



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
DEPARTMENT OF PUBLIC WORKS
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 Acting Director of Public Works

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: March 28, 2023

TO: Board of Supervisors

FROM: Trisha Tillotson, Acting Director of Public Works

SUBJECT: **Resolution of Intent to Amend the Assessments for the Existing County Service Area 22-6B Ranch Estates, Zone 1, and Conduct an Assessment Ballot Proceeding – District IV**

RECOMMENDATION: Approve the attached Resolution.

FUNDING: Funds will be collected annually from special assessments charged to applicable parcels within the County Service Area. There is no impact on the General Fund and no budget amendment is needed.

BACKGROUND: County Service Area (CSA)22-6B Ranch Estates, Zone 1, located off McCourtney Road was first developed in 1980, reorganized in 1987, and revised again in 2006 for the purpose of providing road maintenance services within the CSA. CSA 22 Zone 1 is made up of 37 parcels that include Thoroughbred Loop (8,800ft), Scotts Drive (516ft), Khalid Court (885ft) and Swaps Court (505ft).

The Board of Supervisors adopted Resolution 80-81 forming CSA 22-6B Ranch Estates, Zone 1 on March 10, 1980. The CSA did not include an inflationary adjustment mechanism.

The County has collected \$6,231 annually for road maintenance with various parcel charges as follows:

Existing Parcel Charges for CSA 22 – 6B Ranch Estates Zone 1 <i>First adopted by Resolution 80-81</i>		
	Unimproved Parcel	Improved Parcel
<i>Within CSA 22 6B Ranch Estates Zone 1</i>		
Road Maintenance	\$139	\$171

Of the 37 parcels currently assessed in Zone 1, 34 are improved and 3 are unimproved.

Proposition 218 was enacted on July 1, 1997, which limited local government’s ability to charge and assess fees. The fees have not been raised commensurate with actual costs since that time. As a result, the \$6,231 which is collected each year for road maintenance does not accrue enough

funding for routine operations such as micro-surfacing every 7-10 years and paving every 20-30 years.

In order to better fund road maintenance within CSA 22 Zone 1, the following three measures are proposed to be implemented:

- Increase the parcel charges to a point that aligns with current construction costs
- Implement a 5% annual escalation factor that will begin in FY 2024/25 and end in FY 2044/45.
- Add an additional \$1,000 charge to each parcel to recuperate emergency funds. This will be paid in addition to the parcel charge in three installments over the next three years. \$333.32/parcel in FY 23/24, \$333.32/parcel in FY 24/25, and \$333.36/parcel in FY 25/26.

The parcel charge increase plan was proposed by the residents of the CSA and aligns with the anticipated needs of the CSA as determined by the County Engineer. The 5% annual escalation factor for the next 20 years will ensure that the parcel charges keep pace with inflation during that time. The additional initial \$1,000 charge per parcel will give the CSA much needed emergency funds in the short term for unforeseen events.

In addition, road maintenance assessments will be adjusted per the 5% inflation factor starting in Fiscal Year 2024/25. The amount of increase will be five percent (5%) in each year.

Proposed Parcel Charges for CSA 22 6B Ranch Estates, Zone 1 – FY 2023/24		
Road Maintenance	Unimproved Parcels	Improved Parcels
<i>Parcels Within CSA 22 6B Ranch Estates</i>	\$285*	\$350*

* In addition to the base parcel charge, the following amounts will be paid by each parcel regardless of development status to build up depleted reserves: \$333.33 fiscal year 2023/24, \$333.33 fiscal year 24/25, and \$333.34 fiscal year 25/26.

If this Resolution of Intent is approved, a public hearing notice and ballots will be mailed to property owners within the annexation area no later than March 31, 2023, and a public hearing to hold a Proposition 218 election will be held on May 23, 2023.

Item Initiated by: Elijah Larimer, Assistant Civil Engineer
Approved by: Trisha Tillotson, Acting Director of Public Works

TT:EL:kk
 Submittal Date: March 4, 2023
 Revised Date: March 15, 2023