

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: MAY 22, 2007
FROM: ^{XD} KEN GREHM/RICK DONDRO
SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 204 IN COUNTY SERVICE AREA 28
NORTHSTAR HIGHLANDS – 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. 204 and setting charges to operate transit service in Martis Valley at a cost of \$30.76 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 Northstar Highlands 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 Northstar Highlands project is located near the mid-mountain area of Northstar at Tahoe Resort. Entitled under Conditional Use Permit "Northstar Highlands" (PSUB20040898); it consists of approximately 324.6 acres, 1,450 condominium and townhome units and a 170 key hotel.

Pursuant to Proposition 218, the property owner of record of the existing parcel of the Northstar Highlands 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 \$30.76. 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 \$30.76 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

On file with Clerk of the Board: Engineer's Report

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

In the matter of: A RESOLUTION
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 204
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE NORTHSTAR HIGHLANDS

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 Northstar Highlands 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 110-030-068, 110-050-046, 110-050-047, 110-050-048, 110-050-049 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

NORTHSTAR HIGHLANDS - COUNTY SERVICE AREA 28 ZONE 204

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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. 204 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Northstar Highlands project Subdivision (PSUB20040898), 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 110-030-068,110-050-046,110-050-047,110-050-048,110-050-049 of SUB No. PSUB20040898 that may now exist or which may be created by any final map of SUB No. PSUB20040898, Northstar Highlands, in an amount of \$30.76 per dwelling unit equivalent as stated in the Engineer's Report. 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 2008-2009 tax year, which shall not exceed 5% in any one year.

EXHIBIT "A"

Martis Valley Transit Service Area
Zone of Benefit 204
County Service Area No. 28

Exterior Boundary Legal Description

APN(s): Included: 110-030-068-000, 110-050-046-000, 110-050-047-000, 110-050-048-000, 110-050-049-000

Excluded: 110-050-003-000, 110-050-039-000

All that portion of Sections 5 and 6, Township 16 North, Range 17 East, M.D.M., and Sections 31 and 32, Township 17 North, Range 17 East, M.D.M., in Placer County, California, as described in the deed to Northstar Mountain properties, LLC, in document No. 2006-0054258 Official Records of Placer County, further described as follows: BEGINNING at the South one-quarter corner of said Section 31, thence along the boundary of Resultant Parcel A of Document No. 2006-0054257 Official Records of Placer County the following 59 (fifty-nine) courses; North 01°25'44" West, along the North-South mid-section line of said Section 31, a distance of 2252.55 feet; leaving said mid-section line, South 74°34'17" East 428.79 feet, to a point on the westerly line of Tract No. 873, THE OVERLOOK AT NORTHSTAR, filed in Book X of Maps at Page 81, Placer County Records, along the exterior lines of said Tract No. 873, South 32°23'30" West 596.30 feet; South 23°48'04" East 195.02 feet; South 73°43'50" East 202.62 feet; North 14°10'57" West 160.00 feet; thence, northeasterly, along the arc of a non-tangent curve, concave Northwesterly, having a radius of 50.00 feet, through a central angle of 69°42'35", a arc length of 60.83 feet, and being subtended by a chord of North 40°57'51" East 57.15 feet; thence, northeasterly, along the arc of a tangent, reverse curve, having a radius of 45.50 feet, through a central angle of 37°45'53", an arc length of 29.99 feet, and being subtended by a chord of North 24°59'27" East 29.45 feet; thence, North 43°52'17" East 143.94 feet; thence, South 41°21'23" East 179.69 feet; thence, North 57°51'18" East 201.00 feet; thence, North 01°22'11" East 180.51 feet; thence, easterly, along the arc of a non-tangent curve, concave to the South, having a radius of 370.00 feet, through a central angle of 3°05'51", an arc length of 20.00 feet, and being subtended by a chord of North 89°49'44" East 20.00 feet; thence, South 01°22'39" West 180.00 feet; South 86°08'03" East 82.77 feet; South 81°42'26" East 264.47 feet; North 21°16'35" East 179.01 feet; Easterly, along the arc of a non-tangent curve concave to the South, having a radius of 370.00 feet, a central angle of 3°07'45", an arc length of 20.21 feet, and being subtended by a chord of South 76°53'47" East 20.20 feet; South 21°16'35" West 177.25 feet; South 56°09'05" East 250.87 feet (shown as South 56°00'48" East 250.48 feet on said Tract No. 873), to the southeast corner of Lot 1 of said Tract No. 873, also being the northwest corner of Lot A of Tract No. 902, THE SUMMIT AT NORTHSTAR as shown on the map filed in Book Z of Maps at Page 20, Placer County Records; along the boundary of said Tract No. 902 the following courses; South 11°56'01" East 49.25 feet; North 65°07'51" West 240.00 feet; South 24°52'09" West 195.00 feet; North 65°07'51" West 78.94 feet; thence Westerly, along the arc of a tangent curve concave Southwesterly having a radius of 280.00 feet, through a central angle of 17°06'46", an arc length of 83.63 feet, and being subtended by a chord of North 73°41'14" West 83.32 feet; thence, North 07°45'23" East 191.22 feet; thence South 85°40'10" West 166.51 feet; thence, South 67°15'19" West 179.30 feet; thence South 37°15'55" East 189.27 feet; thence, westerly, along the arc of a non-tangent curve, concave Southerly, having a radius of 280.00 feet, through a central angle of 4°05'44", an arc length of 20.01, and being subtended by a chord of South 54°46'58" West 20.01 feet; North 37°15'55" West 189.92 feet; South 47°17'21" West 155.21 feet; South 33°43'57" West 99.92 feet; South 16°37'45" West 182.34 feet; South

38°27'56" East 240.44 feet; North 74°16'08" East 230.61 feet; North 67°55'41" East 206.46 feet; North 24°52'09" East 230.00 feet; South 65°07'51" East 161.15 feet; South 05°12'32" East 257.13 feet; South 62°44'36" East 153.70 feet; North 79°47'02" East 334.79 feet; North 72°22'22" East 60.00 feet; North 17°37'38" West 244.00 feet; along a tangent curve to the right, having a radius of 570.00 feet, a central angle 11°07'13", an arc length of 110.63, and being subtended by a chord of North 12°04'01" West 110.46 feet; North 06°30'25" West 236.59 feet, to the northeasterly corner of said Tract No. 902, also being a point on the southeasterly line of the intersection of Sliver Fox Court and Big Springs Drive as shown on said Tract No. 902; leaving the boundary of said Tract No. 902, northeasterly, along the arc of a non-tangent curve, concave to the southeast, as shown on the map of Tract No. 847, BIG SPRINGS AT NORTHSTAR PHASE IV filed in Book V of Maps at Page 52, Placer County Records, having a radius of 25.00 feet, a central angle of 104°56'00", an arc length of 45.79 feet, and being subtended by a chord of North 45°59'23" East 39.64 feet, to the northeast corner of Lot 158 of said Tract No. 847 (said curve shown as central angle of 104°55'28" on said Tract No. 847); along the boundary lines of said Tract No. 847, (said boundary lines being coincident with the lines as shown on MBR-11101 as shown on Document 2003-0091100 Placer County Records), South 09°01'20" East 260.49 feet; South 18°02'12" East 218.04 feet; South 28°14'56" East 214.02 feet; South 29°05'22" East 436.00 feet; South 69°29'51" East 263.79 feet; North 45°34'49" East 172.00 feet; North 20°49'14" East 135.79 feet; North 51°45'54" East 179.77 feet; North 38°12'42" East 178.33 feet; North 25°42'36" East 219.56 feet; South 28°52'32" East 111.93 feet; leaving the boundary of said Tract No. 847, South 05°15'14" West 1027.73 feet, to a point on the southerly line of said Section 32, that bears North 88°52'28" East, along the Northerly line of said Section 5, a distance of 71.59 feet from the northwest corner of said Section 5; thence, along the boundary of Resultant Parcel A of MBR 11102 as described in Document No. 2003-0213821 Official Records of Placer County the following 21 (twenty-one) courses; North 88°52'27" East 489.07 feet; South 16°41'25" East 624.86 feet; North 73°50'05" East 17.89 feet; South 16°25'31" West 170.00 feet; South 48°27'32" West 122.69 feet; South 00°00'00" East; 65.00 feet; South 55°02'57" East 113.46 feet; North 79°45'21" East 84.34 feet; North 18°17'08" East 242.43 feet; North 28°59'04" East 184.33 feet; North 21°00'00" East 75.00 feet; North 16°05'01" East 145.29 feet; North 09°33'46" East 365.38 feet; South 83°45'00" East 95.00 feet; North 12°20'00" East 14.56 feet; North 88°52'27" East 555.64 feet; South 00°00'00" East 351.11 feet; North 90°00'00" West 260.00 feet; South 20°30'00" West 1232.10 feet; South 81°00'00" East 804.67 feet; South 08°59'32" West 1434.81 feet, more or less, to the southerly line of said tract of land per Document No. 2003-0213823 Official Records of Placer County; along said southerly line, South 87°44'24" West 1589.78 feet (record), to the most southeasterly corner of the property described as Resultant Parcel A in Document No. 2006-0054257 Placer County Records, said point being on the westerly line of said Section 5; thence, along the lines of said Resultant Parcel A the following 13 (thirteen) courses, South 87°44'24" West 207.79 feet; North 00°06'57" East 240.00 feet; North 75°55'29" West 185.04 feet; South 58°39'50" West 290.35 feet; North 32°12'39" West 236.38 feet; North 21°02'15" East 139.28 feet; South Page 11 88°51'14" West 801.13 feet; South 24°34'43" West 387.07 feet; North 89°18'32" West 264.01 feet; North 10°18'24" East 414.15 feet; North 23°31'38" West 1804.40 feet; North 17°07'07" West 222.37 feet; along the arc of a tangent curve to the right, having a radius of 1963.00 feet, a central angle of 17°14'09", a length of 590.91 feet, and being subtended by a chord of North 08°30'02" West 588.29 feet, North 41°30'08" East 71.77 feet to the South one-quarter corner of said Section 31 and the Point of Beginning of this description. Excepting there from the following 2 (two) described parcels: 1) That tract of land entitled "Big Springs Lodge Site" as described in Grant Deed to Trimont Land Company recorded in Volume 1405 at Page 291, Official Records of Placer County together with the resulting parcel from the transferring descriptions as shown and described in MBR-10623 to said "Big Springs Lodge Site" in Document Number 1998-0103772 Official Records of Placer County, and endorsed by Quit Claim Deed recorded as Document No. 2006-0022930 Official Records of Placer County. 2) The tract of land conveyed to Northstar Community Services District in Document No. 92-043003 Official Records of Placer County. The basis of bearings of this description is the Map filed in Book 4 of Surveys at Page 10, Placer County Records, being the line between Control Monuments 637-38 and 637-40 taken as North 12°45'13" East.

APN(s): Included: 110-400-005-000

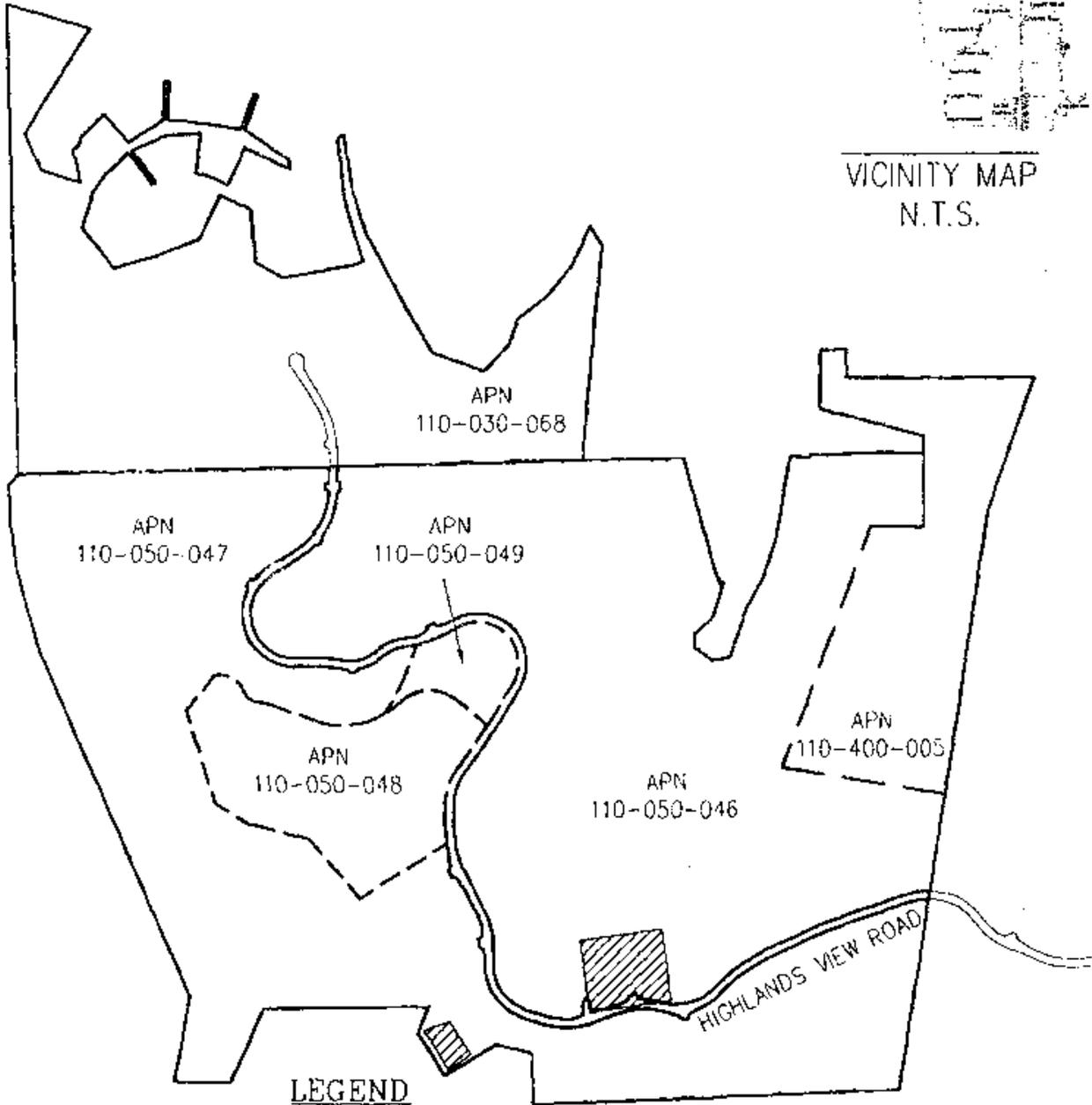
Parcel "A" as shown on the Map of "Tract No. 260 - Northstar Unit 4" filed February 15, 1974 in Book "K" of Maps, Page 13, Placer County Records.

EXCEPTING THEREFROM a parcel of land 133.99 feet in width, lying North of line which is distant South 133.99 feet from and parallel with the North line of said Parcel A and lying East of line which is distant East 126.65 feet from and parallel with the West line of said Parcel A.

Exhibit A-1



VICINITY MAP
N.T.S.



LEGEND



NOT APART OF THIS PROJECT



NEW LOT LINES



BOUNDARY



GRAPHIC SCALE



(IN FEET)

1 inch = 800 ft.

PRD EXHIBIT

SHEET: 1 OF 1
SCALE: 1" = 800'
APPROVED: MEB
DATE: 4/01/07



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