

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS  
DATE: November 25, 2008

FROM: <sup>KJ</sup> KEN GREHM / BOB COSTA

SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 213 IN COUNTY SERVICE AREA 28  
(DONNER-TRUCKEE VETERINARY HOSPITAL – WATER QUALITY MONITORING)  
AND SET A FEE FOR SERVICES**

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## **ACTION REQUESTED / RECOMMENDATION**

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution creating Zone of Benefit No. 213 and setting charges to monitor surface and groundwater quality in the Martis Valley watershed at a maximum cost of \$298.28 per dwelling unit equivalent for the Donner-Truckee Veterinary Hospital.

## **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. This particular developer's conditions of approval require a permanent water quality control feature and funding mechanism for monitoring to ensure that run-off will meet the Water Quality Control Plan for the Lahontan Region for Martis Creek. A CSA Zone of Benefit has been identified as the best way to fund this program.

The Donner-Truckee Veterinary Hospital Project is located on approximately 1.63 acres in the Martis Valley portion of Placer County. The project proposes development into two ground parcels, which may subsequently be further divided into as many as 23 commercial condominiums.

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Donner-Truckee Veterinary Hospital project has signed a ballot. The property owner approved, by way of this ballot, an annual charge per parcel based on the estimated Dwelling Unit Equivalents(DUE) created by this map and future final maps. The estimated current annual assessment for each future DUE is \$233.62. The maximum assessment will be up to \$298.28 per DUE. 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 \$233.62 charge will be levied on each existing parcel based on the estimated number of future DUEs and then further divided by each new parcel created in subsequent final maps. The per parcel charge may change as more development occurs in Martis Valley. 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

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. 213  
FOR THE MARTIS VALLEY WATER QUALITY MONITORING  
PROGRAM AND ESTABLISHING A CHARGE ON PARCELS  
WITHIN SAID ZONE (DONNER-TRUCKEE VETERINARY HOSPITAL)

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 Donner-Truckee Veterinary Hospital was the creation of a funding mechanism to provide certain services for the benefit of the properties within the project; and

WHEREAS, the owners of record of said project desire the creation of a County Service Area Zone of Benefit for said project to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Number 080-270-038 of said project have consented to the imposition of fees for said project 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/or commercial units within said Areas of project, and

**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.213 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Donner-Truckee Veterinary Hospital project (PSUB 20070547), 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 Parcel Number 080-270-038 that may now exist or which may be created by any final map of SUB No. (PSUB 20070547), Donner-Truckee Veterinary Hospital, in an amount up to \$298.28 per DUE 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  
ZONE OF BENEFIT**

**ALL THAT PORTION** of the South half of Section 13, Township 17 North, Range 16 East, M.D.M., being Parcel B as said parcel is shown and designated on that certain map filed in Book 16 of Parcel Maps at Page 55, Placer County, California.

This legal description was prepared by me and was compiled from record data:

*Andrew R. Cassano*

Dated: 7-24-08

Andrew R. Cassano, LS 4370  
Professional Land Surveyor  
NEVADA CITY ENGINEERING, INC.  
505 Coyote Street, Suite B  
Nevada City, CA 95959



# EXHIBIT "B"

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 13, T.17N., R.16E., M.D.M.  
WITHIN THE UNINCORPORATED AREA OF  
**PLACER COUNTY, CALIFORNIA**  
JULY, 2008 SCALE: 1" = 100'



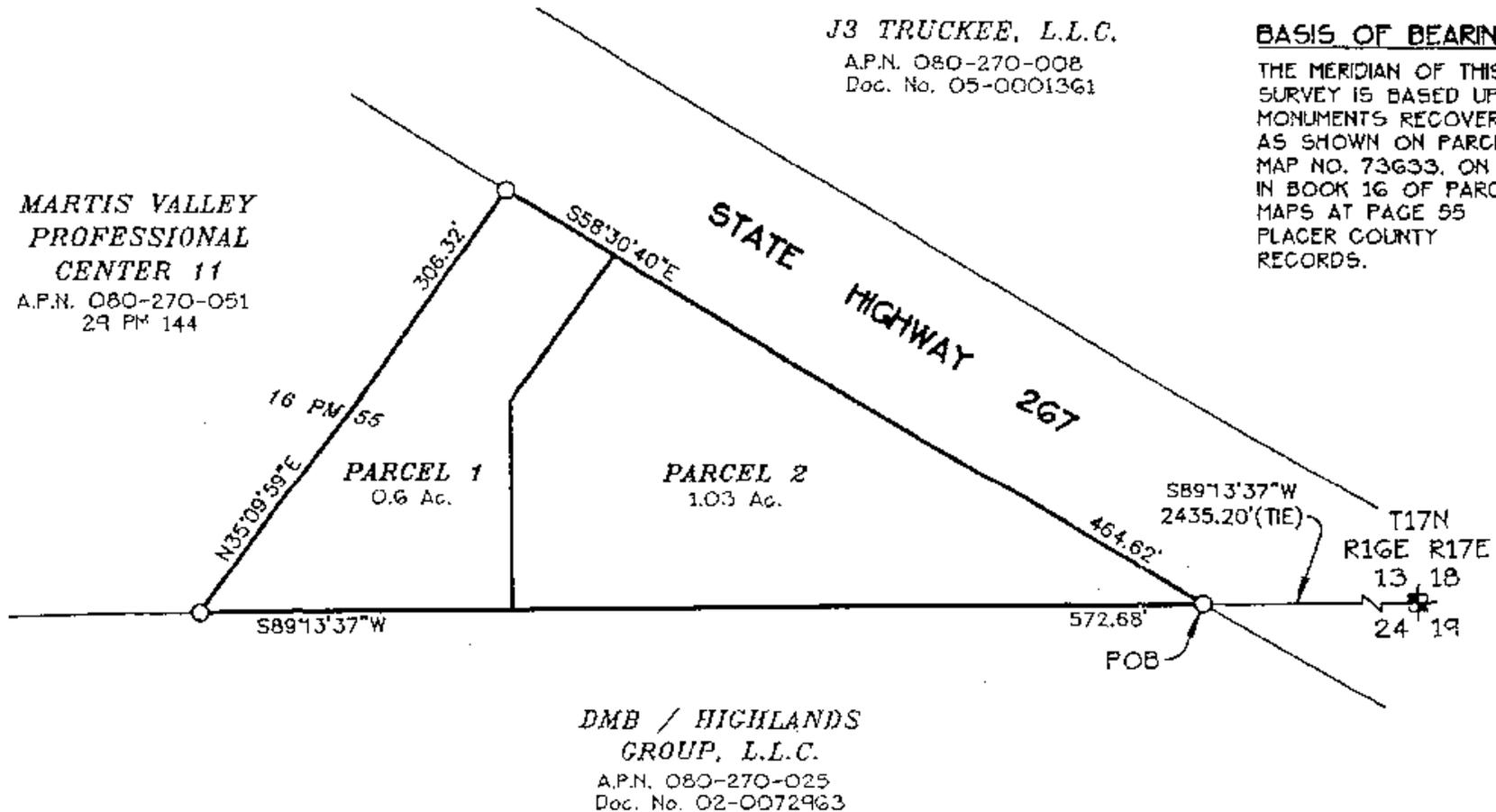
SCALE: 1" = 100'

MARTIS VALLEY  
PROFESSIONAL  
CENTER 11  
A.P.N. 080-270-051  
29 PM 144

J3 TRUCKEE, L.L.C.  
A.P.N. 080-270-008  
Doc. No. 05-0001361

### BASIS OF BEARINGS

THE MERIDIAN OF THIS  
SURVEY IS BASED UPON  
MONUMENTS RECOVERED  
AS SHOWN ON PARCEL  
MAP NO. 73633, ON FILE  
IN BOOK 16 OF PARCEL  
MAPS AT PAGE 55  
PLACER COUNTY  
RECORDS.



DMB / HIGHLANDS  
GROUP, L.L.C.  
A.P.N. 080-270-025  
Doc. No. 02-0072963

NEVADA CITY ENGINEERING, INC.

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**SECTION VIII. BUDGET WORK SHEETS**

**MARTIS VALLEY CUMULATIVE WATER QUALITY MONITORING PROGRAM  
ZONES OF BENEFIT #197, 199, 201, 206, 210 & 213**

<b>CURRENT ASSESSMENT</b>		
<b>DESCRIPTION OF WATER QUALITY MONITORING PROGRAM:</b>		
Surface and Ground Water Management Program:	Rate	Cost
<b>Martis Creek</b>		
Samples		66,615.92
<b>Data Analysis</b>		59,743.87
<b>Station Maintenance</b>		7,229.51
<b>Consultation</b>		16,868.86
<b>Bio Assessment</b>		
Field Sampling		
Laboratory ID		
Data Management/Reports		2,800.00
<b>Administrative</b>		18,000.00
<b>Field Work</b>		
Field Technician		64,200.00
Equipment		52,025.00
<b>SUBTOTAL</b>		<u><b>286,869.00</b></u>
<b>Management of Budget (10%)</b>	10%	28,686.90
<b>General Liability Insurance (flat)</b>		100.00
<b>Tax Roll Collection (1%)</b>	1%	3,309.99
<b>Administration</b>		1,000.00
<b>Contingency (5%)</b>	5%	14,343.45
<b>SUBTOTAL</b>		<u><b>47,440.34</b></u>
<b>TOTAL 2008 ESTIMATED COST</b>		<u><b>334,309.34</b></u>
<b>ANTICIPATED TOTAL DUES</b>		1,431.00
<b>COST PER DUE PER YEAR</b>		233.62