



RESOLUTION No. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION TO APPROVE THE COLLECTION OF PARCEL CHARGES AND SPECIAL TAXES FOR SERVICES IN COUNTY SERVICE AREAS AND PERMANENT ROAD DIVISIONS FOR FISCAL YEAR 2021/22

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 2021/22 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 (TRA 72007) (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 (TRA 62024 & 72042) (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 (TRA 62069 & 72041) (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 (TRA 72012) (Adamson Road)	Land only Land/Improvements	\$192.00 \$240.00	\$192.00 \$240.00
Zone 2 (TRA 72043) (Trotter Road)	Land only Land/Improvements	\$184.00 \$221.00	\$184.00 \$221.00

County Service Area 13 - Wolf Drive

<u>Parcel Charge</u>		<u>Wolf Drive Fund 3253 Maintenance</u>	<u>Zone Maintenance</u>	<u>Total Parcel Charge</u>
Zone 1 (TRA 72013) (Wolf Drive paved)	Land only Land/Improvements	\$33.00 \$40.00	\$ 0.00 \$ 0.00	\$33.00 \$40.00
<u>Special Tax</u>				
Zone 2 (TRA 72044) (Tom Ray Road)	Land only Land/Improvements	\$33.00 \$40.00	\$125.00 \$152.00	\$158.00 \$192.00
<u>Special Tax</u>				
Zone 3 (TRA 72045) (Wolf Drive unpaved)	Land only Land/Improvements	\$33.00 \$40.00	\$131.00 \$157.00	\$164.00 \$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 (TRA 72014) (Lime Kiln to Wolf Creek)	Land only Land/Improvements	\$104.00 \$132.00	\$0.00 \$0.00	\$104.00 \$132.00
Zone 2 (TRA 72032 & 72047) (Creekview)	Land only Land/Improvements	\$104.00 \$132.00	\$0.00 \$0.00	\$104.00 \$132.00
Zone 3 (TRA 57013 & 72033) Retrac (Wolf Creek to Hilltop)	Land only Land/Improvements	\$104.00 \$132.00	\$0.00 \$0.00	\$104.00 \$132.00
Zone 4 (TRA 57014 & 72034) Retrac (Hilltop)	Land only Land/Improvements	\$104.00 \$132.00	\$0.00 \$0.00	\$104.00 \$132.00
Zone 5 (TRA 57008, 57021 & 72015) Retrac (Hilltop to end)	Land only Land/Improvements	\$104.00 \$132.00	\$0.00 \$0.00	\$104.00 \$132.00

County Service Area 18 - I.W.B. North (TRA 57010 & 72019)

<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 (TRA 57009, 57016, 72020, 72038, 80013, 80016)

<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 (TRA 62045)

<u>Parcel Charge</u>	<u>Fire Facilities Maintenance</u>	<u>Road Maintenance</u>	<u>Total</u>
<u>Zone 1</u> Thoroughbred Loop			
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 (TRA 62078)

<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 (TRA 62079)

<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
	\$0.00		

County Service Area 38 (Zone 2) – Gold Country Drive (TRA 80008)

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
APN 050-410-001-000	\$1,037.56	\$1,037.56
APN 050-410-002-000	\$6,962.44	\$6,962.44

Altair PRD (TRA 62032 & 68005)

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

American Hill PRD (TRA 68005)

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

Canyon Creek PRD (TRA 80005)

<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

Cascade Crossing PRD (TRA 72009)

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$532.60	\$532.60

*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 1st each calendar year, (posted as February month ending data) not to exceed five percent (5%) in any one year.(Base charge FY 2012/13: \$423.00)

Cedar Glen PRD (TRA 62032)

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$530.90	\$530.90

*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 1st each calendar year, (posted as February month ending data) not to exceed five percent (5%) in any one year.(Base charge FY 2014/15: \$433.45).

DarkHorse PRD (TRA 72009 & 72036)

<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

Echo Ridge PRD (TRA 68005)

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$305.16	\$305.16

*To be levied annually at the rate of \$444.24 per single family residential parcel per fiscal year for years 1 – 5 and then \$291.88 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 1st each calendar year (posted as February month ending data) not to exceed five percent (5%) in any one year.(Base charge FY 2014/15: \$444.24).

Greenwood Forest Estates PRD (TRA 68005)

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$373.00	\$373.00
Land/Improvements*	\$848.54	\$848.54
APN 035-080-008-000*	\$675.44	\$675.44
APN 035-080-009-000*	\$698.04	\$698.04

*Per resolution 16-111, 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.

Hidden Glen PRD (TRA 78001)

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

Higgins Woodridge PRD (TRA 72009 and 72036)

<u>Special Tax</u>			<u>Road Maintenance</u>	<u>Total</u>
<u>APN</u>	<u>Original Parcel</u>	<u>Acres</u>		
057-260-024-000	Parcel 1	5.52	\$8,246.62	\$8,246.62
057-260-020-000	Parcel 2	1.95	\$2,913.22	\$2,913.22
057-260-019-000	Parcel 3	0.96	\$1,434.18	\$1,434.18
057-260-023-000	Parcel 4	1.23	\$1,837.58	\$1,837.58
057-260-022 & 025	Parcel 5	open space, do not charge	\$ 0.00	\$ 0.00
057-260-026-000	Parcel 6	3.07	\$4,571.50	\$4,571.50
057-260-021-000	Parcel 7	0.79	\$1,180.22	\$1,180.22

Per resolution 18-607: The parcel charge will be levied annually at the rate of \$1,428.94 per acre per fiscal year, beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter. The Parcel Charge shall be adjusted annually 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 January 1st each calendar year (posted as December month ending data), not to exceed five percent (5%) in any one year.

Hillsdale Court PRD (TRA 72001)

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

Indian Trails PRD (TRA 68005)

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

Long Valley Road PRD (TRA 57005 & 80005)

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

Merrill Court PRD (TRA 68005)

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

Perimeter Road PRD

(TRA 57005, 57009, 57010, 57015, 57016, 72004, 72019, 72020, 72036, 72038, 80013, 80016)

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

Rattlesnake Ridge PRD (TRA 62034 & 78001)

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

Ridge View Woodlands PRD (TRA 62040, 80009, 80010)

<u>Special Tax</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$485.00	\$485.00
APN 052-210-014-000* APN 052-210-015-000*	\$582.30	\$582.30
APN 052-210-016-000* APN 052-210-017-000*	\$582.30	\$582.30
APN 052-210-018-000* APN 052-210-019-000*	\$582.30	\$582.30

*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 July 1st each calendar year, (posted as April month ending data) not to exceed five percent (5%) in any one year; base charge FY 2015/16 \$485.00.

Ridgetop at Harmony Ridge PRD (TRA 68005)

<u>Parcel Charge</u>	<u>Road Maintenance</u>	<u>Total</u>
Phase 1*	\$584.66	\$584.66
Phase 2 through Phase 6*	\$935.46	\$935.46
Unrecorded Parcels*	\$941.28	\$941.28

* 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 1st each calendar year, (posted as February month ending data) not to exceed 2% per annum; base charges FY 2012/13: Phase 1 \$500.00, Phase 2 through 6 \$800.00, Undeveloped Parcels \$805.00.

Ski Town II PRD (TRA 77005)

<u>Parcel Charge</u>	<u>Snow Removal</u>	<u>Road Maintenance</u>	<u>Total</u>
Within Subdivision			
Land Only	\$280.50	\$55.40	\$335.90
Land/Improvements	\$836.40	\$87.82	\$924.22
Outside Subdivision			
Land Only	\$280.50	\$13.58	\$294.08
Land/Improvements	\$836.40	\$21.96	\$858.36

Per resolution 20-448: Snow removal to be levied annually at the rate of \$275.00 per unimproved parcel and \$820.00 per improved parcel per fiscal year, beginning in Fiscal Year 2020/21, and continuing indefinitely for each fiscal year thereafter, with annual adjustments beginning in Fiscal Year 2021/22 as set forth in the *San Francisco Area Consumer Price Index, as of January 1st* (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

Authorizes an annual adjustment to the road maintenance charges beginning in Fiscal Year 2020/21 and continuing indefinitely for each fiscal year thereafter as set forth in the *San Francisco Area Consumer Price Index, as of January 1st* (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

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 No. 15-278.