

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS
FROM: KEN GREHM / RICK DONDRO *RWD*

DATE: October 10, 2006

SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 203 IN COUNTY SERVICE AREA 28
VILLAGE AT NORTHSTAR PHASES 3 & 4 – 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. 203 and setting charges to operate transit service in Martis Valley.

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 Village at Northstar conditions of approval requires a funding mechanism for expanded transit service in the Highway 267 corridor between Truckee and Kings Beach. 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 Village at Northstar, Phases 3 and 4 are located on approximately 3.8 acres and include the development of 113 condominium units, private fitness facilities, retail, and office space. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. The final map for this project was approved by your Board on September 12th of this year.

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Village at Northstar Phases 3 and 4 projects 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 \$14.37. 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

The Environmental Impact Report for the Village at Northstar project that was approved by the Placer County Board of Supervisors on October 21, 2003 required the creation of this Zone of Benefit and analyzed its potential environmental impacts. No further environmental review is required.

FISCAL IMPACT

The \$14.37 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
Exhibit B

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. 203
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE VILLAGE AT NORTHSTAR PHASES 3 & 4

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 Village at Northstar 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 Number 100-080-072, Lots 2, 3, 4, H 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

VILLAGE AT NORTHSTAR - COUNTY SERVICE AREA 28 ZONE 203

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. 203 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Village at Northstar Phases 3 & 4 project Subdivision (Sub 416/CUP 2938), 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 100-080-072, Lots 2, 3, 4, H of SUB No. 416/CUP 2938 that may now exist or which may be created by any final map of SUB No. 416/CUP 2938, Village at Northstar Phases 3 & 4, in an amount of \$14.37 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.

231

EXHIBIT "A"

**Village at Northstar Phase 3 and 4 Exterior Boundary
Zone of Benefit 203
County Service Area No. 28**

All of that real property situated in the County of Placer, State of California, being a portion of the Resultant Northstar Mountain Properties, LLC parcel as said parcel is described in Document No. 2005-0132935, Official Records of Placer County, said real property being situated in Section 32, Township 17 North, Range 17 East, Mount Diablo Meridian and being described as follows:

BEGINNING at an angle point on the general westerly line of said resultant parcel, said point lying South 83E5'00" East 24.90 feet from the southeast corner of Lot D as said lot is shown on that certain plat of "Tract No. 920 – Northstar Village," filed in Book AA of Maps at Page 21, Placer County Records; thence from said point of beginning leaving said general westerly line South 83E57'00" East 0.49 feet; thence North 05E57'39" East 69.19 feet; thence South 83E53'35" East 2.89 feet; thence North 06E06'25" East 9.67 feet; thence North 83E55'42" West 28.19 feet to a point on said general westerly line; thence along the general westerly, northerly, easterly, and southerly lines of said resultant parcel the following twenty-seven (27) courses: 1) North 06E02'55" East 17.30 feet; 2) South 83E57'00" East 128.33 feet; 3) North 06E01'19" East 136.34 feet; 4) North 38E02'31" West 63.51 feet; 5) North 51E03'00" East 98.34 feet; 6) South 27E12'52" East 41.77 feet; 7) South 84E09'37" East 14.99 feet; 8) South 39E09'37" East 204.26 feet; 9) South 05E50'23" West 11.11 feet; 10) South 84E09'37" East 23.87 feet; 11) North 05E50'23" East 5.79 feet; 12) North 50E50'23" East 50.83 feet; 13) North 39E09'37" West 10.20 feet; 14) North 50E50'23" East 23.90 feet; 15) North 39E09'37" West 8.25 feet; 16) North 50E50'23" East 6.50 feet; 17) North 39E09'37" West 29.94 feet; 18) North 50E50'23" East 13.50 feet; 19) North 39E09'37" West 1.63 feet; 20) North 50E50'23" East 31.25 feet; 21) South 39E09'37" East 55.96 feet; 22) South 00E01'41" West 206.91 feet; 23) North 89E58'19" West 63.89 feet; 24) South 23E02'59" West 299.06 feet; 25) North 81E40'57" West 176.38 feet; 26) North 37E30'14" West 178.40 feet; and 27) North 06E02'55" East 113.34 feet to the point of beginning, containing 3.881 acres, more or less.

The Basis of Bearings for this description is identical to the bearing between the record monuments "637-38" and "637-40," South 12E45'13" West, as shown on said plat of Northstar Village.

APN(s): 100-080-072, Lots 2, 3, 4, H

End of Description

BUDGET WORKSHEET DETAIL
VILLAGE AT NORTHSTAR PHASES 3 AND 4 TRANSIT PROGRAM
ZONE OF BENEFIT #203

A		B Future Anticipated DUE					C	
Parcel Number	Lot	Multi-Family DU	General Commercial Retail	Restaurant	Office	Recreation Center	Total	\$ 14.37/DUE Assessment (B x \$14.37)
<i>Land Use</i>		<i>DU</i>	<i>1,000 sf</i>	<i>1,000 sf</i>	<i>1,000 sf</i>	<i>1,000 sf</i>		
110-080-072	Lot 2	40.0	4.4	3.2	2.7	4.0		
110-080-072	Lot 3	21.0	1.9	0.0	0.0	2.0		
110-080-072	Lot 4	52.0	15.4	0.0	0.0	0.0		
110-080-072	Lot H	0.0	0.0	0.0	0.0	0.0		
Total		113.0	21.7	3.2	2.7	6.0		
110-080-072	Lot 2	30.80	6.64	9.38	6.78	2.92	56.52	\$ 812.19
110-080-072	Lot 3	16.17	2.87	0.00	0.00	1.46	20.50	\$ 294.59
110-080-072	Lot 4	40.04	23.25	0.00	0.00	0.00	63.29	\$ 909.48
110-080-072	Lot H	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Total		87.01	32.76	9.38	6.78	4.38	140.31	
<i>Assessment by Land Use</i>		<i>\$ 1,250.33</i>	<i>\$ 470.76</i>	<i>\$ 134.79</i>	<i>\$ 97.43</i>	<i>\$ 62.94</i>		<i>\$ 2,016.26</i>
<i>Per Land Use Quantity</i>		<i>\$ 23.59</i>	<i>\$ 46.27</i>	<i>\$ 89.78</i>	<i>\$ 76.91</i>	<i>\$ 22.37</i>		

NOTE: In the event lower development levels are derived from the assessor parcels list above, the assessment on all recorded lots will be increased proportionately.

