

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: AUGUST 22, 2006

FROM: KEN GREHM/RICK DONDRO ^{RWD}

SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 200 IN COUNTY SERVICE AREA 28
SILLER RANCH (MARTIS CAMP) – 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. 200 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 Siller Ranch 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. 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 Siller Ranch (Martis Camp) project is located on approximately 2177 acres and proposes the development of 653 residences, community recreation facilities, golf course, amphitheatre and ski facilities. 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 June 27th of this year.

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Siller Ranch (Martis Camp) 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 \$30.64. 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 \$30.64 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

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

In the matter of: A RESOLUTION
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 200
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE SILLER RANCH (MARTIS CAMP)

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 Siller Ranch (Martis Camp) 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 080-160-005-000, 080-160-006-000, 080-160-011-000, 080-160-012-000, 110-030-002-000 and 110-030-003-000 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

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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. 200 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Siller Ranch (Martis Camp) project Subdivision (Sub 424/CUP 3008), 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 XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel and/or dwelling unit within APNs 080-160-005-000, 080-160-006-000, 080-160-011-000, 080-160-012-000, 110-030-002-000 and 110-030-003-000 of SUB No. 424/CUP 3008 that may now exist or which may be created by any final map of SUB No. 424/CUP 3008, Siller Ranch (Martis Camp), in an amount of \$30.64 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"

**Siller Ranch (Martis Camp) Exterior Boundary
Zone of Benefit 200
County Service Area No. 28**

ALL that real property situated in the County of Placer, State of California, described as follows:

PARCEL ONE: The West one-half; the West one-half of the Northeast quarter; and the Southeast quarter of Section 26, Township 17 North, Range 16 East, MDB&M.

PARCEL TWO: All of Section 35, Township 17 North, Range 16 East, MDB&M.

PARCEL THREE: All of Section 36, Township 17 North, Range 16 East, MDB&M.

PARCEL FOUR: The West one half of Section 31, Township 17 North, Range 17 East, MDB&M;

APN(s): 080-160-005, 080-160-006, 080-160-011, 080-160-012, 110-030-002 and 110-030-003.

End of Description

Budget Worksheet Detail

BUDGET WORKSHEET DETAIL MARTIS CAMP TRANSIT PROGRAM ZONE OF BENEFIT #200										
A	B Future Anticipated DUE									C
Parcel Number	Single Family DU	Multi- Family DU	Maint- enance Facility	Office	Club- house	Recrea- tion Center	Mountain Lodge	Golf Course	Total	\$ 30.64/DUE Assessment (B x \$30.64)
80-160-05	202	0	0	0	6	51	0	6	265	\$ 8,119.60
80-160-06	212	124	0	0	0	0	37	0	249	\$ 7,629.36
80-160-011	222	0	19	38	0	0	0	0	279	\$ 8,546.56
80-160-012	0	0	0	0	0	0	0	0	0	\$ -
110-030-02	11	0	0	0	0	0	0	0	11	\$ 337.04
110-030-03	6	0	0	0	0	0	0	0	6	\$ 183.84
Total	529	124	19	38	6	51	37	6	810	
Assessment by										
Land Use	\$ 16,208.56	\$ 3,799.36	\$ 582.16	\$ 1,164.32	\$ 183.84	\$ 1,562.64	\$ 1,133.68	\$ 183.84		\$ 24,818.40
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.										

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