedings to establish a special tax within said district.
- c. That the Board annually levy special taxes, parcel charges and/or benefit assessments in accordance with applicable laws and regulations upon the properties within the CSA/PRD in amounts sufficient to provide the requested services.

2. Petitioners Represent:

- a. The name of the existing PRD is Darkhorse PRD.
- b. The undersigned petitioners constitute at least 50 percent of the owners of interest within the described boundaries of proposed CSA/PRD.

- c. The current estimated county administrative cost will vary depending on the actual demands, size and complexity of the specific area, but is estimated to generally range between \$500 to \$2,000 per year.

3. Petitioners Understand:

- a. That the entire cost to process the formation and establishment of the requested district including conducting elections shall be recoverable from funds at the district, and that deposits of funds may be necessary to complete the necessary processes.
- b. That the entire cost for maintenance and operation of the district will be charged to the landowners benefiting from such services and that failure to pay for such services may constitute a lien on such properties.
- c. That the current Darkhorse PRD rate and method of apportionment of the "Special Tax" is \$298 per single family residential property per the Darkhorse PRD and that said "Special Tax" may increase and/or vary based on future costs of services or increases based on the Consumer Price Index.
- d. That the formation of a CSA/PRD is requested to provide continuous maintenance of the public roadway(s) as described herein and such, maintenance requested is perpetual in accordance with applicable laws and regulations governing such districts.
- e. That there shall be no sale of subject properties until such time as a "Special Tax" is approved or as otherwise approved by the Board of Supervisors.

4. Wherefore, petitioners pray that the Board of Supervisors of the County of Nevada, State of California, proceed with this matter petitioned for in the manner prescribed by law to undertake such proceedings as necessary for the formation and operation of a CSA/PRD to maintain a public road improvement to be known as RETFERFORD ROAD AND SERENE HILL COURT as described herein.

RETFERFORD ROAD AREA ANNEXATION INTO DARKHORSE PERMANENT ROAD DIVISION

WHEREFORE, petitioners pray that the Board of Supervisors of the County of Nevada, State of California, proceed with this matter in the manner prescribed by law for the formation of such County Service Area/Permanent Road Division.

Name (Print) MARTIN & MICHELLE RAHN Signature \_\_\_\_\_  
Property Address \_\_\_\_\_  
Assessor's Parcel No. 1171039  
Date \_\_\_\_\_

DocuSigned by:  
Michelle Rahn  
6A35942E522B4BA

Name (Print) JAN BROWN Signature \_\_\_\_\_  
Property Address \_\_\_\_\_  
Assessor's Parcel No. 1171020  
Date \_\_\_\_\_

Name (Print) JAN BROWN Signature \_\_\_\_\_  
Property Address \_\_\_\_\_  
Assessor's Parcel No. 1171021  
Date \_\_\_\_\_

Name (Print) DEBRA BROGIE Signature \_\_\_\_\_  
Property Address \_\_\_\_\_  
Assessor's Parcel No. 1171022  
Date \_\_\_\_\_

DocuSigned by:  
Debra L Brogie  
54BA01518D51476...

Name (Print) JAMES & LUCY HOOK Signature \_\_\_\_\_  
Property Address \_\_\_\_\_  
Assessor's Parcel No. 1171023  
Date \_\_\_\_\_

James Hook  
Lucy Hook

Name (Print) WILLIAM & ELLEN FERNANDEZ Signature William J. Fernandez, D.C. / Ellen J. Fernandez, D.C.  
Property Address [REDACTED]  
Assessor's Parcel No. 112211  
Date 2/25/18

Name (Print) KELLY & RHONDA LARSON Signature Kelly Larson Rhonda Larson  
Property Address [REDACTED]  
Assessor's Parcel No. 1171027  
Date 2/25/18

Name [REDACTED] Signature \_\_\_\_\_  
Date \_\_\_\_\_

Name (Print) DAVID & CHRISTINE SHAFER Signature David Shafer Christine M. Shafer  
Property Address [REDACTED]  
Assessor's Parcel No. 1171026  
Date \_\_\_\_\_

Name (Print) DAVID & ROBIN ROW Signature David Row Robin Row  
Property Address [REDACTED]  
Assessor's Parcel No. 1171028  
Date \_\_\_\_\_

Name (Print) PHILIP & KATHLEEN DRIVER Signature Phil Driver Kathleen Driver  
Property Address [REDACTED]  
Assessor's Parcel No. 1171029  
Date \_\_\_\_\_

Name (Print) SRIKANGAM & MAVIS RANGAN      Signature SriRangan Rangan      DocuSigned by: MAVIS RANGAN  
 Property Address [REDACTED]  
 Assessor's Parcel No. 1171024  
 Date \_\_\_\_\_

Name (Print) MICHAEL & ALBION McCORMICK      Signature [Signature]  
 Property Address [REDACTED]  
 Assessor's Parcel No. 1171025  
 Date 2/24/18

Name (Print) John Coggins, Sr      Signature [Signature]  
 Property Address [REDACTED]  
 Assessor's Parcel No. 1171019  
 Date 2/24/18

Name \_\_\_\_\_      Signature \_\_\_\_\_  
 [REDACTED]  
 Date \_\_\_\_\_

Name \_\_\_\_\_      Signature \_\_\_\_\_  
 [REDACTED]  
 Date \_\_\_\_\_

Name (Print) DARREN NOWLING      Signature \_\_\_\_\_  
 Property Address [REDACTED]  
 Assessor's Parcel No. 1171038  
 Date \_\_\_\_\_

Name: Deborah Deleuw      Signature \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Assessor's Parcel No: 1122110

**ASSESSED VALUATION OF ALL PARCELS IN PROPOSED ANNEXATION AREA**

Site Address	APN	Acreage	Land Value	Improvement Value
22939 Wild Iris Lane	011-221-010-000	10.01	\$118,089	\$294,292
22737 Montclair Court	011-221-011-000	21.90	\$195,990	\$714,150
22912 Montclair Court	011-710-019-000	28.00	\$238,441	\$379,306
22817 Chateau Court	011-710-020-000	9.37	\$165,532	\$0
22788 Chateau Court	011-710-021-000	9.36	\$165,532	\$466,155
22743 Chateau Court	011-710-022-000	5.25	\$103,530	\$0
22687 Chateau Court	011-710-023-000	8.17	\$167,000	\$594,000
22650 Montclair Court	011-710-024-000	7.95	\$216,122	\$0
22866 Montclair Court	011-710-025-000	3.47	\$300,000	\$750,000
22915 Montclair Court	011-710-026-000	6.77	\$221,815	\$500,637
22811 Montclair Court	011-710-027-000	10.00	\$226,320	\$421,115
22810 Montclair Court	011-710-028-000	3.67	\$202,000	\$646,000
22575 Montclair Court	011-710-029-000	10.14	\$208,305	\$485,296
22252 Retherford Road	011-710-038-000	9.68	\$120,413	\$0
22346 Retherford Road	011-710-039-000	10.37	\$173,255	\$0
Subtotal		154.11	\$2,822,344.00	\$5,250,951.00
<b>Total of All Land and Improvements</b>				<b>\$8,073,295.00</b>

**ASSESSED VALUATION OF PARCELS THAT SIGNED PETITION**

Site Address	APN	Acreage	Land Value	Improvement Value
<del>22939 Wild Iris Lane*</del>	<del>011-221-010-000</del>	<del>10.01</del>	<del>\$118,089</del>	<del>\$294,292</del>
22737 Montclair Court	011-221-011-000	21.90	\$195,990	\$714,150
22912 Montclair Court	011-710-019-000	28.00	\$238,441	\$379,306
<del>22817 Chateau Court</del>	<del>011-710-020-000</del>	<del>9.37</del>	<del>\$165,532</del>	<del>\$0</del>
<del>22788 Chateau Court</del>	<del>011-710-021-000</del>	<del>9.36</del>	<del>\$165,532</del>	<del>\$466,155</del>
22743 Chateau Court	011-710-022-000	5.25	\$103,530	\$0
22687 Chateau Court	011-710-023-000	8.17	\$167,000	\$594,000
22650 Montclair Court	011-710-024-000	7.95	\$216,122	\$0
22866 Montclair Court	011-710-025-000	3.47	\$300,000	\$750,000
22915 Montclair Court	011-710-026-000	6.77	\$221,815	\$500,637
22811 Montclair Court	011-710-027-000	10.00	\$226,320	\$421,115
22810 Montclair Court	011-710-028-000	3.67	\$202,000	\$646,000
22575 Montclair Court	011-710-029-000	10.14	\$208,305	\$485,296
<del>22252 Retherford Road</del>	<del>011-710-038-000</del>	<del>9.68</del>	<del>\$120,413</del>	<del>\$0</del>
22346 Retherford Road	011-710-039-000	10.37	\$173,255	\$0
Subtotal		154.11	\$2,252,778.00	\$4,490,504.00
<b>Total of All Land and Improvements</b>				<b>\$6,743,282.00</b>

*\*Strikethrough parcels did not sign petition.*

**AFFIDAVIT OF VALUATION**

Subject: Darkhorse Permanent Road Division – Retherford Annexation

This is to certify that the undersigned has reviewed the Engineer’s Report and evaluation totals shown in the above-named petition with those on the last Equalized Assessment Rolls of Nevada County, California, and finds said Report and totals to be complete and correct as of January 28, 2019.

As shown below, the petition meets the requirements of Streets and Highways Code Section 1162 which requires that the forming petition contacts at least a simple majority of the landowners within the division or the signature of owners of more than 50 percent of the assessed valuation within the division. Eleven of 15 properties, or 73.3%, within the proposed PRD signed the petition.

Value of parcels that signed petition	=	\$6,743,282	=	83.5%
<hr/>		<hr/>		
Total value of all parcels in proposed PRD		\$8,073,295		

Further, I am a person over the age of 18 years. I am not a signatory to the said petition and I own no property, taxable or otherwise, in the Darkhorse Permanent Road Division or Retherford Road area.



Jessica Hankins  
County of Nevada  
Public Works Project Manager