

**MEMORANDUM**

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS DATE: September 23, 2008  
 FROM: <sup>KG</sup> KEN GREHM/WILL GARNER  
 SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 211 IN COUNTY SERVICE AREA 28,  
 HOPKINS VILLAGE, 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. 211 and setting charges to operate transit service in Martis Valley at a cost of \$38.68 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. Hopkins Village 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 Hopkins Village project is located on approximately 271 acres and proposes the development of a 50 unit workforce housing development (25 duplexes), being built on a 10-acre portion of a larger 52 acre parcel that constitutes the project site for purposes of the Planned Development Ordinance. Other components of the project include open space lots of approximately 219 acres, public trails and trail connections.

Pursuant to Proposition 218, the property owner of record of the existing parcel of the Hopkins Village 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 \$38.68. 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 \$38.68 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 – Legal Description  
 Exhibit B – Location Map  
 Exhibit C – Assessment Detail  
 Exhibit D – Vicinity Map

A copy of the Engineer's Report is on file with the Clerk of the Board for viewing.

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

In the matter of: A RESOLUTION  
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 211  
AND ESTABLISHING A CHARGE ON PARCELS WITHIN  
SAID ZONE HOPKINS VILLAGE

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

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WHEREAS, a condition of approval for Hopkins Village Transit 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 080-060-081, 080-270-025 and 080-270-058 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

**HOPKINS VILLAGE TRANSIT - COUNTY SERVICE AREA 28 ZONE 211**

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. 211 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Hopkins Village project Subdivision, 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 080-060-081, 080-270-025 and 080-270-058 that may now exist or which may be created by any final map, Hopkins Village, in an amount of \$38.68 per dwelling unit equivalent as stated in the Engineer's Report. Said charge shall commence with the 2009-2010 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 2010-2011 tax year, which shall not exceed 5% in any one year.**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land described herein is situated in the County of Placer, State of California, and described as follows:

**PARCEL ONE:**

All that portion of Section 24, Township 17 North, Range 16 East, M.D.B.& M., more particularly described as follows:

BEGINNING at the Southwest corner of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24; thence from said Point of Beginning and along the West line of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24 North  $00^{\circ}26'18''$  East 205.00 feet; thence leaving said West line South  $54^{\circ}35'19''$  East 347.74 feet to a point on the South line of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24; thence along said South line South  $89^{\circ}17'47''$  West 285.00 feet to the Point of Beginning.

**PARCEL TWO:**

That portion of the South half of the South half of the Northeast quarter of the Northeast quarter lying Southwesterly of State Highway 267; the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northeast quarter lying Southwesterly of State Highway 267; the South half of the Northwest quarter of the Northwest quarter of the Northeast quarter; the South half of the Northwest quarter of the Northeast quarter; the Southeast quarter of the Northeast quarter; the Northwest quarter; the Northwest quarter of the Southwest quarter; all in Section 24, Township 17 North, Range 16 East, MDB&M.

**PARCEL THREE:**

A right-of-way for vehicular access, appurtenant to Parcel Two mentioned above, as granted to DMB/Highlands Group, LLC, an Arizona Limited Liability Company, in that certain doc entitled, "Reciprocal Grant of Easements" recorded April 8, 2004 as Instrument No. 2004-0040976, Placer County Records.

Apn: 080-270-058 as to Parcel one; 080-060-081 as to Parcel two; 080-270-025 as to Parcel two.

EXHIBIT B

ZONE OF BENEFIT  
PORTION OF HOPKINS VILLAGE

A PLANNED DEVELOPEMENT

BEING A PORTION OF SECTION 24, T.17 N., R.16 E., M.D.B. & M.  
COUNTY OF PLACER, STATE OF CALIFORNIA

AUGUST, 2008

SCALE: 1"=200'

G. W. CONSULTING ENGINEERS  
SHEET 1 OF 1

TIMBER LAKE PHASE 1A  
88 MATS 34

23 24

1292.04'

N02°29'48"E

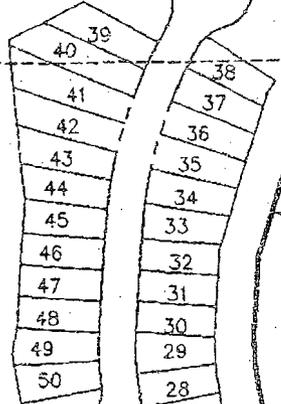
LOT "C"

LOT "D"

LOT "B"

LOT "F"

APN 080-270-025



ZONE OF BENEFIT

LOT "C"

LOT "D"

LOT "B"

LOT "G"

LOT "B"

LOT "I"

APN 080-060-081

1303.28'

N01°31'47"E

SCALE: 1" = 200'

N89°53'17"E

1346.46'

**EXHIBIT C**

**BUDGET WORK SHEETS**

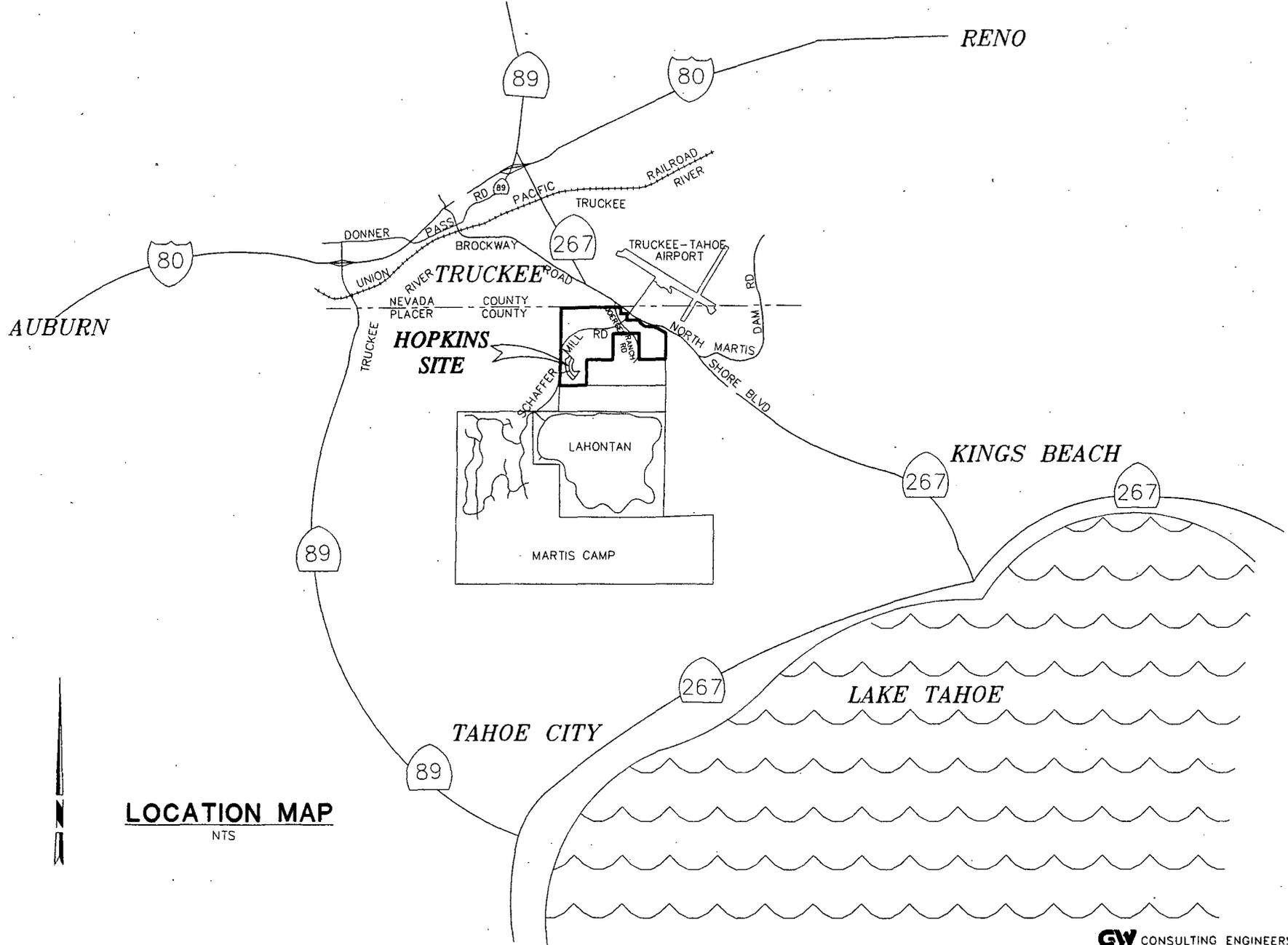
Zone of Benefit #211

*Martis Valley Transit Service Program Current Assessment*

Operating Costs	Annual Quantities						
	# Peak Buses in Operation	Vehicle-Miles of Service	Vehicle-Hours of Service	Operating Cost	Passenger-Trips	Estimated Fare	Operating Subsidy
	4	162,324	7,776	\$ 428,000	89,083	\$ 95,326	\$ 332,674
<b>Capital Costs</b>							
<u>Transit Buses</u>							
Unit Cost			\$ 370,000				
Useful Life				10 years			
Interest Rate				3%			
Annualized (at 3% Interest Rate)			\$ 32,275				
Local Match (20 percent)			\$ 6,500				
Number of Buses Required				4			
Total Required Annual Local Match			\$ 26,000				\$ 26,000
<b>SUBTOTAL: Annual Martis Valley Transit Operating And Capital Program Costs</b>							<b>\$ 358,674</b>
<b>Other Funding Sources</b>							
Transportation Development Act Funding							\$ 140,000
Town of Truckee							\$ 25,000
Northstar-At-Tahoe (Half the Cost of 1 AM and 1 PM Peak Period Winter Run)							\$ 13,000
Subtotal: Other Funding							\$ 178,000
<b>Subtotal: Annual CSA Martis Valley Transit Operating and Capital Funding Required</b>							<b>\$ 180,674</b>
Management (10 percent of CSA Funding)							\$ 21,068
General Liability Insurance (Flat)							\$ 100
Taxroll Collection (1 percent)							\$ 2,107
Administration (Flat)							\$ 1,000
Contingency (5 percent)							\$ 10,534
<b>TOTAL ANNUAL CSA COSTS</b>							<b>\$ 215,483</b>
Forecast Potential Growth in Dwelling Unit Equivalents							5,571
CSA Annual Cost per Dwelling Unit Equivalent							\$ 38.68

EXHIBIT B

# HOPKINS VILLAGE VICINITY MAP



**LOCATION MAP**

NTS

79

