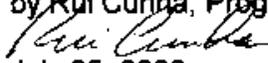


PLACER COUNTY
OFFICE OF EMERGENCY SERVICES

MEMORANDUM

To: Honorable Board of Supervisors

From: Thomas Miller, County Executive Officer
by Rui Cunha, Program Manager, Office of Emergency Services

Date: 
July 25, 2006

Subject: Adopt a Resolution Approving the FY 2006-2007 Northstar Fire Department Capital Facilities Plan Update which has a 2% Mitigation Fee Increase

ACTION REQUESTED

That your Board adopts a resolution approving the FY 2006-2007 *Northstar Fire Department Capital Facilities Plan Update* that includes a 2% mitigation fee increase.

BACKGROUND

Government Code 66000 *et seq.* (GC 66000) allows local agencies to *collect*, but not to *levy* fees to offset the impact of new development on local services. Legal authority to *levy* fees in fact rests with the Board of Supervisors. The Board did enable fire protection districts to collect development fees by creating a legal framework for collections (County Code Chapter 15.36.010). However, per GC 66000, in order for a fire district to collect fees it must prepare an annual Capital Facilities (or Capital Improvements) Plan, which is subject to approval by the Board of Supervisors.

The Board of Directors of the Northstar Community Services District held a properly noticed public hearing on June 21, 2006 to review its plan. In the absence of a local newspaper, a memo announcing the meeting was posted throughout Northstar at local offices and businesses (copy attached). The Board confirmed the Capital Facilities Plan Update by passing its Resolution 06-13.

FISCAL IMPACT

The plan increases fees by 2% based on the increase in the Consumer Price Index for the 12-month period ending in December 2005. Residential and commercial fees are increased from \$.733/ft² to \$.748/ft².

For FY 2005-2006, the District had a beginning mitigation fund balance of \$272,606, and projects mitigation fee revenues of \$65,586 and \$19,413 in interest, and took out a loan of \$641,754 from a Mello Roos bond sale, bringing its year end fund balance to \$990,656. Planned FY 2006-07 expenditures are \$750,000 for station expansion construction, and \$30,000 for a loan payment. Expected FY 2006-2007 mitigation fee revenue is \$30,000.

Attachments:

Resolution
Announcement Memo
Northstar Community Services District Resolution No. 06-13
Northstar Fire Department Capital Facilities Plan Update

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

In the matter of:

**A RESOLUTION APPROVING THE 2006-2007
NORTHSTAR FIRE DEPARTMENT CAPITAL
FACILITIES PLAN UPDATE WITH A 2%
INCREASE IN MITIGATION FEES**

Resol. No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held **July 25, 2006** by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, Government Code 66000 *et seq* (GC 66000) allows local agencies to collect fees on new development to offset resultant impacts on services, but fire districts in and of themselves do not have direct legal authority to levy fees. That authority, in fact, rests with the Board of Supervisors, which codified the requisite legal framework, specifically for fire districts, in County Code Chapter 15.36.010; and

WHEREAS, as a requirement of GC 66000, in order to collect mitigation fees on new development, the fire district must annually prepare and submit to the Board of Supervisors, a Capital Facilities (or Capital Improvements) Plan that delineates and supports a proposed fee schedule; and

WHEREAS, the Northstar Community Services District Board of Directors held a public hearing to review its plan on June 21, 2006, the Board adopted it by passing Resolution Number 06-13. The plan incorporates a 2% rate increase based on the Consumer Price Index resulting in an upward adjustment of residential and commercial mitigation fees by \$.015/ft² to \$.0748/ft², and

WHEREAS, Northstar Fire Department revenues showed a FY 2005-2006 beginning balance of \$272,606 and projected \$65,586 in mitigation fees and a \$641,754 loan from a Mello Roos bond sale, and \$19,413 in interest, resulting in an end of year fund balance of \$990,069; and

WHEREAS, the District had \$9,290 in expenditures in FY 2005-2006, it plans on spending \$750,000 to fund the start of construction on station expansion, and make a \$30,000 on a loan payment in FY 2006-2007,

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the County of Placer that the fiscal year 2006-07 Capital Facilities Plan Update for the Northstar Fire Department is hereby approved.

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JUN 23 2006

NORTHSTAR FIRE DEPARTMENT
CAPITAL FACILITIES PLAN UPDATE

EMERGENCY SERVICE



Executive Summary

Northern California communities in the Sierra Nevada Mountains region have experienced substantial growth during the last ten years especially in the greater Truckee/Tahoe areas. The growth is principally attributable to the resort industry responding to a higher demand of visitors. The Northstar Community Service's District is faced with growing capital needs that exceed property tax increments. It is a valid concern that new growth should not have a negative impact on current service levels as well. Data about staffing and inventory has been gathered to develop estimations of adequate staffing levels and capital inventory. This information has been used to develop a fair and equitable mitigation fund equation. In fall 2002 the Northstar Community Services District Board of Directors commissioned a report to look at current service levels and future growth of the district. The result of that report was to impose a mitigation fee on future development. On July 1 2003 the Northstar Community Services District Board of Directors approved an original mitigation fee in the amount of 71 cents per square ft for new construction. The Placer County Board of supervisors approved the mitigation fee.

Purpose- The purpose of this document is to gain Placer County Board of Supervisors approval of the Northstar Community Services District 2006/2007 Capital Facilities Plan.

General- This Capital Facilities Plan update that is required by Placer County is consistent with the original plan approved last year. Although there are no changes to the original plan the current fee is adjusted by CPI-W to \$.74.8 per sq.ft. Residential or Commercial. This allowed CPI increase is based on U.S. Department of Labor Statistics, Consumer Price Index for San Francisco-Oakland-San Jose (1982-84) for Urban Wage Earners and Clerical Workers (CPI-W) or its successor index for the prior 12 months. An annual adjustment of the mitigation fee based on the above index was approved in the original plan in 2003.

Service area description

The community of Northstar is located in Placer County, which has been identified as one of the fastest growing counties in California. Northstar's residential and commercial development is projected to continue to grow for the immediate future and will significantly impact service levels. The growth effects fire department staffing, equipment, and facilities.

Northstar Community Services District is located high in the Sierra Nevada mountain range at the east end of Placer County, nestled on the east-facing slope. The community is a classic Urban/Wild land Interface area, which adds responsibility and demands to both structural and wild land firefighting. If the district experiences multiple calls, the limited resources are severely taxed. Northstar is a popular year-round tourist destination, which causes traffic congestion and can impede firefighting equipment from reaching the source of a fire or medical emergency.

Summary of Demographic Trends

For several years the County of Placer including the area served by the Northstar Fire department has undergone sustained growth. Due to this growth the district has experienced an increase in the amount of building inventory to protect. This development has contributed to an increase in fire protection inventory, requiring an increase in firefighting infrastructure.

Historical data typically used to estimate future population growth is considered inaccurate for a resort community. The demographics of a resort community change as population fluctuates between recreational seasons. A constant trend in a resort community such as Northstar will see population changes from 250 persons to 10,000 persons on any given day. This sudden population growth is what impacts the districts ability to provide the same level of service day to day.

As growth is estimated to continue over the next 10 to 15 years calls for service will increase. Using projected growth numbers as above population increases could be anywhere from 1,000 persons to 20,000 persons on any given day.

As growth within the community continues the need for staffing and facilities will need to increase to meet those demands. The original Mitigation fee study was based on the need to expand the current fire station in order to meet future staffing needs. This plan update is consistent with the original plan with no anticipated changes.

Original Methodology Calculation of Fees

New development's fair share of the cost to the Northstar Fire Department will be limited to that needed for additional facilities, equipment, and related housing costs. No direct costs for existing facilities or equipment expended by the current community will be included. However, an upper limit for the new community will be established as that equivalent to the present day estimated cost for existing facilities and equipment, spread on a square-footage basis over the existing community.

Table 4.3 shows the new estimated capital expenditures necessary.

Table 4.3 Estimated Capital Costs of Growth

Item	Estimated Cost	Basis for Estimate
Addition to Fire Station	\$1,000,000	Architect and Contractor Estimates
Fire Station Equipment (Lockers, Beds, etc.)	\$20,000	Vendor Estimates
Total Capital Costs	\$1,020,000	

The proposed mitigation fee will be calculated using the following formula:

$$\text{Mitigation Fee} = \frac{\text{Cost}}{\text{Growth}} \quad (\text{Equation 1})$$

Where: Cost = Mitigation Cost
 Growth = Growth in square feet

The mitigation cost is shown in Table 4.3. The total projected growth during the five-year period, taken from Table 4.1 is 1,437,001 square feet. Calculating the values for Cost and Growth into Equation 1 yields the following:

$$\text{Mitigation Fee} = \frac{\$1,020,000}{1,437,001 \text{ square feet}} = \$0.71 \text{ per square foot}$$

A mitigation fee should be established at a rate of \$0.71 per square foot to provide recovery of the additional capital costs associated with maintaining the existing level of service and extending that level to the newly constructed areas.

Table 4.1 Past and Future Growth

Year	Residential Growth (sq. ft.)	Commercial Growth (sq. ft.)	Total Built Area (sq. ft.)
1997	33,637		2,167,286
1998	80,832		2,248,118
1999	66,770	5,969	2,320,857
2000	317,690		2,638,547
2001	89,187		2,727,734
2002	114,337		2,842,071
2003	51,809		2,893,880
2004	88,972	330,519	3,313,371
2005	55,597	283,245	3,652,213
2006**	259,426	28,708	3,940,347
2007**	254,656	17,225	4,212,228

*Data projected based on totals reported as of 9/1/02.

**Data based on projects known to the District (Big Springs, The Village, and employee housing).

The above study was completed by Hughes and Associates a Fire protection Engineering firm along with Northstar Fire Department.

The original allowed fee of \$0.71 per square ft shall apply to all construction commercial and residential.

Current fee adjusted for CPI fiscal year 2004/2005

\$.715 per sq.ft.

Current fee adjusted for CPI fiscal year 2005/2006

\$.73.3 per sq.ft.

Fee Increase

For fiscal year 2006/2007 the Northstar Fire Department is requesting an increase in fees that is allowed under the original document as a CPI adjustment. U.S department of labor Statistics, Consumer Price Index for San Francisco-Oakland-San Jose (1982-84) for Urban Wage Earners and Clerical Workers (CPI-W) or its successor index for the 12 months ended December 2005. Total CPI adjustment for 2006/2007 would be 2.0%

CPI-W Adjusted fees

\$.74.8 per square ft for residential or commercial construction.

**Mitigation fund expenditures and revenue
2004/2005**

For 2004/2005 mitigation fees in the amount of \$293,164.00 were collected from commercial and residential development.

For 2004/2005 to date \$49,940.58 of mitigation fees was spent on the fire station expansion.

- A. Geotech services, \$4,200.00
- B. Minor Boundary Line Adjustment for land acquisition to allow station expansion, \$1,848.88
- C. Administrative legal processes for Minor Boundary Line Adjustment, \$6,216.27
- D. Planning and permitting, \$3,332.03
- E. Architectural and engineering, \$10,526.25
- F. Site civil engineering, \$23,817.15

**Mitigation fund expenditures and revenue
2005/2006**

For 2005/2006 mitigation fees in the amount of \$65,585.66 were collected from commercial and residential development.

2005/2006 loan from Mello Roos bond sales \$641,753.64

2005/2006 to date \$9,289.89 of mitigation fees was spent on the fire station expansion.

- A. Architectural and engineering, \$4,233.89
- B. Planning and permitting, \$150.00
- C. Legal fees on bid documents, \$676.00
- D. Construction plan review, \$4,230.00

**Mitigation fund expenditures and revenue
2006/2007
Estimates**

2006/2007 estimated expenditures \$750,000 station expansion project start.

2006/2007 estimated \$30,000 in mitigation fee revenue is expected.

2006/2007 estimated \$30,000 in mitigation fee revenue to pay back Mello Roos loan.

**Mitigation fund expenditures and revenue
2007/2008
Estimates**

2007/2008 estimated expenditures of \$150,000 to complete station expansion project.

2007/2008 estimated \$40,000 in mitigation fee revenue is expected.

2007/2008 estimated \$20,000 in mitigation fee revenue to pay back Mello Roos loan.

**Mitigation fund expenditures and revenue
2008/2009
Estimates**

2008/2009 estimated \$40,000 in mitigation fee revenue is expected.

2008/2009 estimated \$30,000 in mitigation fee revenue to pay back Mello Roos loan.

**Mitigation fund expenditures and revenue
2009/2010
Estimates**

2009/2010 estimated \$25,000 in mitigation fee revenue is expected.

2009/2010 estimated \$30,000 in mitigation fee revenue to pay back Mello Roos loan.

**Mitigation fund expenditures and revenue
2010/2011
Estimates**

2010/2011 estimated \$25,000 in mitigation fee revenue is expected.

2010/2011 estimated \$30,000 in mitigation fee revenue to pay back Mello Roos loan.

Loan Mello Roos Bond Sale

* The District has estimated that improvements required to the existing firehouse on Northstar Drive will cost approximately \$1 million, and has adopted an ordinance (Mitigation Fees) pursuant to which fees are imposed upon certain new development within the District in order to raise said sum for such purpose. The District and the Developer agree that Bond proceeds should be used, in addition to such fees and investment earnings thereon that are available to the District, in order to assure that the necessary improvements to the Northstar Drive firehouse may be constructed at the earliest possible date. Accordingly, proceeds from the first sale of Bonds in an amount equal to the remainder of (i) \$1 million minus (ii) the amount of the aforesaid fees and investment earnings thereon held by the District on the date of issuance of such Bonds shall be made available to the District on the date of issuance of such Bonds. The District will have loaned Bond proceeds to the fund from which the cost of the Northstar Drive firehouse will be paid; and that fund should repay such loan from future fees collected by the District.

* There will be no interest charges associated with the Mello Roos loan.

Northstar Fire Department

Capital Facilities Plan 2006/07 Fiscal Year

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/2009
Mitigation Fund Beginning Balance	0	\$24,037	\$272,606	\$990,069	\$244,870	\$117,168
Revenue Category						
Projected annual mitigation fees revenue	\$23,566	\$293,164	\$65,586	\$30,000	\$40,000	\$40,000
Loan from Mello Roos bond sales @ 0%	\$0	\$0	\$641,754	\$0	\$0	\$0
Total Revenues	\$23,566	\$293,164	\$707,339	\$30,000	\$40,000	\$40,000

Mitigation fee projected to increase by 1% per year for CPI adjustment

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Expenditure Category						
Projected annual capital facilities expenditures	\$0	\$49,941	\$9,290	\$750,000	\$150,000	\$0
Loan interest payment	\$0	\$0	\$0	\$0	\$0	\$0
Loan principal repayment	\$0	\$0	\$0	\$30,000	\$20,000	\$30,000
Total Expenditures	\$0	\$49,941	\$9,290	\$780,000	\$170,000	\$30,000
Mitigation Fund Ending Balance Before Interest	\$23,566	\$267,261	\$970,656	\$240,069	\$114,870	\$127,168

Projected account interest at 2% APR

\$471 \$5,345 \$19,413 \$4,801 \$2,297 \$2,543

Mitigation Fund Ending Balance After Interest	\$24,037	\$272,606	\$990,069	\$244,870	\$117,168	\$129,711
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Northstar Fire Department

Capital Facilities Plan 2009/11 Fiscal Year

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Mitigation Fund Beginning Balance	\$129,711	\$127,205				
Revenue Category						
Projected annual mitigation fees revenue	\$25,000	\$25,000				
Loan from Mello Roos bond sales @ 0%	\$0	\$0				
Total Revenues	\$154,711	\$25,000				
Mitigation fee projected to increase by 1% per year for CPI adjustment						
Expenditure Category						
Projected annual capital facilities expenditures	\$0	\$49,941				
Loan interest payment	\$0	\$0				
Loan principal repayment	\$30,000	\$40,000				
Total Expenditures	\$30,000	\$89,941				
Mitigation Fund Ending Balance Before Interest	\$124,711	\$62,265				
Projected account interest at 2% APR						
	\$2,494	\$1,245				
Mitigation Fund Ending Balance After Interest	\$127,205	\$63,510	\$0	\$0	\$0	\$0



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Notice of Public Hearing

BOARD OF DIRECTORS

- Duane Evans
- Jeann Green
- Nancy Ives
- Mike Mott
- Frank Seelg

MANAGEMENT

- Jim Lochridge - General Manager
- Mike Staudenmayer - Deputy General Manager
- Mark Shadowens - Fire Chief
- Myra Tanner - Secretary of the Board
- Mike Geary - District Engineer

Please take notice that at 9:00 a.m. on June 21, 2006 at the Offices of the Northstar Community Services District, 908 Northstar Drive, Northstar, Truckee, California 96161, the Board of Directors of the Northstar Community Services District will hold a public hearing to consider the adoption of an updated Fire Station Addition Capital Improvement Plan with attached Fire Capital Facilities Mitigation Analysis, including a capital assets mitigation fee of 74.8 cents per square foot of new enclosed habitable construction, over 500 square feet, including garages. The area of real property within which the capital assets mitigation fee will be applicable is the boundaries of the Northstar Community Services District, more particularly described as follows:

NORTHSTAR COMMUNITY SERVICES DISTRICT

All that certain real property situate in the unincorporated area of the County of Placer, State of California, being portions of Sections 20, 28, 29, 30, 31, 32 and 33, Township 17 North, Range 17 East, and portions of Sections 3, 4, 5, and 6, Township 16 North, Range 17 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the quarter section corner common to Sections 20 and 29, T17N, R17E, M.D.M., marked by one and one-half inch capped pipe set for said quarter corner, from which point the south-west corner of said Section 20 (marked by a two and one-half inch pipe stamped L.S. 2515-1950) bears S88°25'04"W; thence from said Point of Beginning along the north-south centerline of said Section 20, N1°00'44"W 425 feet, more or less, to a point 50.00 feet northeasterly of, measured at right angles to the northeasterly right-of-way line of Highway 267; thence southerly along a line 50.00 feet easterly of and parallel with said right-of-way line 4.4 miles, more or less, to the north line of the south ½ of the south ½ of the south ½ of Section 3 T16N, R17E; thence west along said north line to a point 50.00 feet southwesterly of, measured at right angles to the southwesterly right-of way line of Highway 267; thence northerly along a line 50.00 feet westerly of and parallel with said right-of-way line 2.8 miles, more or less, to a point that bears the following two (2) courses from the corner common to Sections 28, 29, 32, and 33 T17N, R17E, (1) S56°31'21"W 1764.98 feet, and (2) S89°30'E; thence leaving said line N89°30'W 1580 feet, more or less, to a point which is distant S56°31'21"W 1764.98 feet from said corner common to Sections 28, 29, 32, and 33, above described; thence S19°40'W 5030.00 feet; thence S9°00'W 2810.00 feet; thence S87°44'24"W 1797.57 feet; thence North 240 feet; thence N75°53'18"W 184.57 feet; thence S58°39'50"W 290.35 feet; thence N32°12'39"W 168.45 feet; thence S54°42'48"W 122.47 feet; thence N35°17'12"W 80.00 feet; thence N54°42'48"E 50.00 feet; thence N63°48'01"E 77.08 feet; thence N21°02'15"E 139.28 feet; thence S88°51'20"W 801.16 feet; thence S24°34'43"W 387.07 feet; thence N89°18'32"W 1004.30 feet; thence

908 Northstar Drive, Truckee, CA 96161

Administration: 530.562.0747 / Fax: 530.562.1505 / E-mail: admin@northstarcsd.com
 Fire Department: 530.562.1212 / Fax: 530.562.0702 / E-mail: northstarfire@sbcglobal.net
 Utilities: 530.562.0689 / Fax: 530.562.1505 / E-mail: utilities@northstarcsd.com

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N1°00'W 886.80 feet; thence N48°50'W 1331.36 feet; thence northeasterly 1470 feet, more or less, to the south quarter corner of Section 31, T17N, R17E, M.D.M; thence along the north-south centerline of said Section 31, northerly 5280 feet, more or less to the quarter corner common to Sections 30 and 31; thence along the westerly and northerly lines of the southwest quarter of the southeast quarter of said Section 30, N0°05'15"W 1315.81 feet and N87°49'55"E 1332.22 feet to the center of said southeast quarter of Section 30; thence along the westerly and northerly lines of the northeast quarter of the southeast quarter of said Section 30 N0°33'21"W 1330.61 feet and N87°10'32"E 1321.97 feet to the quarter corner common to Sections 29 and 30, marked by a pipe with two and one-half inch cap set for corner; thence along a portion of the westerly line of said Section 29, N1°01'16"W 987.21 feet to intersect with the line common to the north and south halves of the north half of the southwest quarter of the northwest quarter of Section 29; thence along last said common line N88°48'35"E 1334.41 feet to the westerly line of the southeast quarter of the northwest quarter of Section 29; thence along the southerly and easterly lines of the northwest quarter of the northwest quarter of the southeast quarter of the northwest quarter of Section 29, N88°48'32"E 333.60 feet and N0°59'10"W 331.37 feet to the northerly line of the southeast quarter of the northwest quarter of Section 29; thence along last said northerly line N88°43'51"E 667.30 feet to intersection with the line common to the east and west halves of the east half of the northeast quarter of the northwest quarter of Section 29; thence along last said common line N0°58'20"W 1329.16 feet to the northerly line of Section 29; thence along said northerly line N88°25'04"E 333.82 feet to the Point of Beginning.

The California Coordinate System, Zone 2, has been used as the basis of bearings herein. All bearings are grid bearings. All distances have been converted to ground distance.

Dated: May 20, 2006

James Bowling
Assistant Secretary of the Board



BOARD OF DIRECTORS

Duane Evans
Jeann Green
Nancy Ives
Mike Moll
Frank Seelig

BOARD OF DIRECTORS

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT

Jim Lochridge - General Manager
Mike Staudenmayer - Deputy General Manager
Mark Shadowens - Fire Chief
Myra Tanner - Secretary of the Board
Mike Geary - District Engineer

RESOLUTION NO. 06-13

**RESOLUTION UPDATING THE DISTRICT'S CAPITAL IMPROVEMENT
PLAN,
AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS
TO ADOPT AND PROVIDE FOR COLLECTION OF
THE ASSOCIATED INCREASED MITIGATION FEE**

AS A BASIS AND PREMISE for this Resolution, the Board of Directors ("Board") of Northstar Community Services District (the "District") finds as follows:

1. Pursuant to Government Code sections 66000 *et seq.*, local agencies have the authority to impose mitigation fees, as well as the authority to adopt capital improvement plans to identify the use to which the agency will put such mitigation fees;

2. Pursuant to Section 15.36.010 of the Placer County ("County") Code, where a local fire protection agency in the unincorporated area of County has adopted a capital improvement plan and identified a mitigation fee to satisfy the plan in compliance with sections 66000 *et seq.*, then with approval of the County Board of Supervisors, the County will implement the mitigation fee and provide for payment to the fire protection agency for the benefit of the owners or residents of the development.

3. On July 1, 2003, the Board established the District's *Fire Capital Facilities Mitigation Analysis and Capital Facilities Plan*, pursuant to sections 66000 *et seq.* (hereinafter, "Capital Improvement Plan"), setting out a capital improvement program for new fire services equipment and facilities;

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Fire Department: 530.562.1212 / Fax: 530.562.0702 / E-mail: northstarfire@sbcglobal.net
Utilities: 530.562.0669 / Fax: 530.562.1505 / E-mail: utilities@northstarcsd.com

EMERGENCY SERVICES

4. The Capital Improvement Plan recommended the imposition of a mitigation fee pursuant to Government Code section 66001 as a necessary charge on new development in order to pay for its fair share of such capital facilities ("Mitigation Fee");

5. Pursuant to Government Code section 66002(b), the Board has annually updated the Capital Improvement Plan, including from time to time making recommendations for increases in the Mitigation Fee, which the County has also adopted and collected;

6. Each year the County Board of Supervisors has adopted and provided for or authorized collection of the Mitigation Fee associated with the Capital Improvement Plan;

7. The District has developed an updated Capital Improvement Plan for this year (hereinafter "Capital Improvement Plan Update", attached hereto as **Exhibit A**), which includes a recommendation for an additional increase in the Mitigation Fee commensurate with an increase in the Consumer Price Index ("CPI");

8. The Capital Improvement Plan Update and its associated increased Mitigation Fee complies with the provisions of Government Code section 66001; and,

9. Pursuant to Government Code section 66002(b), appropriate notice has been given and a public hearing has been conducted regarding the Capital Improvement Plan Update.

NOW, THEREFORE, be it RESOLVED, ADJUDGED and ORDAINED as follows:

1. The District hereby adopts the Capital Improvement Plan Update.
2. The Board formally requests that the County adopt and establish the updated Mitigation Fee associated with this Capital Improvement Plan Update pursuant to Government Code section 66001 and County Code section 15.36.010, and provide for or authorize collection of the fee, in the same manner as in prior years.

3. The District will account for all fees paid to or collected by it in accordance with the law.

PASSED AND ADOPTED by the Board of Directors on June 21, 2006 by the following vote:

AYES: Evans, Green, Ives, Moll, Seelig

NOES: None

ABSENT: None



Duane E. Evans
President of the Board

ATTEST:



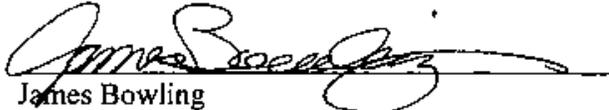
James Bowling
Assistant Secretary of the Board

CERTIFICATION

The undersigned, Assistant Secretary of the Board of Directors of the Northstar Community Services District, hereby certifies that attached hereto is a true, complete and correct copy of Resolution No. 06-13, duly approved and adopted by the Board of Directors of the Northstar Community Services District on June 21, 2006. Said Resolution is in full force and effect and has not been amended, rescinded, superseded or modified since its date of adoption.

Dated: June 22, 2006

NORTHSTAR COMMUNITY SERVICES
DISTRICT

By: 
Its: James Bowling
Assistant Secretary of the Board of Directors