



RESOLUTION No. 13-151

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

CREATION OF THE CASCADE CROSSING PERMANENT ROAD DIVISION (PRD) AND AUTHORIZATION OF COLLECTION OF PARCEL CHARGES FOR ROAD MAINTENANCE SERVICES

WHEREAS, pursuant to the provisions of Permanent Road Division law (Streets and Highways Code Section 1160, et seq), the Board of Supervisors is authorized to establish a permanent road division as a method of providing road improvement and maintenance services by the County within the unincorporated area; and

WHEREAS, the Board of Supervisors received a petition requesting creation of the Cascade Crossing PRD and imposition of a Parcel Charge; and

WHEREAS, the legal description for the PRD is described in Exhibit A and is generally shown on Exhibit B, both attached hereto and incorporated herein; and

WHEREAS, the Petition (Exhibit C) has been signed by a majority of landowners within the PRD and meets all other requirements of Streets and Highways Code Sections 1162 and 1163; and

WHEREAS, the proposed services to be provided within the PRD include road and storm drain maintenance; and

WHEREAS, Streets and Highways Code Section 1162.6 provides that parcel charges shall be deemed to be assessments within the meaning of Article XIID of the California Constitution, and that proceedings to form a Permanent Road Division may be consolidated with an assessment ballot proceeding to adopt a parcel charge pursuant to Government Code Section 53753; and

WHEREAS, a detailed Engineer's Report has been prepared in conformance with the requirements of Article XIID, Section 4 of the California Constitution; and

WHEREAS, a copy of the Engineer's Report is on file with the Department of Public Works; and

WHEREAS, on February 26, 2013, the Nevada County Board of Supervisors adopted Resolution 13-063, indicating their intention to create the Cascade Crossing PRD and conduct a ballot proceeding to impose a parcel charge; and

WHEREAS, the Board held a public hearing regarding the creation of the Cascade Crossing PRD boundary on April 23, 2013, at which a majority protest was not presented; and

WHEREAS, the Board held a public hearing and election regarding the imposition of a parcel charge for road maintenance within the Cascade Crossing PRD on April 23, 2013, at which a majority protest was not presented; and

WHEREAS, on April 23, 2013, the Board directed the Clerk of the Board of Supervisors to open and count ballots received for the Assessment Ballot Proceedings and a majority of the property owners voted in favor the proposed parcel charge.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Nevada County Board of Supervisors as follows:

1. The Board of Supervisors finds that the above recitals are true and correct.
2. Approves the creation of the Cascade Crossing PRD as described in the attached Exhibit A and shown on the attached Exhibit B.
3. Authorizes the Clerk Recorder to record the map depicting the boundary thereof.
4. Authorizes the approved "Parcel Charge" to be levied annually at the rate of \$423 per single family residential parcel per fiscal year, beginning the Fiscal Year in which the Final Map creating the affected residential parcels is recorded, 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 April 1st each calendar year, not to exceed five percent (5%) in any one year.
5. Directs the "Parcel Charge" to be collected each year in the same manner and at the same time as the general property taxes, and deposited into a fund for payment of road maintenance services within the boundaries of the Cascade Crossing Permanent Road Division.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 23rd day of April, 2013, by the following vote of said Board:

Ayes: Supervisors Nathan Beason, Edward Scofield, Terry Lamphier, Hank Weston, and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

DONNA LANDI

Clerk of the Board of Supervisors

By: _____

Donna Landi

Hank Weston

Hank Weston, Chair

04/23/2013 cc: DPW*
AC*
Clerk-Recorder*
Tax Collector*
Assessor*


Exhibit A

LEGAL DESCRIPTION
PERMANENT ROAD DIVISION

THAT portion of real property situate in the County of Nevada, State of California, and being a portion of the East half of the Southeast Quarter of Section 21, Township 14 North, Range 8 East, Mount Diablo Base and Meridian, and being Parcel A as described in Document No. 2012-0013062, and a portion of Parcel B as described in Document No. 2012-0013061, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel B; thence, along the North line of said Parcel B, South $84^{\circ}07'18''$ East 565.27 feet; thence South $79^{\circ}28'07''$ East 427.01 feet to the Northeast corner of said Parcel B; thence, along the East line of said Parcel B, South $06^{\circ}33'53''$ East 316.48 feet to the Northeast corner of said Parcel A; thence, along the East line of said Parcel A, South $06^{\circ}33'53''$ East 68.55 feet; thence North $83^{\circ}19'16''$ East 20.00 feet; thence South $03^{\circ}21'49''$ East 58.06 feet to the Southeast corner of said Parcel A; thence, along the East line of said Parcel B, South $03^{\circ}21'49''$ East 852.33 feet to the Southeast corner of said Parcel B; thence, along the South line of said Parcel B, South $83^{\circ}43'56''$ West 402.37 feet; thence, leaving said South line, North $16^{\circ}06'13''$ East 58.59 feet; thence North $69^{\circ}42'51''$ West 251.33 feet; thence North $21^{\circ}56'04''$ East 140.10 feet; thence North $68^{\circ}03'56''$ West 39.03 feet; thence, along a tangent curve to the left having a radius bearing South $21^{\circ}56'04''$ West 175.00 feet, a central angle of $38^{\circ}45'44''$, through an arc length of 118.39 feet to a point of compound curvature; thence, along a curve to the left having a radius bearing South $16^{\circ}49'40''$ East 62.00 feet, a central angle of $80^{\circ}24'54''$, through an arc length of 87.02 feet; thence South $07^{\circ}14'34''$ East 94.39 feet; thence, along a tangent curve to the right having a radius bearing South $82^{\circ}45'26''$ West 225.00 feet, a central angle of $23^{\circ}48'20''$, through an arc length of 93.48 feet; thence South $16^{\circ}33'46''$ West 83.49 feet to a point on the South line of said Parcel B; thence, along said South line, North $73^{\circ}06'32''$ West 50.00 feet; thence, leaving said South line, North $16^{\circ}33'46''$ East 83.20 feet; thence, along a tangent curve to the left having a radius bearing North $73^{\circ}26'14''$ West 175.00 feet, a central




Bryan P. Bonino, L.S.

7/23/12
Date

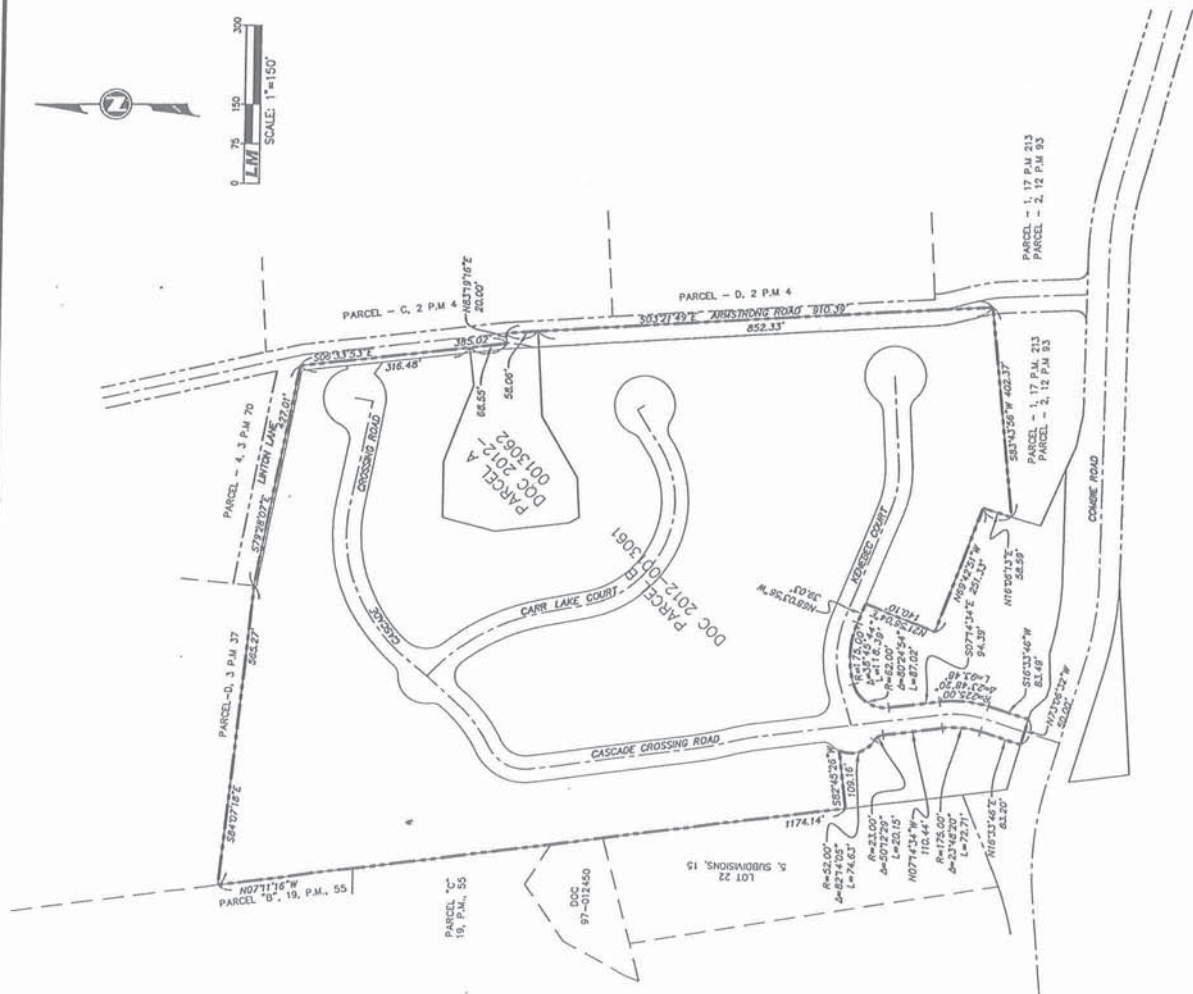
angle of $23^{\circ}48'20''$, through an arc length of 72.71 feet; thence North $07^{\circ}14'34''$ West 110.44 feet; thence, along a tangent curve to the left having a radius bearing South $82^{\circ}45'26''$ West 23.00 feet, a central angle of $50^{\circ}12'29''$, through an arc length of 20.15 feet; thence, along a reverse curve to the right having a radius bearing North $32^{\circ}32'57''$ East 52.00 feet, a central angle of $82^{\circ}14'05''$, through an arc length of 74.63 feet; thence South $82^{\circ}45'26''$ West 109.16 feet to a point on the West line of said Parcel B; thence, along said West line, North $07^{\circ}11'16''$ West 1,174.14 feet to the POINT OF BEGINNING.

Containing 28.33 acres of land, more or less.

The basis of bearings for this description is the East line of that Record of Survey recorded in Book 9 of Surveys, at Page 257, shown as South $06^{\circ}33'53''$ East.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors' Act.



LEGAL DESCRIPTION

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING PARCEL A AS DESCRIBED IN DOCUMENT NO. 2012-0013062, AND A PORTION OF PARCEL B AS DESCRIBED IN DOCUMENT NO. 2012-0013061, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH LINE OF SAID PARCEL B, SOUTH 84°07'19" EAST 565.27 FEET; THENCE SOUTH 73°09'07" EAST 422.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SOUTH 06°30'53" EAST 316.48 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, ALONG THE EAST LINE OF SAID PARCEL A, SOUTH 06°30'53" EAST 68.55 FEET; THENCE NORTH 83°19'16" EAST 20.00 FEET; THENCE SOUTH 03°21'49" EAST 58.14 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SOUTH 03°21'49" EAST 652.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL B, SOUTH 89°03'56" WEST 402.37 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 16°08'13" EAST 58.59 FEET; THENCE NORTH 03°03'56" WEST 251.33 FEET; THENCE NORTH 21°56'04" EAST 140.10 FEET; THENCE NORTH 68°03'56" WEST 175.00 FEET; THENCE, LEAVING A TANGENT CURVE TO THE LEFT HAVING A RADIUS BEARING SOUTH 21°56'04" WEST 175.00 FEET, A CENTRAL ANGLE OF 36°45'44", THROUGH AN ARC LENGTH OF 118.39' TO A POINT OF COMPOUND CURVATURE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS BEARING SOUTH 18°49'40" EAST 62.00 FEET, A CENTRAL ANGLE OF 80°24'54", THROUGH AN ARC LENGTH OF 87.02 FEET; THENCE SOUTH 07°14'34" EAST 84.39 FEET; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS BEARING SOUTH 82°45'26" WEST 225.00 FEET, A CENTRAL ANGLE OF 2°48'20", THROUGH AN ARC LENGTH OF 8.02 FEET; THENCE SOUTH 16°33'46" WEST 83.48 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B; THENCE, LEAVING SAID SOUTH LINE, NORTH 73°06'32" WEST 50.00 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 16°33'46" EAST 83.20 FEET; THENCE, LEAVING A TANGENT CURVE TO THE LEFT HAVING A RADIUS BEARING NORTH 23°26'14" WEST 175.00 FEET, A CENTRAL ANGLE OF 2°48'20", THROUGH AN ARC LENGTH OF 8.02 FEET; THENCE, LEAVING A TANGENT CURVE TO THE RIGHT HAVING A RADIUS BEARING NORTH 07°12'09" EAST 84.39 FEET, A CENTRAL ANGLE OF 110°44'26", THROUGH AN ARC LENGTH OF 234.92 FEET; THENCE, LEAVING A TANGENT CURVE TO THE LEFT HAVING A RADIUS BEARING NORTH 32°45'26" WEST 110.44 FEET, A CENTRAL ANGLE OF 90°12'09", THROUGH AN ARC LENGTH OF 84.39 FEET; THENCE, LEAVING A TANGENT CURVE TO THE RIGHT HAVING A RADIUS BEARING NORTH 07°14'34" WEST 175.00 FEET, A CENTRAL ANGLE OF 20.15 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS BEARING NORTH 32°45'26" WEST 110.44 FEET, A CENTRAL ANGLE OF 82°14'09", THROUGH AN ARC LENGTH OF 74.63 FEET; THENCE SOUTH 03°21'49" EAST 108.16 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL B; THENCE, ALONG SAID WEST LINE, NORTH 07°11'16" WEST 1174.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.33 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THAT RECORD OF SURVEY RECORDED IN BOOK 9 OF SURVEYS, AT PAGE 257, SHOWN AS SOUTH 05°33' EAST.

END OF DESCRIPTION.

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2012, AT _____, M., IN BOOK _____ OF _____ SUBDIVISIONS, AT PAGES _____ AT THE REQUEST OF LAUGENOUR AND MEKLE.

DOC. NO.: _____ FEE: _____

GREGORY J. DIAZ
COUNTY CLERK-RECORDER
NEVADA COUNTY, CALIFORNIA

BY _____ DEPUTY

DISTRICT MAP
FOR

FOR
CASCADE CROSSING SUBDIVISION
PERMANENT ROAD DIVISION

LOCATED IN A PORTION OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 14
NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN
NEVADA COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

408 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95775 • FAX: (530) 662-4802
SHEET 1 OF 1
FEBRUARY 5, 2013

SHEET 1 OF 1

FEBRUARY 5, 2013

Exhibit B

EXHIBIT 1-A & 1-B

PERMANENT ROAD DIVISION FOR CASCADE CROSSING SUBDIVISION (Formerly known as Saddle Ridge)

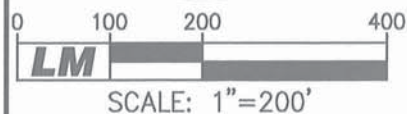
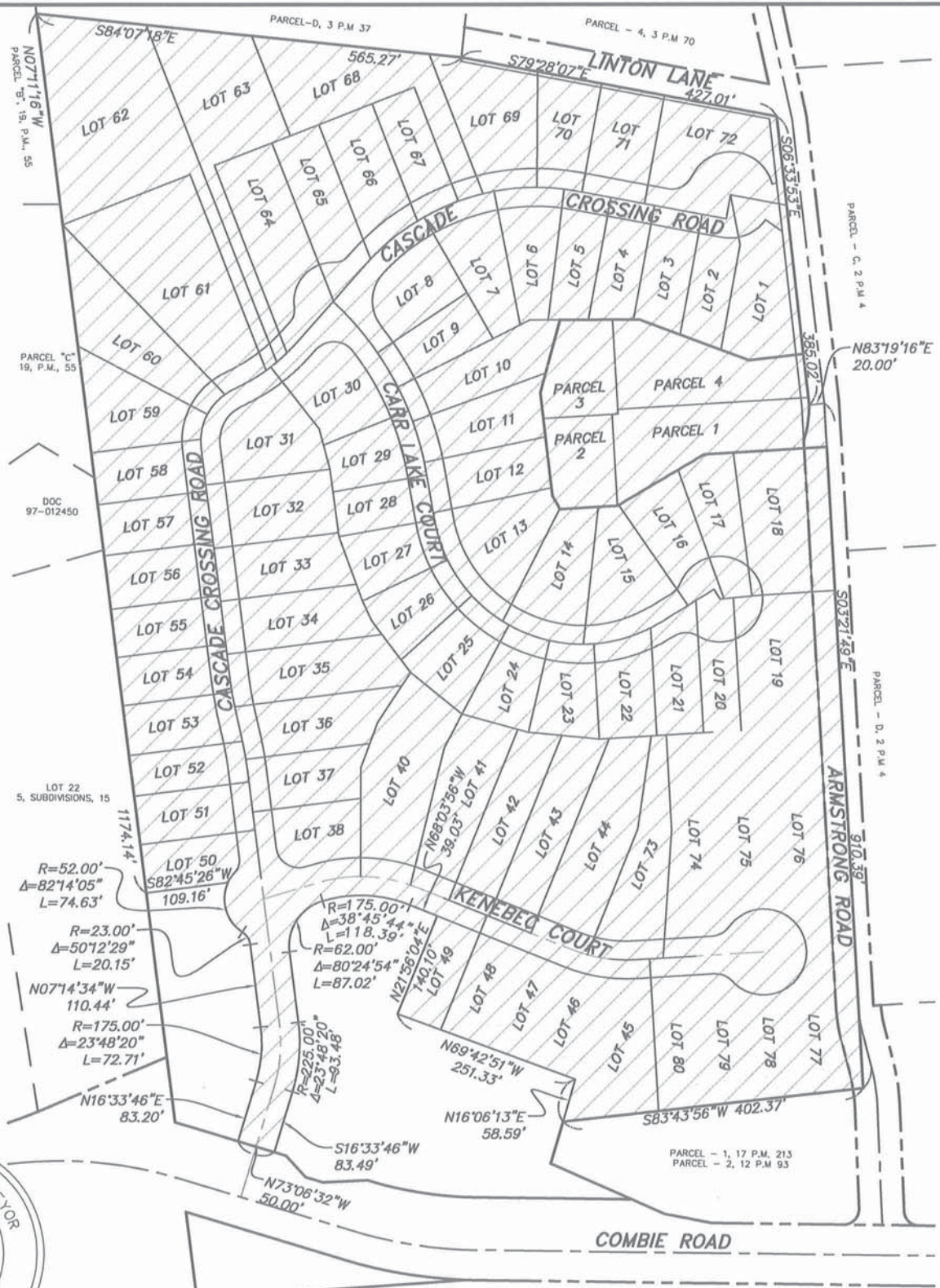


EXHIBIT 1-A
PERMANENT ROAD DIVISION

FOR
CASCADE CROSSING SUBDIVISION
A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 21, TOWNSHIP 14 NORTH,
RANGE 8 EAST, MOUNT DIABLO BASE &
MERIDIAN, NEVADA COUNTY, CALIFORNIA
SHEET 1 OF 2 FEBRUARY, 4 2013



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4802

EXHIBIT 1-B PERMANENT ROAD DIVISION

FOR
CASCADE CROSSING SUBDIVISION
A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 21, TOWNSHIP 14 NORTH,
RANGE 8 EAST, MOUNT DIABLO BASE &
MERIDIAN, NEVADA COUNTY, CALIFORNIA
SHEET 2 OF 2
FEBRUARY, 4 2013

Exhibit C

PETITION FOR CREATION OF THE CASCADE CROSSING (FORMERLY KNOWN AS SADDLE RIDGE) PERMANENT ROAD DIVISION AND LEVY OF A "SPECIAL TAX" PROVIDING FOR MAINTNANCE OF A PUBLIC STREET AND/OR HIGHWAY

We, the undersigned, being landowners of interest within the boundaries of the proposed Permanent Road Division (PRD) described and shown on Exhibits "1-A" and "1-B" of the attached Engineer's Report for Cascade Crossing Permanent Road Division, hereby petition the Nevada County Board of Supervisors to undertake the proceedings for the creation of the Cascade Crossing Permanent Road Division and the levy of an assessment within the boundaries in accordance with applicable provisions of the Government Code and/or Streets and Highways Code of the State of California.

Petitioners request that the Nevada County Board of Supervisors create a County road maintenance program consisting of normal and preventative maintenance services consistent with current and future Nevada County road maintenance policies.

The petitioners represent:

- The name of the PRD shall be the Cascade Crossing Permanent Road Division.
- The undersigned petitioners constitute 100 percent of the owners of interest within the described annexation boundaries.
- The boundaries of the proposed annexation are set forth in Exhibits "1-A" and "1-B", attached hereto.
- The total number of acres located within the boundaries of the proposed annexation is 28.33 acres.
- The assessed valuation of land within the boundaries of the proposed annexation, according to the last equalized assessment roll of the County of Nevada, State of California, is \$674,000.
- The assessed valuation of the improvements within the boundaries of the proposed annexation according to the last equalized assessment roll of the County of Nevada, State of California, is \$316,000.
- As nearly as can be determined, there are no current inhabitants within the boundaries of the proposed annexation; however the PRD may eventually contain up to 83 single family homes.
- As nearly as can be determined, there is one registered voters within the proposed annexation.
- The location of the streets that have maintenance services is set forth in Exhibit "1-B", attached hereto.

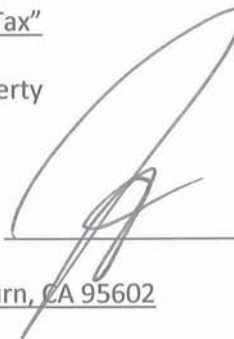
Petitioners understand:

The proposed rate and method of apportionment of the "Special Tax" are as follow:

<u>Land Use</u>	<u>Annual; "Special Tax"</u>
Single Family Residential	\$423.00 per property

Name (print) Jeff Pemstein, Division President

Signature



Residence 10400 & 10371 Combie Rd, 21378 Armstrong Rd Auburn, CA 95602

Nevada Co APN 57-141-66, 67 and 73

Date February 5, 2013