

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: August 28, 2007

FROM: KEN GREHM 

SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 206 IN COUNTY SERVICE AREA 28
(NORTHSIDE – WATER QUALITY MONITORING) AND SET A FEE FOR SERVICES**

ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution creating Zone of Benefit No. 206 and setting charges to monitor surface and groundwater quality in the Martis Valley watershed at a maximum cost of \$306 per dwelling unit equivalent.

BACKGROUND

Zones of benefit are created within County Service Area No. 28 to fill the services funding gap between general County services and special services. This particular developer's conditions of approval require a funding mechanism for permanent water quality control features and monitoring to ensure that run-off will meet the Water Quality Control Plan for the Lahontan Region for Martis Creek. A CSA Zone of Benefit has been identified as the best way to fund this program.

The Northside project is located on approximately 51.21 acres in the Martis Valley portion of Placer County just to the west of the Northstar Village, and proposes the development of 101 condominium units and supporting office and recreation center space (the "Village North Condominiums"), and 34 townhome units (the "Village Walk Townhomes").

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Northside project has signed a ballot. The property owner approved, by way of this ballot, an annual charge per parcel based on the estimated Dwelling Unit Equivalents (DUE) created by this map and future final maps. The estimated current annual assessment for each future DUE is \$240. The maximum assessment will be up to \$306 per DUE. In lieu of receipt of mailed notice of this hearing, the owner of the existing parcel has executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board must also adopt a Resolution to impose the parcel/dwelling unit charge.

ENVIRONMENTAL CLEARANCE

This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project and is not subject to further environmental review.

FISCAL IMPACT

The \$240 charge will be levied on each existing parcel based on the estimated number of future DUEs and then further divided by each new parcel created in subsequent final maps. The per parcel charge may change as more development occurs in Martis Valley. The ballot also allows for an annual cost of living increase for this CSA charge. These charges are supported by a detailed engineer's report prepared by a registered professional engineer.

Attachments: Resolution
Exhibit A – Legal Description
Exhibit B – Location Map
Exhibit C – Assessment Detail

A copy of the Engineer's Report is on file with the Clerk of the Board for viewing.

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 206
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE (NORTHSIDE)

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, a condition of approval for Northside was the creation of a funding mechanism to provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, the owners of record of said subdivision desire the creation of a County Service Area Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Numbers 110-080-084, and 110-080-085 of said subdivision have consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owner of record of the properties have approved by ballot to set a charge on parcels and dwelling units within said Areas of subdivision, and

NORTHSIDE - COUNTY SERVICE AREA 28 ZONE 206

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Resol No. _____

WHEREAS, the Board finds that said ballots constitute unanimous approval of the charge by the property owners within said areas of Zone of Benefit after proper notice has been given of the right to protest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:

The Board of Supervisors does hereby create Zone of Benefit No.206 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Northside project Subdivision (PSUBT20060278), which zone shall provide services within said subdivision; and

The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel and/or dwelling unit within APNs Parcel Numbers 110-080-084, and 110-080-085 that may now exist or which may be created by any final map of SUB No. PSUBT20060278, Northside, in an amount up to \$306 per DUE as stated in the Engineer's Report. Said charge shall commence with the 2008-2009 tax year.

The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2009-2010 tax year, which shall not exceed 5% in any one year.

EXHIBIT "A"

Northside Exterior Boundary Legal Description Zone of Benefit 206 County Service Area No. 28

MBR # 20051009

RESULTANT PARCEL I (APN: 110-080-084-000)

All that real property situated in the County of Placer, State of California, being a portion of Parcel One described in that deed to Northstar Mountain Properties, LLC recorded as Document No. 2000-0077980, O.R.P.C., and portions of Parcel U and Parcel B as shown on that map filed in Book J of Maps at Page 55, O.R.P.C., said Northstar Mountain Properties LLC property and Parcels U and B are shown on that Record of Survey No. 2392 filed in Book 18 of Surveys at Page 14, O.R.P.C., situated in Section 32, Township 17 North, Range 17 East, M.D.M., described as follows:

Beginning at a point on the westerly line of Northstar Drive shown on said map, being also a point on the easterly boundary of said Parcel B from which the easternmost corner of Parcel B bears North 36°21'45" East, 217.72 feet; thence from said point of beginning leaving said westerly line North 27°16'35" West, 172.14 feet; thence North 58°14'12" West, 66.18 feet; thence South 89°54'20" West, 120.57 feet; thence South 20°47'12" West, 162.14 feet; thence South 34°56'31" West, 532.65 feet; thence South 26°21'10" East, 334.79 feet; thence North 73°51'36" East, 94.21 feet to a point on the westerly line of Northstar Drive, being also a point on the easterly boundary of said Parcel One; thence along said westerly line of Northstar Drive and easterly boundaries of said Parcel One, Parcel U and Parcel B the following two (2) consecutive courses: 1) along an arc of a curve to the right having a radius of 530.00 feet through an angle of 34°43'27", for a distance of 321.21 feet having a chord bearing of North 18°59'16" East for a distance of 316.31 feet; and 2) North 36°21'45" East 466.04 feet to the point of beginning.

Containing 5.37 acres, more or less.

The Basis of Bearings is the northwesterly right-of-way line of Northstar Drive, per Tract No. 920, Northstar Village, Phases I and II, recorded in Book AA of Maps, Page 21, Official Records Placer County (South 36°21'45" West) and coincident lines shown on 18 RS 14.

RESULTANT PARCEL II (APN: 110-080-085-000)

All that real property situated in the County of Placer, State of California, being a portion of Parcel One described in that deed to Northstar Mountain Properties, LLC recorded as Document No. 2000-0077980, O.R.P.C., and portions of Parcel U and Parcel B as shown on that map filed in Book J of Maps at Page 55, O.R.P.C., said Northstar Mountain Properties LLC property and Parcels U and B are shown on that Record of Survey No. 2392 filed in Book 18 of Surveys at Page 14, O.R.P.C., situated in Section 32, Township 17 North, Range 17 East, M.D.M., described as follows:

Beginning at a point on the westerly line of Northstar Drive, shown on said map, being also a point on the easterly boundary of said Parcel B from which the easternmost corner said Parcel B bears North 36°21'45" East, 217.72 feet; thence from said point of beginning leaving said westerly line North 27°16'35" West, 172.14 feet; thence North 58°14'12" West, 66.18 feet; thence South 89°54'20" West, 120.57 feet; thence North 52°46'27" West 102.13 feet; thence North, 88.48 feet; thence North 18°52'51" West, 367.19 feet; thence North 25°08'15" East, 175.66 feet; thence North 55°57'04" East, 193.46 feet; thence North 81°54'44" East, 123.56 feet

to a point on the westerly line of Big Springs Drive being also a point on the easterly boundary of said Parcel One; thence along the easterly boundaries of said Parcel One and said Parcel B and along said westerly line along an arc of a curve to the right having a radius of 970.00 feet through an angle of $04^{\circ}25'58''$ for a distance of 75.05 feet having a chord bearing of South $16^{\circ}06'30''$ East for a distance of 75.03 feet; thence South $13^{\circ}54'29''$ East, 435.17 feet; thence along an arc of a curve to the left having a radius of 330.00 feet through an angle of $38^{\circ}46'55''$ for a distance of 223.37 feet having a chord bearing of South $33^{\circ}14'25''$ East for a distance of 219.13 feet; thence along an arc of a curve to the right having a radius of 56.00 feet through an angle of $80^{\circ}28'48''$ for a distance of 78.66 feet having a chord bearing of South $12^{\circ}22'12''$ East for a distance of 72.35 feet to a point on the westerly line of Northstar Drive; thence along said westerly line and along an arc of a curve to the right having a radius of 56.00 feet through an angle of $08^{\circ}42'33''$ for a distance of 8.51 feet having a chord bearing of South $32^{\circ}13'29''$ West for a distance of 8.50 feet; thence South $36^{\circ}21'45''$ West, 266.27 feet to the point of beginning.

Containing 7.42 acres, more or less.

The Basis of Bearings is the northwesterly right-of-way line of Northstar Drive, per Tract No. 920, Northstar Village, Phases I and II, recorded in Book AA of Maps, Page 21, Official Records Placer County (South $36^{\circ}21'45''$ West) and coincident lines shown on 18 RS 14.

End of Description

EXHIBIT "B"

Northside Exterior Boundary Map Depiction
Zone of Benefit 206

County Service Area No. 28

Resultant Parcel I - APN No. 110-080-084

Resultant Parcel II - APN No. 110-080-085

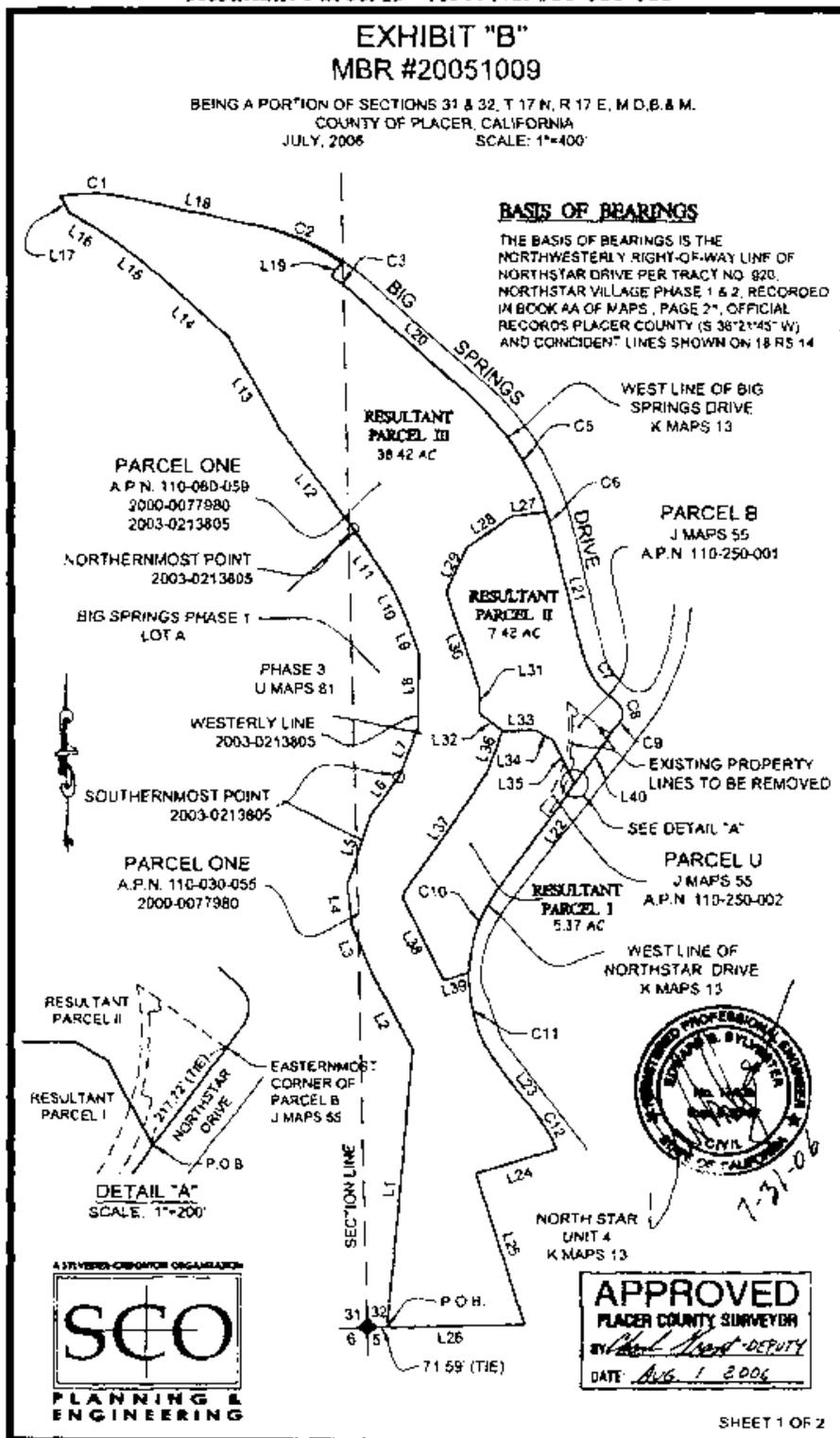


EXHIBIT C

Section VIII.

BUDGET WORK SHEETS MARTIS VALLEY CUMULATIVE WATER QUALITY MONITORING PROGRAM ZONES OF BENEFIT # 197, 199, 201 & 206

CURRENT ASSESSMENT		
DESCRIPTION OF WATER QUALITY MONITORING PROGRAM:		
Surface and Ground Water Management Program:	Rate	Cost
Martis Creek		
Samples		66,344.00
Data Analysis		59,500.00
Station Maintenance		7,200.00
Consultation		16,800.00
Bio Assessment		
Field Sampling		
Laboratory ID		
Data Management/Reports		2,800.00
Administrative		18,000.00
Field Work		
Field Technician		64,200.00
Equipment		52,025.00
SUBTOTAL		<u>286,869.00</u>
Management of Budget (10%)	10%	28,686.90
General Liability Insurance (flat)		100.00
Tax Roll Collection (1%)	1%	3,309.99
Administration		1,000.00
Contingency (5%)	5%	14,343.45
SUBTOTAL		<u>47,440.34</u>
TOTAL 2007 ESTIMATED COST		<u>334,309.34</u>
ANTICIPATED TOTAL DUES		1,393.15
COST PER DUE PER YEAR		239.97

