

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

To: Honorable Board of Supervisors Date: January 20, 2015

From: Mary Dietrich, Director of Facility Services
By: John Ramirez, Parks Administrator

Subject: Imposition of Assessment for Services to Olympic Estates Subdivision through
Zone of Benefit No. 162 in County Service Area 28

ACTION REQUESTED:

1. Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution imposing an annual assessment of \$25.22 per parcel plus cost of living effective FY 2015-16 on the Olympic Estates Subdivision Project through Zone of Benefit 162 - Squaw Valley Park, within County Service Area No. 28 for park maintenance, trail maintenance, open space maintenance, administration, and park and trail development. There is no net County cost associated with this action.

BACKGROUND: Pursuant to Government Code §25210.1, County Service Area No. 28 (CSA 28), encompassing all of unincorporated Placer County, is utilized to fill the services funding gap between general County services and special services. Zones of Benefit within CSA 28 are formed to fund special services specific to the parcels within each Zone. Zone of Benefit 162, Squaw Valley Park, (Zone 162) was created by your Board on December 19, 2000, to fund park maintenance for Squaw Valley Community Park that was under construction at the time of formation. The boundary of Zone 162 was defined to coincide with the boundary of the Squaw Valley General Plan.

The Olympic Estates Subdivision (Subdivision) is located along the north side of Squaw Valley Road west of Squaw Creek Road (APN 096-230-056-000) and pursuant to Entitlement PSUB 20050813, is tentatively approved for 16 residential units within a total undeveloped land area of 4.16 acres. The Subdivision is described in the attached Exhibit A and depicted in the attached Exhibit B. A depiction of the entire Zone of Benefit 169, including the subject Subdivision, is depicted in the attached Exhibit C. The Subdivision lies entirely within the boundary of existing Zone 162, so no annexation is necessary for this action.

The December 19, 2000 action created Zone 169, but did not impose assessments on any existing residential units. Rather, the original Engineer's Report calculated a pro-rata share of maintenance costs for each residential unit at build-out of Zone 162 and anticipated new development projects within the Zone would adopt the pro-rata assessment concurrent with development. Since the formation of Zone 162, the Squaw Valley Village and Squaw Creek Developments have adopted the assessment bringing the number of paying units to 290 out of a build-out unit count of 1,899. Conditions of Approval for this 16-unit Subdivision require fair share payment of the costs to maintain facilities within Zone 162, and the Condition will be fulfilled through participation in the assessment of Zone 162. This will bring the participating parcel count within Zone 162 to 306.

The property owners of record for the Subdivision (Owners) have executed a Waiver of Notice in lieu of receipt of mailed notice of this public hearing. In accordance with Proposition 218, the

Owners have signed a ballot approving the annual assessment, and the ballot has been submitted to the Clerk of the Board prior to this Public Hearing. The ballot directs the fee levied for Zone 162 be subject to an annual cost of living adjustment (COLA) 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 FY 2015-16 tax year and shall not exceed 5 percent in any one year. A detailed Engineer's Report (Exhibit D) has been prepared by a registered professional engineer to calculate the assessment per parcel and/or dwelling unit within Zone 162. This assessment will first be collected in FY 2015-16 in the amount of \$25.22 plus the COLA to be determined for FY 2015-16 applied to all assessed parcels within Zone 162. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots, and to adopt a Resolution to impose the parcel/dwelling unit assessment.

ENVIRONMENTAL CLEARANCE: This is an administrative action required pursuant to the conditions of approval for this Subdivision. As such, it is not a project pursuant to CEQA and is not subject to further environmental review.

FISCAL IMPACT: Based on the current Engineer's Report, the assessment for Zone 162 in effect for FY 2014-15 is \$25.22 per parcel. With the addition of 16 new parcels from the Subdivision, the total participating parcels in Zone 162 will be 306. Revenue from Zone 162 is augmented through Transient Occupancy Tax funding to compete the annual budget for park and trail maintenance within Squaw Valley, therefore there is no net County cost associated with this action.

ATTACHMENTS: RESOLUTION
EXHIBIT A – SUBDIVISION LEGAL DESCRIPTION
EXHIBIT B – SUBDIVISION DEPICTION
EXHIBIT C – ZONE OF BENEFIT 162 DEPICTION
EXHIBIT D – ENGINEER'S REPORT

CC: COUNTY EXECUTIVE OFFICE
COMMUNITY DEVELOPMENT RESOURCE AGENCY

MD/MR/AF/KT

T:F/BOS2015/OLYMPIC ESTATES CSA162.DOCX

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

**In the matter of: A RESOLUTION
ESTABLISHING A CHARGE ON PARCELS
WITHIN CSA 28 ZONE OF BENEFIT
NO. 162 SQUAW VALLEY PARK, THE
OLYMPIC VILLAGE SUBDIVISION**

Resolution: _____

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:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, a condition of approval for the Olympic Village Subdivision, PSUB 20050813 (Subdivision) was the imposition of fees to provide park maintenance, trail maintenance, open space maintenance, administration, and park and trail development services for the benefit of the properties within the Subdivision; and,

WHEREAS, the Subdivision lies entirely within the boundary of existing County Service Area 28, Zone of Benefit 162; and,

WHEREAS, the existing County Service Area 28, Zone of Benefit 162 Squaw Valley Park, provides for such services to the benefit of properties within the Subdivision; and,

WHEREAS, the owner(s) of record of said Subdivision have consented to the imposition of fees for said Subdivision as a means to satisfy the conditions to obtain a final map for the Subdivision; and,

WHEREAS, the owner(s) of record of the Subdivision have approved ballots to set a charge on parcels and dwelling units within said Subdivision; and,

WHEREAS, the Board finds said ballots constitute unanimous approval of the charge by the property owners within said Subdivision 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 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 APN 096-230-056-000 and against each parcel which may be created by any final map of the Olympic Estates Subdivision (PSUB 20050813), and;

The charge established herein 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 FY 2015-16, which shall not exceed 5 percent in any one year. The calculated assessment for FY 2014-15 is \$25.22 for each parcel/dwelling unit participating in Zone of Benefit 162. Said charge shall commence collection for the parcels within the Subdivision in the FY 2015-16 property tax cycle and include the modification for FY 2015-16.

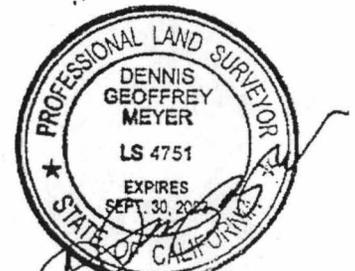
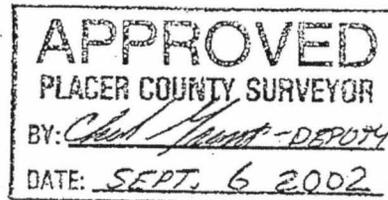
ATTACHMENT: EXHIBIT A – SUBDIVISION LEGAL DESCRIPTION

IMPOSITION OF ASSESSMENT IN
PLACER COUNTY SERVICE AREA NO. 28 ZONE 132
SQUAW VALLEY PARK

A portion of the tract of land shown and designated as Lot 25 "The Estates at Squaw Creek", filed in Book W of Maps at Page 30, Placer County Records, located in Section 28, Township 16 North, Range 16 East, M.D.M, Placer County, California.

Beginning at the Southeast corner of Lot A, shown and designated in the above mentioned map, said point being on the Westerly line of the above described Lot 25, thence from the POINT OF BEGINNING along the common line between said Lot A and Lot 25 the following four (4) courses and distances: 1) North 13° 37' 33" East for a distance of 53.68 feet; 2) North 28° 40' 08" West for a distance of 179.36 feet; 3) North 43° 26' 26" East for a distance of 218.95 feet; and 4) South 82° 16' 28" East for a distance of 69.16 feet; thence leaving said common line, EAST for a distance of 26.48 feet; thence South 41° 50' 27" East for a distance of 132.50 feet; thence South 26° 13' 09" East for a distance of 297.21 feet to a point on the Southeasterly line of said Lot 25; thence along said Southeasterly line the following six (6) courses and distances: 1) along an arc of a non-tangent curve to the right, having a radius of 480.00 feet, a central angle of 19° 01' 56", length of 159.44 feet and a chord bearing South 20° 32' 43" West for a distance of 158.71 feet; 2) South 30° 03' 41" West for a distance of 147.75 feet; 3) along an arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 79° 43' 56", a length of 34.79 feet and a chord bearing South 69° 55' 39" West for a distance of 32.05 feet to a point of curvature; 4) along an arc of a tangent curve to the left, having a radius of 230.00 feet, a central angle of 19° 03' 24", a length of 76.50 feet and a chord bearing North 79° 44' 05" West for a distance of 76.15 feet; 5) North 89° 13' 50" West for a distance of 49.40 feet; and 6) along an arc of a tangent curve to the left, having a radius of 230.00 feet, a central angle of 05° 20' 57", a length of 21.47 feet and a chord bearing South 88° 05' 41" West for a distance of 21.47 feet to a point on the Westerly line of said Lot 25; thence along said Westerly line the following two (2) courses and distances: 1) North 01° 54' 09" East for a distance of 277.47 feet and 2) North 88° 19' 45" West for a distance of 95.51 feet to the POINT OF BEGINNING.

Containing 4.16 acres, more or less.



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9.S.02

PARCEL 1
29 PM 26

OWNER: APN 096-230-051 & 052
SQUAW VALLEY ESTATES, LLC
ATTN. RAY WRIGHT
1159 CYPRESS AVE.
HERMOSA BEACH, CA 90254

M MAPS
THE ASPENS UNIT 2

PUBLIC ACCESS
ESM'T (1)

LOT 26
F MAPS 22
LOT 25
F MAPS 22
LOT 24
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P.O.B.
RESULTANT
PARCEL 1

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LOT 25
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LOT 26
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P.O.B.
RESULTANT
PARCEL 2

SEE SHEET 1 FOR LINE
AND CURVE TABULATION

PROPOSED P
C1 L1
C2
C3
C4
C5
C6 L33
C5

CREEKS
SQUAW VALLEY ROAD

40' P.U.E. TO PLACER
COUNTY INST.# 2001-073552

15' TRAIL EASEMENT
PER (6)

15' SEWER &
30' ACCESS
ESM'T (4)

EXISTING P

50' S.P.P.C.
ESM'T (1)(2)

SUBSTATION &
ACCESS ESM'T (1)(3)

Exhibit B
Imposition of Assessment
Placer County Service Area
No. 28 Zone No. 162
Squaw Valley Park
For Olympic Estates

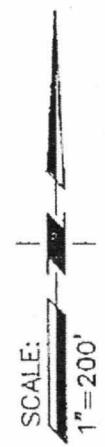
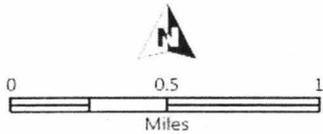
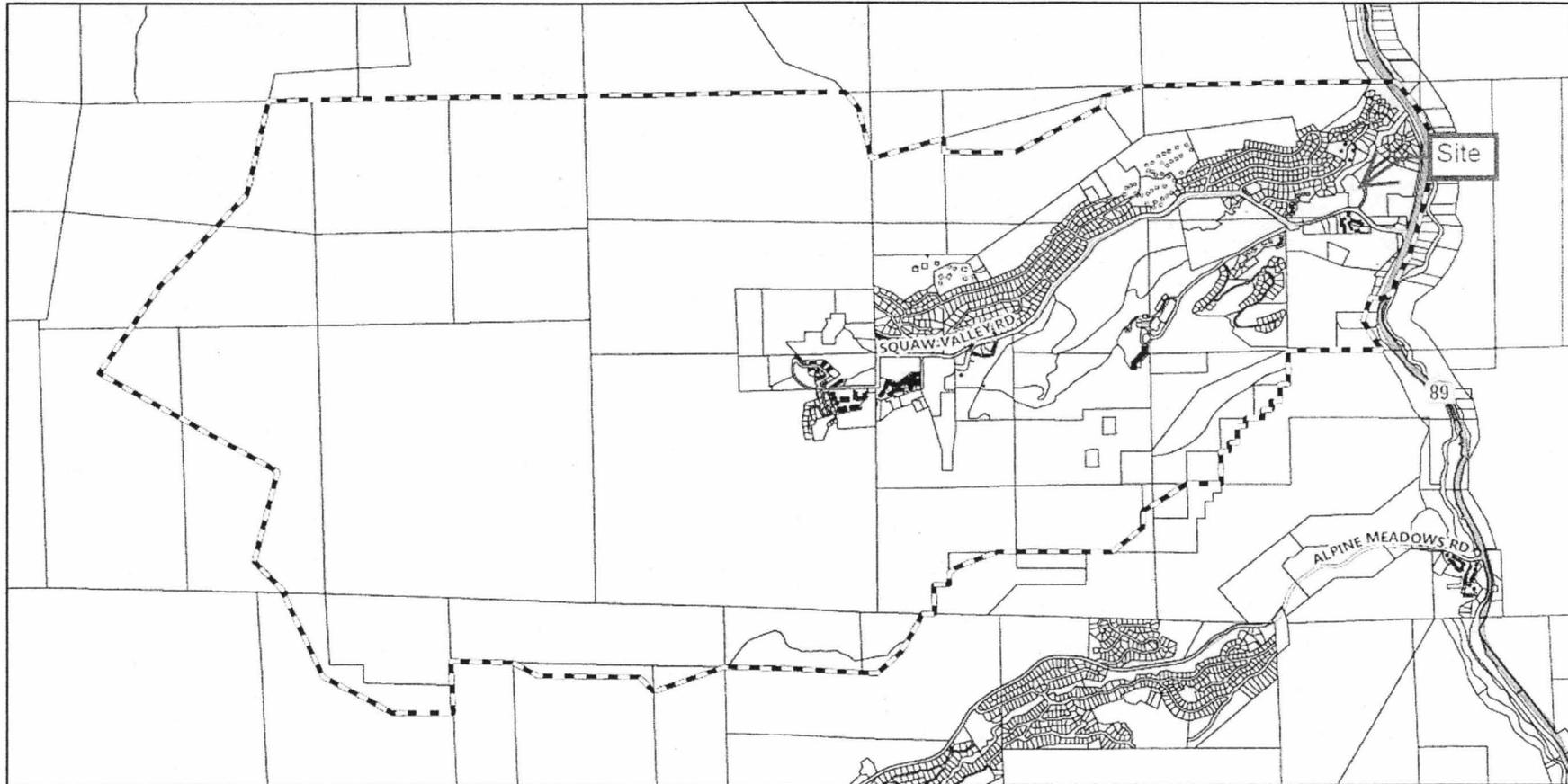


EXHIBIT B
SUBDIVISION DEPICTION

Zone of Benefit 162



DATA DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies

LEGEND

-  Zone of Benefit 162
-  Parcels
-  Major Roads

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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Olympic Estates is an approved Tentative Subdivision Map. The project is located at the northwest corner of the intersection of Creeks End Court and Squaw Valley Road in Squaw Valley area of Placer County. The 16 lot Planned Development is on approximately 4.2 acres, and is within the Squaw Valley General Plan area.

On August 9, 2007 the Placer County Planning Commission approved the Tentative Subdivision Map. Condition of approval No. 36 requires that the project be annexed into the CSA No. 28, Zone of Benefit 162 (Zone 162). Zone 162 was initially established on December 19, 2000 to fund the following services:

- A. Park and Trail Maintenance
- B. Open Space
- C. Administrative Costs
- D. Capital Replacement.

Zone 162 levies a charge on each participating residential lot within the Zone of Benefit to fund these services.

II. LEGAL REQUIREMENTS

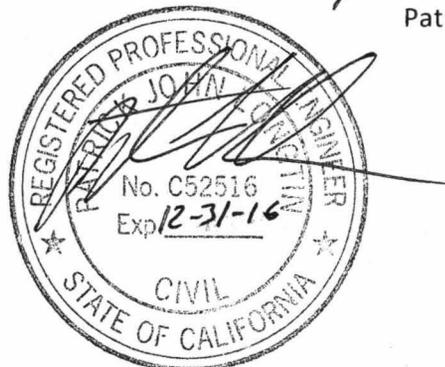
Engineers Statement

An Assessment Diagram is attached as Exhibit C showing the Boundaries of the Zone of Benefit No. 162 of County Service area No. 28. Each assessed lot is described in the attached Roll by reference to its assessment number as shown on the Assessment Diagram.

A more particular legal description of the property (Olympic Estates) initiating assessment through the Zone of Benefit is included on attached Exhibit A and depicted on attached Exhibit B.

Dated: 12/29/14

By: 
Patrick Longtin, P.E.



III. BOUNDARIES OF THE ZONE OF BENEFIT 162 OF COUNTY SERVICE AREA No. 28

The Zone of Benefit assessment diagram references the following:

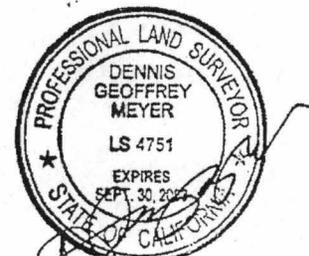
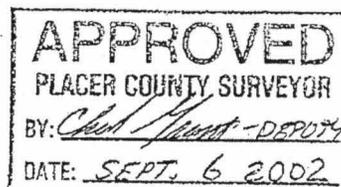
1. See Exhibit "A" for a description of the exterior boundary of the property (Olympic Estates) being assessed for the Zone of Benefit.
2. See Exhibit "B" for the depiction of the property assessed for the Zone of Benefit.
3. See Exhibit "C" for a depiction of the boundary of the Zone of Benefit, including the property (Olympic Estates) being assessed for the Zone of Benefit.

Exhibit "A"
Assessment for Zone of Benefit 162 in County Service Area 28
Olympic Estates

A portion of the tract of land shown and designated as Lot 25 "The Estates at Squaw Creek", filed in Book W of Maps at Page 30, Placer County Records, located in Section 28, Township 16 North, Range 16 East, M.D.M, Placer County, California.

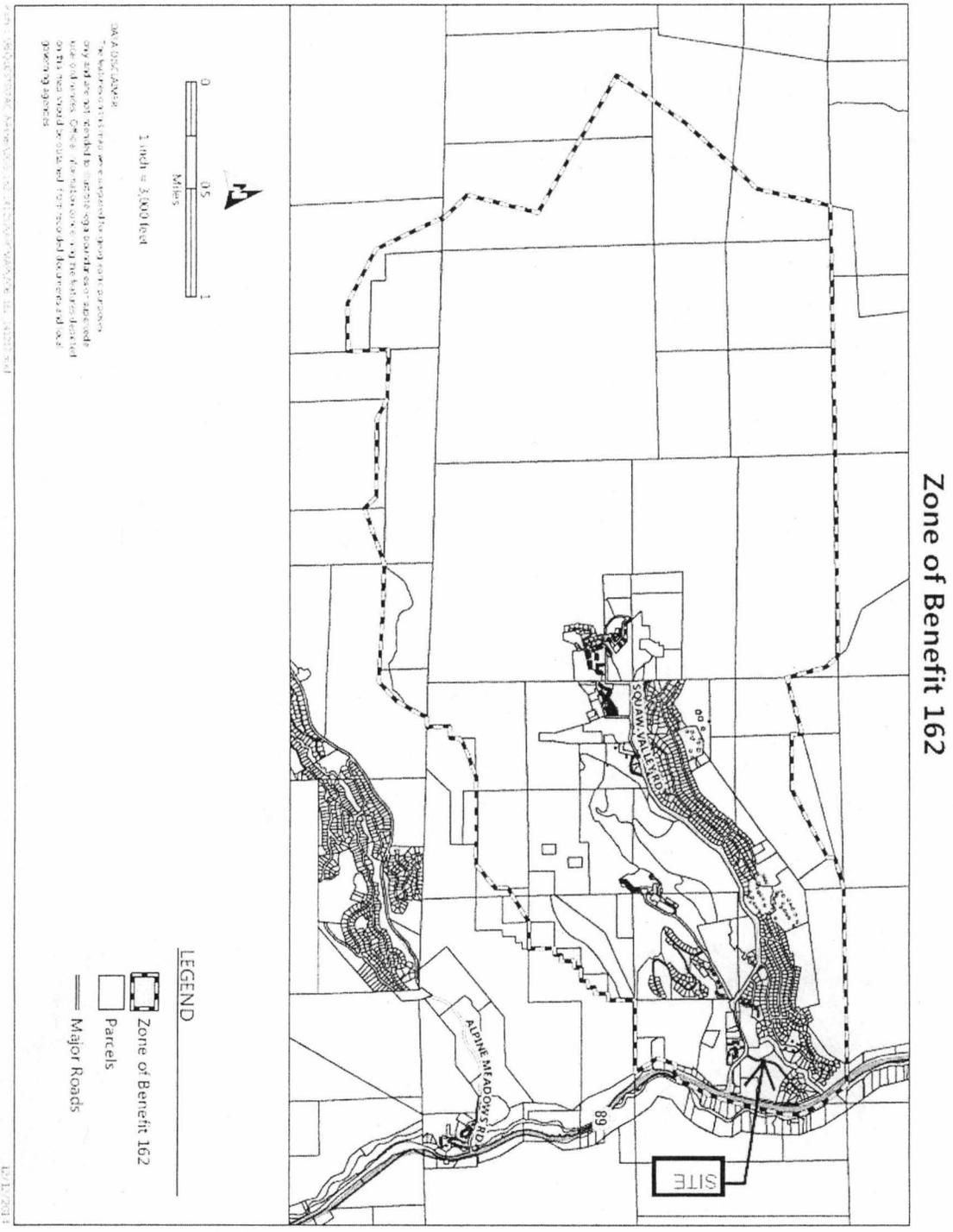
Beginning at the Southeast corner of Lot A, shown and designated in the above mentioned map, said point being on the Westerly line of the above described Lot 25, thence from the POINT OF BEGINNING along the common line between said Lot A and Lot 25 the following four (4) courses and distances: 1) North 13° 37' 33" East for a distance of 53.68 feet; 2) North 28° 40' 08" West for a distance of 179.36 feet; 3) North 43° 26' 26" East for a distance of 218.95 feet; and 4) South 82° 16' 28" East for a distance of 69.16 feet; thence leaving said common line, EAST for a distance of 26.48 feet; thence South 41° 50' 27" East for a distance of 132.50 feet; thence South 26° 13' 09" East for a distance of 297.21 feet to a point on the Southeasterly line of said Lot 25; thence along said Southeasterly line the following six (6) courses and distances: 1) along an arc of a non-tangent curve to the right, having a radius of 480.00 feet, a central angle of 19° 01' 56", length of 159.44 feet and a chord bearing South 20° 32' 43" West for a distance of 158.71 feet; 2) South 30° 03' 41" West for a distance of 147.75 feet; 3) along an arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 79° 43' 56", a length of 34.79 feet and a chord bearing South 69° 55' 39" West for a distance of 32.05 feet to a point of curvature; 4) along an arc of a tangent curve to the left, having a radius of 230.00 feet, a central angle of 19° 03' 24", a length of 76.50 feet and a chord bearing North 79° 44' 05" West for a distance of 76.15 feet; 5) North 89° 13' 50" West for a distance of 49.40 feet; and 6) along an arc of a tangent curve to the left, having a radius of 230.00 feet, a central angle of 05° 20' 57", a length of 21.47 feet and a chord bearing South 88° 05' 41" West for a distance of 21.47 feet to a point on the Westerly line of said Lot 25; thence along said Westerly line the following two (2) courses and distances: 1) North 01° 54' 09" East for a distance of 277.47 feet and 2) North 88° 19' 45" West for a distance of 95.51 feet to the POINT OF BEGINNING.

Containing 4.16 acres, more or less.



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Exhibit C
Assessment for Zone of Benefit 162 in County Service Area 28
Olympic Estates



IV. BASIS OF ANNUAL ASSESSMENT

The spreadsheet represents the annualized budget for the facilities and overhead associated with operation of the Zone of Benefit.

SQUAW VALLEY PARK CSA 28 - ZOB 162
OLYMPIC ESTATES ANNEXATION BUDGET

Category	Item	Inventory	Unit of Measurement	Unit Cost FY 2014-15	Cost per Application	Frequency	Annual Cost
Expense							
A. Park and Trail Maintenance	Squaw Valley Community Park Maintenance (4 acres) ¹	1.00	LS	\$ 29,928.00	\$ 29,928.00	Yearly	\$ 29,928.00
B. Open Space	Open Space / Fuels Management	17	Acres	\$ 560.00	\$ 9,520.00	3rd Year	\$ 3,173.33
C. Administrative Costs	Administration	1.00	LS	\$ 1,000.00	\$ 1,000.00	Yearly	\$ 1,000.00
	Insurance	1.00	LS	\$ 20.00	\$ 20.00	Yearly	\$ 20.00
	Tax Roll Collection Charges	1.00	LS	\$ 68.00	\$ 68.00	Yearly	\$ 68.00
	Utilities	1.00	LS	\$ 2,917.00	\$ 2,917.00	Yearly	\$ 2,917.00
						Administrative Costs Sub-Total	\$ 4,005.00
D. Capitol Replacement	Class 1 Path - Seal Coat ²	102,600	SF	\$ 0.66	\$ 67,716.00	7th Year	\$ 9,673.71
	Class 1 Path - Asphalt Overlay ²	102,600	SF	\$ 3.00	\$ 307,800.00	21st Year	\$ 14,657.14
	Parking Lot - Seal Coat	70,200	SF	\$ 0.66	\$ 46,332.00	7th Year	\$ 6,618.86
		70,200	SF	\$ 3.00	\$ 210,600.00	21st Year	\$ 10,028.57
	Synthetic Turf Replacement (15 yr service life)	1.00	EA	\$ 250,000.00	\$ 250,000.00	15th Year	\$ 16,666.67
						Major Rehabilitation Sub-Total	\$ 57,644.95
						Total Annual Costs	\$ 94,751.29
Revenue							
Revenue Sources	CSA 28 Zone 162 - Participating Units	306.00	Residential Units	\$ 25.22			\$ 7,717.32
	Other Sources						87,033.97
						Total Annual Costs	\$ 94,751.29

Notes

1. Includes routine maintenance of Class 1 Path from Hwy 89 to Squaw Valley Village, but does not include major rehabilitation or snow removal cost
2. Only includes major rehabilitation of Class 1 Path within the Squaw Valley Community Park Property

V. ASSESSMENT RATE AND METHOD OF ASSESSMENT

ASSESSMENT RATE

The rate of assessment for each lot is calculated and is as follows:

CSA 28 Zone of Benefit No. 162

The assessment rate for 2014/2015 tax year is established as follows:

Number of Lots	290
Annual Cost per lot	\$25.22
Total Assessment	\$7,313.80

The assessment rate for 2015/2016 tax year is proposed to be as follows:

Number of Lots	290 + 16 = 306
Annual Cost per lot	\$25.22 + 2015/2016 Modification
Total Assessment	To be Determined

METHOD OF ASSESSMENT

Assessments will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the zone of benefit and will be deposited by the County in a separate fund in the name of "Zone of Benefit 162 of County Service Area 28." Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due

Consumer Price Index Adjustment:

The amount of assessment specified for Fiscal Year 2015/2016 may be adjusted annually for the fiscal year to reflect the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers commencing with the 2016/2017 tax year. The amount of the increase shall not exceed 5 percent in any one year. The Department of Facilities Services shall be responsible for making the necessary computation each year prior to May 1st and advising the Placer County Auditor /Controller what the amount of change for Park and Trail Maintenance, Open Space, and Capital Replacement is to be for the next year as a result of the forgoing computations.

VI. ASSESSMENT ROLL

The proposed assessment roll for the Zone of Benefit is as follows:

Assessed Property	Formation Documents	Current Assessed Parcels	Maximum Approved Parcels*
Village at Squaw Valley Phase 1	Parcels formed by Subdivision Map Book X Maps Page 5 and future derivative parcels	290	174
Village at Squaw Valley Phase 2	Parcels formed by Subdivision Map Book X Maps Page 99 and future derivative parcels		379
Squaw Creek Phase 2	Parcels formed by Book BB Maps Pages 59, 60, & 61 and future derivative parcels	0	441
Olympic Estates		16	16
TOTALS		306	1010

*Note: differential reflects approved condo units that have not been constructed at the time of this Engineer's Report.