



# RESOLUTION No. \_\_\_\_\_

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### PARCEL CHARGES AND SPECIAL TAXES FOR SERVICES IN COUNTY SERVICE AREAS AND PERMANENT ROAD DIVISIONS FOR FISCAL YEAR 2016/17

WHEREAS, the Director of the Department of Public Works has prepared the Parcel Charges and Special Taxes in County Service Areas and Permanent Road Divisions; and

WHEREAS, the Parcel Charges and Special Taxes are in conformance with Proposition 218, as approved by the voters in November 1996.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Nevada County Board of Supervisors authorizes the collection of parcel charges and special taxes for Fiscal Year 2016/17 in the County Service Areas and Permanent Road Divisions as follows:

#### County Service Area 1A - Clover Valley Ranches/Alta Sierra Ranches

<u>Special Tax</u>		<u>Road Maintenance</u>	<u>Total</u>
Zone 1 (Wolf Creek Road)	Land only	\$194.00	\$194.00
	Land/Improvements	\$249.00	\$249.00
<u>Special Tax</u>		<u>Road Maintenance</u>	<u>Total</u>
Zone 2 (Clover Valley Road)	Land only	\$191.00	\$191.00
	Land/Improvements	\$260.00	\$260.00
<u>Special Tax</u>		<u>Road Maintenance</u>	<u>Total</u>
Zone 3 (Fay Road)	Land only	\$27.00	\$27.00
	Land/Improvements	\$35.00	\$35.00

#### County Service Area 12 - Adamson Road

<u>Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
Zone 1 (Adamson Road)	Land only	\$192.00	\$192.00
	Land/Improvements	\$240.00	\$240.00
Zone 2 (Trotter Road)	Land only	\$184.00	\$184.00
	Land/Improvements	\$221.00	\$221.00

**County Service Area 13 - Wolf Drive**

<u>Parcel Charge</u>		<u>Wolf Drive Maintenance</u>	<u>Zone Maintenance</u>	<u>Total</u>
Zone 1	Land only	\$33.00	\$ 0.00	\$33.00
(Wolf Drive paved)	Land/Improvements	\$40.00	\$ 0.00	\$40.00

**Special Tax**

Zone 2	Land only	\$33.00	\$125.00	\$158.00
(Tom Ray Road)	Land/Improvements	\$40.00	\$152.00	\$192.00

**Special Tax**

Zone 3	Land only	\$33.00	\$131.00	\$164.00
(Wolf Drive unpaved)	Land/Improvements	\$40.00	\$157.00	\$197.00

**County Service Area 14 - Retrac Way**

<u>Parcel Charge</u>		<u>Retrac Way Maintenance</u>	<u>Zone Maintenance</u>	<u>Total</u>
Zone 1-Retrac	Land only	\$104.00	\$0.00	\$104.00
(Lime Kiln to Wolf Creek)	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 2	Land only	\$104.00	\$0.00	\$104.00
(Creekview)	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 3-				
Retrac (Wolf Creek to	Land only	\$104.00	\$0.00	\$104.00
Hilltop)	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 4	Land only	\$104.00	\$0.00	\$104.00
Retrac (Hilltop)	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 5	Land only	\$104.00	\$0.00	\$104.00
Retrac (Hilltop to end)	Land/Improvements	\$132.00	\$0.00	\$132.00

**County Service Area 18 - I.W.B. North**

<u>Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
Land only		\$180.00	\$180.00
Land/Improvements		\$259.00	\$259.00

**County Service Area 21 - Sharon Oaks**

<u>Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
Land only		\$49.00	\$49.00
Land/Improvements		\$78.00	\$78.00

**County Service Area 22 - 6B Ranch**

<u>Parcel Charge</u>	<u>Fire Facilities Maintenance</u>	<u>Road Maintenance</u>	<u>Total</u>
<u>Zone 1 Thoroughbred Loop</u>			
Land Only	\$0.00	\$139.00	\$139.00
Land/Improvements	\$0.00	\$171.00	\$171.00

**County Service Area 24 (Zone 1) - Oak Crest Estates**

<u>Current Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
Land only		\$454.00	\$454.00
Land/Improvements		\$497.00	\$497.00

**County Service Area 24 (Zone 2) - Mountain Lake Estates**

<u>Parcel Charge</u>	<u>Fire Facilities Maintenance</u>	<u>Road Maintenance</u>	<u>Total</u>
Land Only	\$0.00	\$364.00	\$364.00
Land/Improvements	\$0.00	\$500.00	\$500.00

**County Service Area 38 (Zone 2) – Gold Country Drive**

<u>Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
APN 50-410-02		\$6,962.44	\$6,962.44
APN 50-410-01		\$1,037.56	\$1,037.56

**Perimeter Road PRD**

<u>Parcel Charge</u>		<u>Road Maintenance</u>	<u>Total</u>
Land only		\$129.00	\$129.00
Land/Improvements		\$187.00	\$187.00

**Ski Town II PRD**

<u>Parcel Charge</u>	<u>Snow Removal</u>	<u>Road Maintenance</u>	<u>Total</u>
<u>Ski Town II Subdivision (100%)</u>			
Land Only	\$ 44.00	\$53.00	\$ 97.00
Land/Improvements	\$175.00	\$84.00	\$259.00
<u>Other (25%)</u>			
Land Only	\$ 11.00	\$13.00	\$ 24.00
Land/Improvements	\$ 44.00	\$21.00	\$ 65.00

**Hidden Glen PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$102.00	\$102.00
Land/Improvements	\$125.00	\$125.00

**Canyon Creek PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
Zone 1		
Land only	\$67.00	\$67.00
Land/Improvements	\$86.00	\$86.00
Zone 2		
Land only	\$32.00	\$32.00
Land/Improvements	\$37.00	\$37.00
Zone 3		
Land only	\$24.00	\$24.00
Land/Improvements	\$26.00	\$26.00

**Greenwood Forest Estates PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$373.00	\$373.00
Land/Improvements	\$750.00*	\$750.00
APN 35-080-08	\$597.00*	\$597.00
APN 35-080-09	\$617.00*	\$617.00

\*Subject to 2.5% annual inflationary adjustment for all improved parcels within the PRD for Road Maintenance beginning in Fiscal Year 2016/17 and continuing indefinitely for each fiscal year thereafter. Land only is not subject to adjustment.

**Hillsdale Court PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$259.00	\$259.00
Land/Improvements	\$385.00	\$385.00

**Altair PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$500.00	\$500.00

**Ridge View Woodlands PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$485.00	\$485.00
APN 52-210-14      APN 52-210-15	\$498.08*	\$498.08
APN 52-210-16      APN 52-210-17	\$498.08*	\$498.08
APN 52-210-18      APN 52-210-19	\$498.08*	\$498.08

\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of July 1<sup>st</sup> each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2015/16 \$485.00)

**DarkHorse PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
Single-Family Residential	\$298.00	\$298.00
Golf Course and Clubhouse	\$6,600.00	\$6,600.00

**Rattlesnake Ridge PRD**

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$650.00	\$650.00

**Indian Trails PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$480.00	\$480.00

**American Hill PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$460.00	\$460.00

**Merrill Court PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$300.00	\$300.00

### **Long Valley Road PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$300.00	\$300.00

### **Ridgetop at Harmony Ridge PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
Phase 1	\$529.56*	\$529.56
Phase 2 through Phase 6	\$847.30*	\$847.30
Undeveloped Parcels	\$852.58*	\$852.58

\* Subject to annual adjustment based on the Construction Cost Index, as set forth in the indices for San Francisco and Los Angeles as of April 1<sup>st</sup> each calendar year, not to exceed 2% per annum. (Base charges Fiscal Year 2012/13: Phase 1 \$500.00, Phase 2 through 6 \$800.00, Undeveloped Parcels \$805.00)

### **Cascade Crossing PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$457.30**	\$457.30

\*\* Subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2012/13: \$423.00)

### **Echo Ridge PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$456.22***	\$456.22

\*\*\* To be levied annually at the rate of \$444.24 per single family residential parcel per fiscal year for years 1 – 5 and then \$298.88 per single family residential parcel per fiscal year for each subsequent year continuing indefinitely for each fiscal year thereafter. Adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year, not to exceed five percent (5%) in any one year. (Base charge FY 2014/15: \$444.24)

### **Cedar Glen PRD**

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$455.82**	\$455.82

\*\* Subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15: \$433.45)

AND BE IT FURTHER RESOLVED that the Nevada County Board of Supervisors authorizes the Auditor/Controller to collect fees and charges in regard to the administration of these charges in accordance with Resolution 15-278.