

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: MAY 9, 2006
FROM: KEN GREHM *KD*
SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 187 IN COUNTY SERVICE AREA 28
(NORTHSTAR AT TAHOE – RETREAT SUBDIVISION) 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. 187 and setting charges to provide road rehabilitation, storm drain maintenance and snow removal services for the Northstar at Tahoe Retreat subdivision.

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 the formation of a CSA Zone of Benefit to fund road rehabilitation, storm drain maintenance and snow removal. The roads in this subdivision will be accepted into the County maintained mileage. The CSA charge pays for long-term road rehabilitation including slurry seals, crack seals and overlays. The property owner has requested a higher level of service than that provided by Placer County; therefore, Northstar Community Services District (NCSD) will be providing the road maintenance and snow removal services. The charges for these items are based on NCSD actual costs.

The Northstar at Tahoe Retreat subdivision is tentatively approved for 18 residential units. It is located on the northwestern face of Mt. Pluto at an elevation between approximately 6160 feet and 6370 feet in the Northstar area. The area is specifically described in Exhibit "A", attached hereto and made a part hereof.

Pursuant to Proposition 218, the property owner of record of the existing parcel of the Northstar at Tahoe Retreat subdivision has signed a ballot. The property owner approved, by way of this ballot, an annual charge of \$2,885 per parcel and/or dwelling unit for the existing parcel and each new parcel and/or dwelling unit created as final maps are recorded. 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 \$2,885 charge will be levied on each existing parcel /dwelling unit and each new parcel created by each new final map. 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

On file with Clerk of the Board: Engineer's Report

EXHIBIT 'A'

**Retreat Subdivision Snow Removal, Road Maintenance, and Storm Drainage
Maintenance for Facilities Located Within Public Easements Excluding Structural
Stormwater Quality Enhancement Facilities
Zone of Benefit 187
County Service Area No. 28**

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of Parcel 2-A as described in the Grant Deed to Trimont Land Company, recorded within Document Number 1993-087533, Placer County Official Records, also a portion of Section 31, Township 17 North, Range 17 East, M.D.M., described as follows:

BEGINNING at the most Northerly corner of that portion of Lot A lying Westerly of Big Springs Drive as shown on Big Springs at Northstar Phase 1, filed in Book T of Maps at Page 14, Placer County Records; thence along the parcel to be described, the following twenty-two (22) courses and distances:

- 1) South 08°12'23 West 490.12 feet;
- 2) North 81°47'37 West 10.01 feet;
- 3) South 36°21'07 West 241.93 feet;
- 4) North 29°32'14 West 223.70 feet;
- 5) along the arc of a 320.00 foot radius non-tangent curve to the left for a distance of 135.70 feet, having a central angle of 24°17'52", being subtended by a chord which bears South 73°36'55 West 134.69 feet;
- 6) South 85°45'51 West 5.62 feet;
- 7) South 01°50'34 West 216.85 feet;
- 8) South 75°32'25 West 327.58 feet;
- 9) South 72°45'45 West 345.86 feet;
- 10) North 17°14'15 West 258.11 feet;
- 11) along the arc of a 580.00 foot radius curve to the right for a distance of 38.58 feet, having a central angle of 03°50'17", being subtended by a chord which bears South 66°12'56 West 38.85 feet;
- 12) North 25°06'03 West 40.00 feet;
- 13) along the arc of a 620.00 foot radius curve to the right for a distance of 57.09 feet, having a central angle of 05°16'33", being subtended by a chord which bears North 66°58'24 East 57.07 feet;
- 14) along the arc of a 25.00 foot radius curve to the left for a distance of 35.82 feet, having a central angle of 82°04'57", being subtended by a chord which bears North 28°34'12 East 32.83 feet;
- 15) along the arc of a 170.00 foot radius curve to the right for a distance of 222.61 feet, having a central angle of 75°01'35", being subtended by a chord which bears North 25°02'30 East 207.04 feet;

- 16) along the arc of a 280.00 foot radius curve to the left for a distance of 84.08 feet, having a central angle of $17^{\circ}12'21''$, being subtended by a chord which bears North $53^{\circ}57'07''$ East 83.77 feet;
 - 17) North $67^{\circ}22'08''$ West 182.21 feet;
 - 18) North $01^{\circ}09'54''$ West 386.03 feet;
 - 19) North $22^{\circ}37'52''$ East 171.83 feet;
 - 20) North 30.23 feet to a point on the southerly boundary of Northstar unit 5-B, filed in book L of Maps Page 5, Placer County Records;
 - 21) East 1352.16 feet to a point on the Northwesterly line of said Big Springs Drive;
 - 22) along said Northwesterly line along the arc of a 355.00 foot radius non-tangent curve to the right for a distance of 365.71 feet, having a central angle of $59^{\circ}01'26''$, being subtended by a chord which bears South $37^{\circ}43'06''$ West 349.75 feet
- to the point of beginning, and containing an area of 26.8 acres, more or less.

Description Basis of Bearing

The basis of bearing for the above description is based on Book T of Maps Page 14, Placer County Records.

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

In the matter of: A RESOLUTION
ESTABLISHING ZONE OF BENEFIT NO. 187
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE (NORTHSTAR AT TAHOE RETREAT SUBDIVISION)

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 Northstar at Tahoe Retreat Subdivision was the creation of a County Service Area 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 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 110-030-062-000 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 owners of record of the properties have approved ballots 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. 187 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Northstar at Tahoe Retreat Subdivision (Sub 814), 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 APN 110-030-062-000 of SUB No. 814 that may now exist or which may be created by any final map of SUB No. 814, Northstar at Tahoe Retreat Subdivision, in an amount no greater than \$2,885 per parcel/dwelling unit. Said charge shall commence with the 2006-2007 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 2007-2008 tax year, which shall not exceed 5% in any one year.

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