

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS  
FROM: KEN GREHM / BOB COSTA

DATE: April 7, 2009

SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 215 IN COUNTY SERVICE AREA 28  
(HAWKS PROPERTY PARCEL MAP-PMDL 20050157) AND SET FEES  
FOR SERVICES

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## ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution creating Zone of Benefit No. 215 and setting charges to provide road rehabilitation and storm drain maintenance services on all parcels and subsequent parcels within the Hawks Property Parcel Map Project up to the amount of \$885 per parcel.

## BACKGROUND

Zones of benefit are created within County Service Area No. 28 to fill the services funding gap between general County services and special services. This particular developer's conditions of approval require the formation of a CSA Zone of Benefit to fund road rehabilitation, and storm drain maintenance. Certain roads in this development will be accepted into the County maintained mileage. The CSA charge pays for long term road rehabilitation including slurry seals, and overlays of these roadways.

Hawks Property Parcel Map will consist of 4 parcels at build out. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. It is located to the south of the existing Sterling Pointe Estates Subdivision on Lake Forest Drive in the Loomis Area (APN 036-140-005).

Pursuant to Proposition 218, the property owners of record of the existing parcel of the Hawks Property Parcel Map have signed a ballot. The property owners approved, by way of this ballot, an annual charge of \$885 per parcel and/or dwelling unit for existing parcels and each new parcel and/or dwelling unit created as final or parcel maps are recorded. In lieu of receipt of mailed notice of this hearing, the owners of the existing parcels have executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board must also adopt a Resolution to impose the parcel/dwelling unit charge.

## ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration (EIAQ-3835) was prepared for Hawks Property Parcel Map pursuant to the provisions of CEQA and was approved by the Planning Commission on April 14, 2005. 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 \$885 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.

Attachments: Resolution  
Exhibit A – Legal Description  
Exhibit B – Location Map  
Exhibit C – Vicinity Map

Engineer's Report is on file with the  
Clerk of the Board's Office.

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

In the matter of: A RESOLUTION  
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 215  
AND ESTABLISHING A CHARGE ON PARCELS  
WITHIN SAID ZONE FOR HAWKS PROPERTY  
PARCEL MAP PROJECT FOR THE PURPOSES OF  
ROAD REHABILITATION AND STORM DRAINAGE  
FACILITIES MAINTENANCE

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 Hawks Property Parcel Map was the creation of a funding mechanism 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 County Service Area Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

**HAWKS PROPERTY PARCEL MAP - COUNTY SERVICE AREA 28 ZONE 215**

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Resol No. \_\_\_\_\_

**WHEREAS, the owners of record of Assessor Parcel Number 036-140-005 of said project have consented to the imposition of fees for said project to satisfy the conditions to obtain a parcel map for the project, and**

**WHEREAS, the owner of record of the properties have approved by ballot to set a charge on parcels and dwelling units within said Areas of project, 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.**

**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.215 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Hawks Property Parcel Map Subdivision (PMLD 20050157), which zone shall provide services within said project area; and**

**The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIII D of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel within APN 036-140-005 that may now exist or which may be created by any final or parcel map, in an amount of \$885 per parcel and/or dwelling unit equivalent as stated in the Engineer's Report. Said charge shall commence with the 2009-2010 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 2010-2011 tax year, which shall not exceed 5% in any one year.**

## EXHIBIT "A"

### ZONE OF BENEFIT NO. \_\_\_\_ ROAD MAINTENANCE AND STORM DRAINAGE FACILITIES

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

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 8 EAST, M.D.M., PARTICULARLY DESCRIBED AS FOLLOWS:

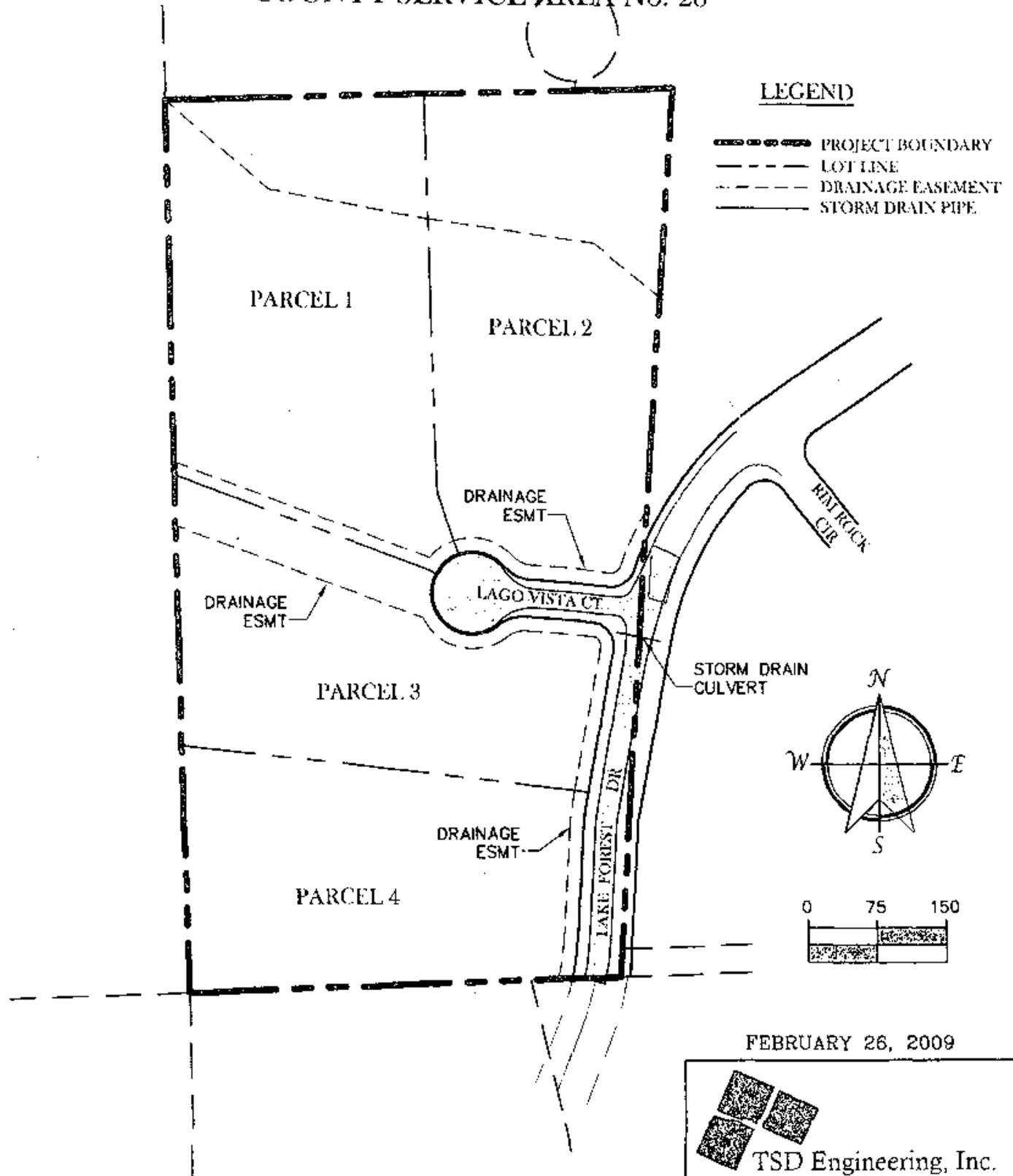
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE WEST LINE OF SECTION 17 A DISTANCE OF 950 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SECTION 17, DISTANCE OF 550 FEET; THENCE SOUTHERLY IN A DIRECT LINE 950 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SECTION 17 FROM WHICH THE POINT OF BEGINNING BEARS WEST 467 FEET; THENCE WEST 467 FEET TO THE POINT OF BEGINNING.

END OF DESCRIPTION

EXHIBIT "B"

# HAWKS PROPERTY PARCEL MAP

ASSESSMENT DIAGRAM  
ZONE OF BENEFIT #215  
COUNTY SERVICE AREA No. 28



FEBRUARY 26, 2009



**TSD Engineering, Inc.**  
Total Site Design

31 Natoma Street, Suite #160  
Folsom, CA 95630  
TEL: 916-608-0707 FAX: 916-608-0701

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# Exhibit "C" Vicinity Map

