

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

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 23, 2008**

From: **J.D. JAMES DURFEE / ALBERT RICHIE**

Subject: **MARTIS VALLEY RECREATION – COUNTY SERVICE AREA 28 ZONE 194**

ACTION REQUESTED / RECOMMENDATION: Conduct a public hearing, consider all protests, tabulate ballot, and adopt a Resolution annexing the Hopkins Village (formerly Hopkins Ranch) subdivision into Zone of Benefit No. 194, Martis Valley Recreation and setting charges to provide park and trail maintenance for the Hopkins Village development in the Martis Valley area at a cost of \$139 per dwelling unit.

BACKGROUND: The County utilizes County Service Area Zones of Benefit to provide funding for special service within specific communities. The Hopkins Village development will create 50 workforce housing units (25 duplexes) on a ten-acre portion of the approximately 280 acres project in the Martis Valley area. The area is described in Exhibit A. The conditions of approval for this project require the formation of a CSA Zone of Benefit to fund maintenance and operation of public trails and public recreational facilities within the Martis Valley area. Since a Zone of Benefit has already been created for this purpose, this development is required to annex into the existing zone.

Pursuant to Proposition 218, the property owners of record of the existing parcels of the Hopkins Village development have signed a ballot approving an annual charge of \$139 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 proceed, staff recommends that your Board conduct a Public Hearing to consider all protests and tabulate the ballot. 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 \$139 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.

Available for Review at the Clerk of the Board's Office: Engineers Report

JD/AR/DB

ATTACHMENT: RESOLUTION

CC

COUNTY EXECUTIVE OFFICE

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

In the matter of: A RESOLUTION
ANNEXING THE HOPKINS VILLAGE DEVELOPMENT
INTO ZONE OF BENEFIT NO. 194 AND
ESTABLISHING A CHARGE ON PARCELS/DWELLING UNITS
WITHIN SAID DEVELOPMENT

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2008 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

WHEREAS, a condition of approval for the Hopkins Village (formerly Hopkins Ranch) development was the creation of a County Service Area to provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, County Service Area Zone of Benefit 194 was previously established by Resolution No. 2006-191 to provide recreational services to this area; and

WHEREAS, the Owner of record of said development desire to annex into Zone of Benefit 194 for said development to satisfy the conditions to obtain a final map; and

WHEREAS, the Owner of record of all property within said development have consented to the imposition of fees for said development to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the Owner of record of the properties has approved a ballot to set a charge on parcels and dwelling units within said areas of development, and

WHEREAS, the Board finds that said ballot constitute unanimous approval of the charge by the property Owner within said areas of Zone of Benefit after proper notice has been given of the right to protest.

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 annex into Zone of Benefit No. 194 within County Service Area No. 28 an area to be coterminous with the boundaries of the Hopkins Village development (vesting tentative subdivision map PSUBT - 20060702), which zone shall provide services within said development; and

The Board of Supervisors does hereby establish with the consent of the property owner 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 the property as described Exhibit A, attached hereto and incorporated herein by reference, the Hopkins Village development, that may now exist or which may be created by any final map of the Timilick at Tahoe development, in the amount no greater than \$139 per parcel/dwelling unit. Said charge shall commence with the 2008-2009 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 2009-2010 tax year, which shall not exceed 5% in any one year.

ATTACHMENTS: EXHIBIT A

EXHIBIT "A"

LEGAL DESCRIPTION

The land described herein is situated in the County of Placer, State of California, and described as follows:

PARCEL ONE:

All that portion of Section 24, Township 17 North, Range 16 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Southwest corner of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24; thence from said Point of Beginning and along the West line of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24 North 00°26'18" East 205.00 feet; thence leaving said West line South 54°35'19" East 347.74 feet to a point on the South line of the North half of the South half of the Northeast quarter of the Northeast quarter of said Section 24; thence along said South line South 89°17'47" West 285.00 feet to the Point of Beginning.

PARCEL TWO:

That portion of the South half of the South half of the Northeast quarter of the Northeast quarter lying Southwesterly of State Highway 267; the Northwest quarter of the Northwest quarter of the Northwest quarter of the Northeast quarter lying Southwesterly of State Highway 267; the South half of the Northwest quarter of the Northwest quarter of the Northeast quarter; the South half of the Northwest quarter of the Northeast quarter; the Southeast quarter of the Northeast quarter; the Northwest quarter; the Northwest quarter of the Southwest quarter; all in Section 24, Township 17 North, Range 16 East, MDB&M.

APN: 080-270-058 as to Parcel one; APN 080-060-081 as to Parcel two