

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JUNE 27, 2006**

From: **JAMES DURFEE/ALBERT RICHIE**

Subject: **ALEXANDRIA ESTATES - COUNTY SERVICE AREA 28 ZONE 196**

**ACTION REQUESTED/RECOMMENDATION:** Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution Creating Zone of Benefit No. 196 and setting charges to provide landscape maintenance for the Alexandria Estates development in the Granite Bay area.

**BACKGROUND:** As your Board is aware, the County utilizes County Service Area Zones of Benefit to provide funding for special services within specific communities. Alexandria Estates consists of approximately 10.634 acres and will ultimately include ten residential lots. The area is specifically described in Exhibit "A", and a map of the project is included as displayed in Exhibit "B". The conditions of approval for Alexandria Estates require the formation of a CSA Zone of Benefit to fund landscape maintenance along the project's 660 lineal feet of Douglas Boulevard frontage.

Pursuant to Proposition 218, the property owners of record of the existing parcel(s) of the Alexandria Estates development have signed a ballot, approving an annual charge of \$675 per parcel and/or dwelling unit for each existing parcel and each new parcel and/or dwelling unit created by any final maps that are recorded. In lieu of receipt of mailed notice of this hearing, the owners of the existing parcel have executed a waiver. In order to finalize this process and implement the assessments, your Board must conduct a Public Hearing to consider all protests and tabulate the ballots. Should your Board elect to proceed, you 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 \$675 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.

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cc: COUNTY EXECUTIVE OFFICE

ATTACHMENT: RESOLUTION

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

In the matter of: A RESOLUTION  
ESTABLISHING ZONE OF BENEFIT NO. 196  
AND ESTABLISHING A CHARGE ON PARCELS WITHIN  
SAID ZONE (ALEXANDRIA ESTATES)

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

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**WHEREAS**, a condition of approval for Alexandria Estates 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 048-084-032-000 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

**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.

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**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. 196 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Alexandria Estates Subdivision (Tract 921), 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 048-084-032-000 Alexandria Estates that may now exist or which may be created by any final map of Alexandria Estates Subdivision, in the amount no greater than \$675 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 2006-2007 tax year, which shall not exceed 5% in any one year.

ATTACHMENTS:            EXHIBIT A & B

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## EXHIBIT "A"

Alexandria Estates Subdivision **Landscape and Irrigation**  
**Maintenance Zone of Benefit 196**  
**County Service Area No. 28**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 22, ROSEDALE COLONY SUBDIVISION NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER, PLACER COUNTY, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, ROSEDALE COLONY SUBDIVISION NO. 2, AND RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 22 SOUTH 1 DEGREES 00 MINUTES 25 SECONDS EAST 1264.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22, THENCE ALONG THE SOUTH LINE OF SAID LOT 22; SOUTH 89 DEGREES 41 MINUTES WEST 655.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, THENCE ALONG THE WEST LINE OF SAID LOT 22 NORTH 1 DEGREES 05 MINUTES 25 SECONDS WEST 926.48 FEET, THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 22, 497.81 FEET, THENCE NORTH 1 DEGREES 00 MINUTES 25 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID LOT 22, 350.0 FEET TO THE NORTH LINE OF SAID LOT 22, THENCE ALONG THE NORTH LINE OF SAID LOT 22, NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST 160.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL:

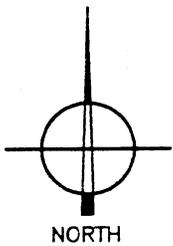
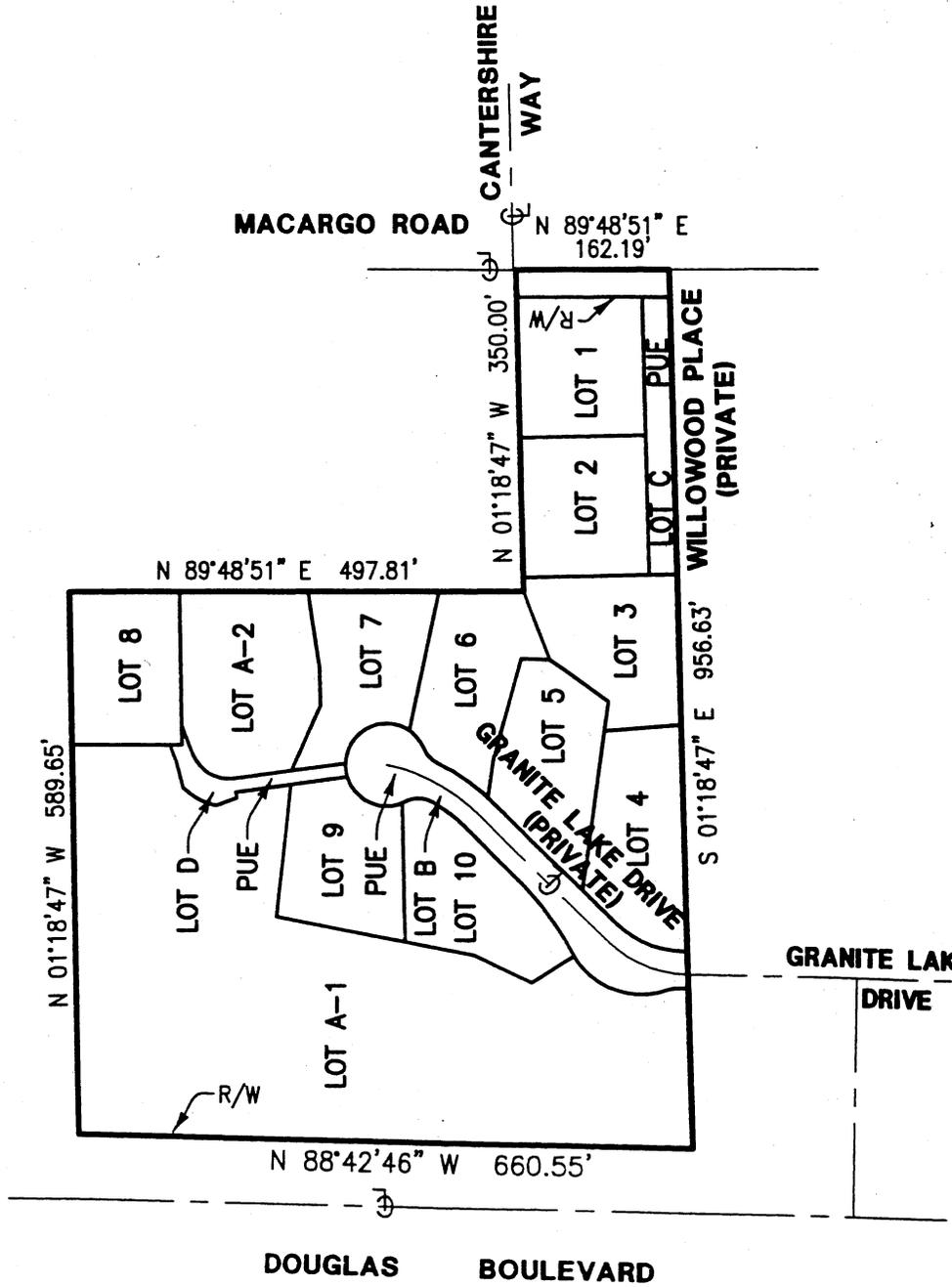
BEGINNING AT ENGINEER'S STATION "A3" 211+00 OF THE BASE LINE SURVEY OF F.A.S. ROUTE 1214 (ROCKY RIDGE ROAD), AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN BOOK ONE OF SURVEYS AT PAGE 41, OFFICIAL RECORDS OF PLACER COUNTY; THENCE NORTH 01 DEGREES 14 MINUTES 51 SECONDS EAST 50.00 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 09 SECONDS EAST 750.00 FEET TO A POINT 50.00 FEET LEFT OF ENGINEER'S STATION "B" 218 + 50 OF SAID SURVEY LINE; THENCE SOUTH 01 DEGREES 14 MINUTES 51 SECONDS WEST 100.00 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 09 SECONDS WEST 750 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 51 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF PLACER IN DEED RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-006386.

APN: 048-084-032

EXHIBIT "B"

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TRACT NO. 921  
**ALEXANDRIA ESTATES**  
 ASSESSMENT DIAGRAM  
 ZONE OF BENEFIT 196  
 COUNTY SERVICE AREA NO. 28 *501*

