

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: August 28, 2007
 FROM: KEN GREHM *KG*
 SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 205 IN COUNTY SERVICE AREA 28
 THE NORTHSIDE – TRANSIT SERVICES 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. 205 and setting charges to operate transit service in Martis Valley at a cost of \$36.47 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. The Northside conditions of approval require a funding mechanism for the establishment of public transit serving Shaffer Mill Road and expanded service in the Highway 267 corridor between Truckee and Kings Beach/Crystal Bay to the south. This is consistent with the Martis Valley Community Plan, which calls for land development to fund expanded transit services to provide traffic mitigation and to provide transportation for employees and guests. 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 parcel 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 residential dwelling units created by this map and future final maps. The estimated assessment for each future dwelling unit equivalent is \$36.47. 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 \$36.47 per dwelling unit equivalent will be levied on each parcel based on the estimated cost of providing expanded transit service and charged to each parcel created in subsequent final maps. 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 – Assessment Detail
 Exhibit C – Location Map

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. 205
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE THE 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 The Northside Transit 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

THE NORTHSIDE TRANSIT - COUNTY SERVICE AREA 28 ZONE 205

Page 2

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. 205 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of The Northside project Subdivision, 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 XIII D of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel and/or dwelling unit within APNs 110-080-084, and 110-080-085 that may now exist or which may be created by any final map, The Northside, in an amount of \$36.47 per dwelling unit equivalent 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"
LEGAL DESCRIPTION
MBR # 20051009

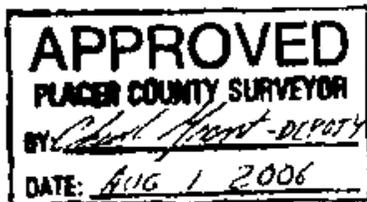
RESULTANT PARCEL I

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.



SEO PLANNING & ENGINEERING,
INC.
140 LYTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945

EXHIBIT "A"
LEGAL DESCRIPTION

MBR # 20051009

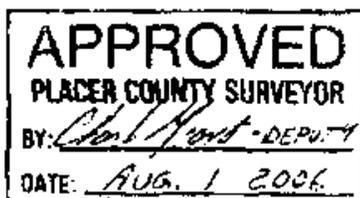
RESULTANT PARCEL II

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°25'58" for a distance of 75.05 feet having a chord bearing of South 16°06'30" East for a distance of 75.03 feet; thence South 13°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°46'55" for a distance of 223.37 feet having a chord bearing of South 33°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°28'48" for a distance of 78.66 feet having a chord bearing of South 12°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°42'33" for a distance of 8.51 feet having a chord bearing of South 32°13'29" West for a distance of 8.50 feet; thence South 36°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°21'45" West) and coincident lines shown on 18 RS 14.



SEO PLANNING & ENGINEERING, INC.
140 LITON DRIVE, SUITE 240
GRASS VALLEY, CA 95945



Page 2 of 2

EXHIBIT B

SECTION VIII. BUDGET WORKSHEETS

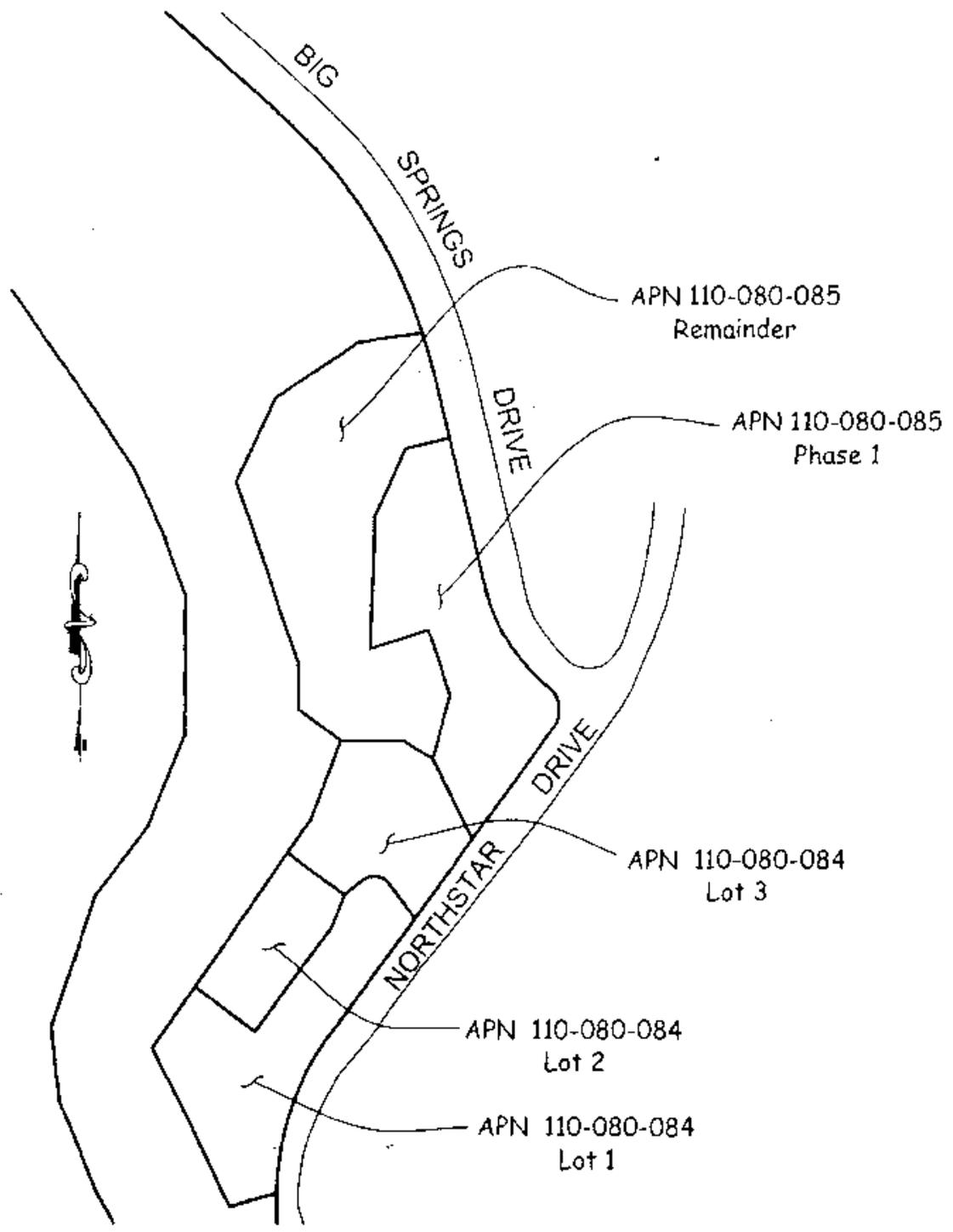
BUDGET WORK SHEETS
The Northside Transit Program
Zone of Benefit #205

<i>Martis Valley Transit Service Program Current Assessment</i>							
Operating Costs	Annual Quantities						
	# Peak Buses in Operation	Vehicle-Miles of Service	Vehicle- Hours of Service	Operating Cost	Passenger- Trips	Estimated Fare	Operating Subsidy
	4	162,324	7,776	\$ 428,000	92,779	\$ 99,321	\$ 328,679
Capital Costs							
<u>Transit Buses</u>							
Unit Cost			\$ 370,000				
Useful Life				10 years			
Interest Rate				3%			
Annualized (at 3% Interest Rate)			\$ 32,275				
Local Match (20 percent)			\$ 6,500				
Number of Buses Required	4						
Total Required Annual Local Match			\$ 26,000				\$ 26,000
SUBTOTAL: Annual Martis Valley Transit Operating And Capital Program Costs							\$ 354,679
Other Funding Sources							
Transportation Development Act Funding						\$ 140,000	
Town of Truckee						\$ 25,000	
Northstar-At-Tahoe (Half the Cost of 1 AM and 1 PM Peak Period Winter Run)						\$ 13,000	
Subtotal, Other Funding						\$ 178,000	
Subtotal: Annual CSA Martis Valley Transit Operating and Capital Funding Required							\$ 176,679
Management (10 percent of CSA Funding)						\$ 20,605	
General Liability Insurance (Flat)						\$ 100	
Taxroll Collection (1 percent)						\$ 2,060	
Administration (Flat)						\$ 1,000	
Contingency (5 percent)						\$ 10,302	
TOTAL ANNUAL CSA COSTS							\$ 210,747
Forecast Potential Growth in Dwelling Unit Equivalents							5,779
CSA Annual Cost per Dwelling Unit Equivalent							\$ 36.47

EXHIBIT C

JULY, 2007

SCALE: 1"=400'



PLANNING &
ENGINEERING, INC.

140 LITTON DRIVE, SUITE 240, GRASS VALLEY, CA 95945
10800 DONNER PASS ROAD, SUITE 302, TRUCKEE, CA 96161

SHEET 1 OF 1

25

