

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 6, 2007**

From:  **JAMES DURFEE / ALBERT RICHIE** 

Subject: **PARK ASSESSMENT FOR THE RESORT AT SQUAW CREEK PHASE II**

**ACTION REQUESTED/RECOMMENDATION:** Conduct a Public Hearing, consider all protests, tabulate ballot(s) and adopt a Resolution imposing an assessment for park maintenance services for the Resort at Squaw Creek Phase II within County Service Area 28, Zone of Benefit 162, Squaw Valley Park.

**BACKGROUND:** The Squaw Valley Park Zone of Benefit, Zone 162, was created by your Board on December 19, 2000, by Resolution 2000-302, within County Service Area 28 (CSA) to provide for park maintenance for the Squaw Valley General Plan area. An Engineer's Report was prepared to calculate the special benefit cost to all parcels within the Squaw Valley area. The initial assessment was \$19.00 per residential unit, subject to an annual cost-of-living increase. The current fiscal year assessment is \$21.20 per residential unit. Currently, only the Villages at Squaw Valley (Phases I & II) are paying the park maintenance assessment with the assumption that all new development within the Squaw Valley area would be conditioned to participate in the park maintenance assessment. This assessment generates approximately \$6,148.00 in annual revenue.

The Resort at Squaw Creek Phase II is tentatively approved for 441 residential units. As mentioned above and in keeping with the assumptions in the original Engineer's Report, this development has been conditioned to participate in the park maintenance assessment. These additional residential units at build out will generate an additional \$9,350.00 in annual revenue for the park CSA.

**ENVIRONMENTAL CLEARANCE:** This is an administrative action to establish a charge to maintain service within an existing area. As such is exempt from environmental review pursuant to CEQA Guidelines section 15273.

**FISCAL IMPACT:** The Squaw Valley Park CSA (Zone of Benefit 162) is funded by a variety of sources including special assessments, park user fees, Transient Occupancy Tax (TOT) and interest earnings. The current year budget for this CSA is \$31,848.00. The additional revenue generated by this development will allow the County to maintain current levels of service and consider small improvement projects as requested by the community.

JD/AR

Attachment: Resolution

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65

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

In the matter of: A RESOLUTION ESTABLISHING      Resol. No: \_\_\_\_\_  
A CHARGE WITHIN A PORTION OF ZONE OF  
BENEFIT NO. 162 (SQUAW VALLEY PARK)  
IN COUNTY SERVICE AREA NO. 28

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:

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Clerk of said Board

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**WHEREAS**, a condition of approval for The Resort at Squaw Creek Subdivision (SUB No. 260/CUP-1444) was the imposition of fees to provide certain park maintenance services for the benefit of the properties within the subdivision, and

**WHEREAS**, the owner of record of said subdivision has consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for Phase II of the project, and

**WHEREAS**, the owner of record of the property has approved a ballot to set a charge on parcels and dwelling units within said subdivision, and

**WHEREAS**, the Board finds that said ballot constitutes unanimous approval of the charge by the property owners within said Zone of Benefit after proper notice has been given of the right to protest,

66

**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 establish with the consent of the property owner 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 Assessor Parcel Numbers and/or portions of Assessor Parcel Numbers 096-060-055-000, 096-290-040-000, 096-290-041-000, 096-290-045-000 & 096-290-046-000 and against each parcel/dwelling unit within the area encompassing Phase II of SUB No. 260 that may now exist or which may be created by the final map of Phase II of SUB No. 260, The Resort at Squaw Creek Subdivision, in the amount no greater than \$21.20 per parcel/dwelling unit. Said charge shall commence with the 2007-2008 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 2007-2008 tax year, which shall not exceed 5% in any one year.

