

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: June 3, 2014

FROM: KEN GREHM / BOB COSTA

SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 216 IN COUNTY SERVICE AREA 28
(HIDDEN CROSSING SUBDIVISION) AND SET A FEE FOR SERVICES**

ACTION REQUESTED / RECOMMENDATION

1. Conduct a public hearing, consider all protests and tabulate ballots.
2. Adopt a Resolution creating Zone of Benefit No. 216 and setting charges up to \$630 per residential unit to provide road rehabilitation, storm drain maintenance and street light services for Hidden Crossing Subdivision. There is no net County cost.

BACKGROUND

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

The Hidden Crossing Subdivision is tentatively approved for 78 residential units. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. It is located north of PFE Road, and east of Walerga Road, as shown on Exhibit B.

Pursuant to Proposition 218, the property owner of record of the existing parcels of Hidden Crossing Subdivision has signed a ballot approving an annual charge of no more than \$630 per parcel and/or dwelling unit for existing parcels and each new parcel and/or dwelling unit created as final maps are recorded. In lieu of receipt of mailed notice of this hearing, the owner of the existing parcel has executed a waiver.

Your Board is being asked to conduct a Public Hearing to receive testimony and to consider the election results to be presented by the Clerk of the Board. If the assessment is approved by a majority of eligible voters, your Board may adopt a Resolution to approve the services and impose the parcel/dwelling unit charge.

ENVIRONMENTAL

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 \$630 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 for this Zone of Benefit by a registered professional engineer.

Attachments: Resolution
Exhibit A- Legal Description
Exhibit B- Boundary Map

The Engineers Report is on file with
the Clerk of the Board

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

In the matter of: ADOPT A RESOLUTION
ESTABLISHING ZONE OF BENEFIT NO. 216
AND ESTABLISHING A CHARGE ON
PARCELS WITHIN SAID ZONE (HIDDEN
CROSSING SUBDIVISION)

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

Chair, Board of Supervisors

WHEREAS, a condition of approval for Hidden Crossing Subdivision is the creation of a County Service Area to provide certain extended 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 final map approval; and

WHEREAS, the owners of record of Assessor Parcel Number 023-221-016-000 and 023-221-050-000 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 affirmed by ballots establishment and assessment of charges on parcels and dwelling units within this 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.

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. 216 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Hidden Crossing Subdivision (Sub No. PSUB20060389), 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 Assessor's Parcel Numbers 023-221-016-000 and 023-221-050-000 Hidden Crossing Subdivision, in an amount no greater than \$630 per parcel/dwelling unit. Said charge shall commence with the 2014-2015 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 2015/2016 tax year, which shall not exceed 5% in any one year.

EXHIBIT 'A'
Legal Description

ANNEXATION TO PLACER COUNTY
SERVICE AREA NO. 28 ZONE #216
HIDDEN CROSSING

All that real property situated in the unincorporated area of the County of Placer, State of California and being located in Section 7, Township 10 North, Range 6 East, M.D.M., described as follows:

Parcel 1:

Parcel A of Parcel Map No. P-71277 being a portion of the west half of the southeast quarter of Section 7, Township 10 North, Range 6 East, M.D.M., as per map filed July 3, 1975, in Book 7 of Parcel Maps, Page 13, Placer County Records.

Parcel 2:

Parcel B of Parcel Map No. P-71277 being a portion of the West Half of the Southeast Quarter of Section 7, Township 10 North, Range 6 East, M.D.M., as per map filed July 3, 1975 in Book 7 of Parcel Maps, Page 13, Placer County Records.

EXCEPTING THEREFROM: Beginning at the most northerly corner of the aforesaid Parcel "B" (7 P.M. 13); thence along the northerly line of said Parcel "B" South 73°38'29" East 1378.25 feet to the northeasterly corner of said Parcel "B"; thence along the easterly line of said Parcel "B" South 00°24'29" East 453.48 feet; thence leaving said easterly line South 89°35'31" West 180.00 feet; thence South 31°35'50" West 188.68 feet; thence South 00°24'29" East 185.00 feet; thence North 81°37'48" West 231.45 feet; thence South 87°17'20" West 61.57 feet; thence North 76°54'14" West 50.72 feet; thence North 87°46'52" West 195.76 feet; thence North 74°47'33" West 116.55 feet; thence North 68°01'31" West 109.07 feet; thence North 77°54'20" West 81.39 feet; thence South 89°56'29" West 213.73 feet to a point in the westerly line of the aforesaid Parcel "B" (7 P.M. 13); thence along said westerly line North 00°18'43" West 1050.58 feet to the Point of Beginning.

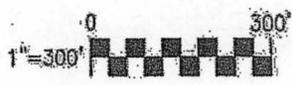
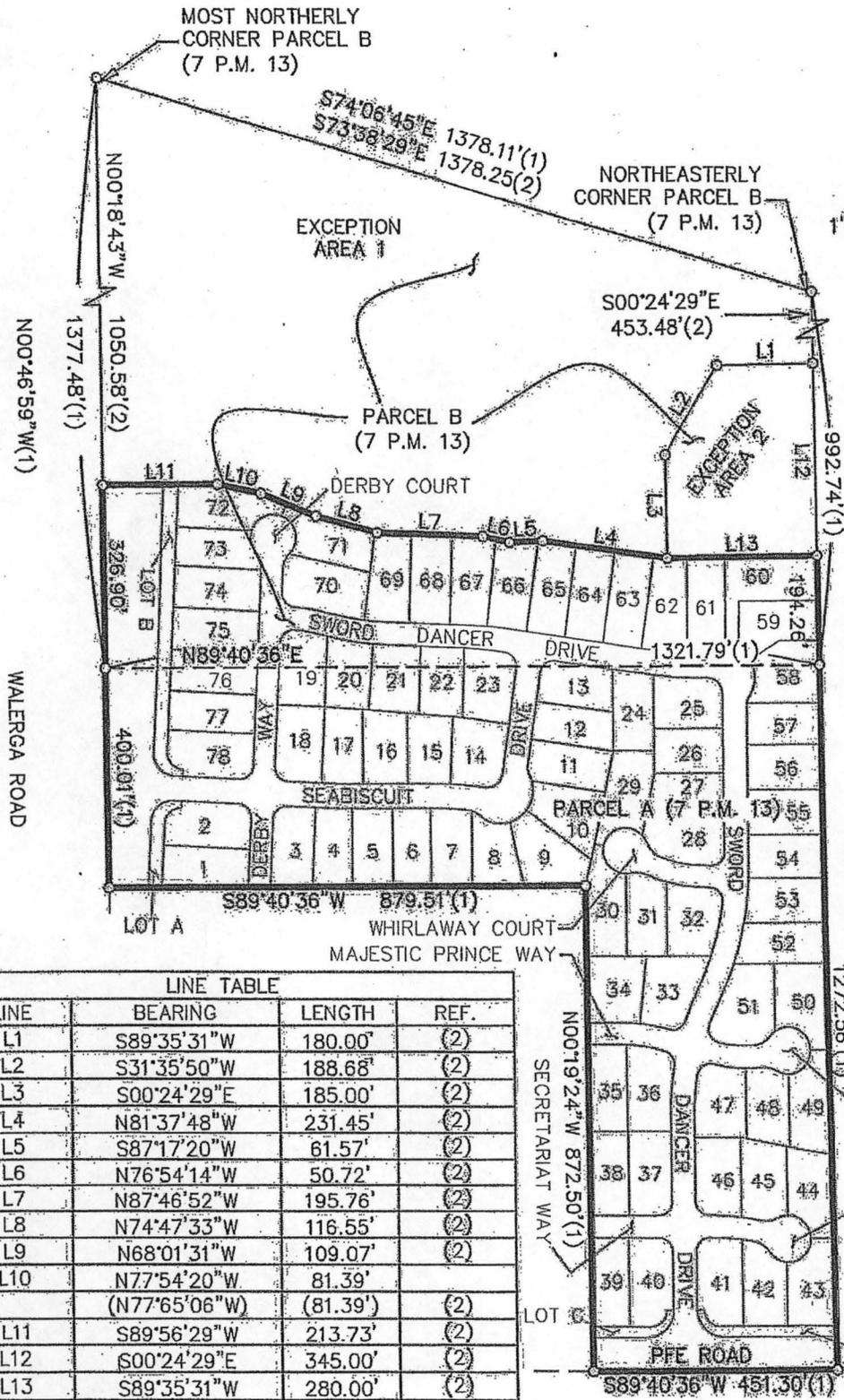
FURTHER EXCEPTING THEREFROM: Beginning at a point in the easterly line of the aforesaid Parcel "B" (7 P.M. 13), distant thereon South 00°24'29" East 453.48 feet from the northeasterly corner of said Parcel "B"; thence from said Point of Beginning South 89°35'31" West 180.00 feet; thence South 31°35'50" West 188.68 feet; thence South 00°24'29" East 185.00 feet; thence North 89°35'31" East 280.00 feet to a point on the east line of said Parcel B; thence along the east line of said Parcel B, North 00°24'29" West 345.00 feet the Point of Beginning.

Said property contains 28.577 acres, more or less.


Michael R. Dequine, LS 5614
License Expires: 9/30/2014



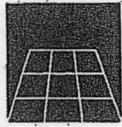
May 7, 2014
Date



SITE
 28.577 ACRES±
 APN: 023-221-016
 & 023-221-050

REFERENCES:
 (1) 7 P.M. 13
 (2) 2003-0132813

LINE TABLE			
LINE	BEARING	LENGTH	REF.
L1	S89°35'31"W	180.00'	(2)
L2	S31°35'50"W	188.68'	(2)
L3	S00°24'29"E	185.00'	(2)
L4	N81°37'48"W	231.45'	(2)
L5	S87°17'20"W	61.57'	(2)
L6	N76°54'14"W	50.72'	(2)
L7	N87°46'52"W	195.76'	(2)
L8	N74°47'33"W	116.55'	(2)
L9	N68°01'31"W	109.07'	(2)
L10	N77°54'20"W (N77°65'06"W)	81.39' (81.39')	(2)
L11	S89°56'29"W	213.73'	(2)
L12	S00°24'29"E	345.00'	(2)
L13	S89°35'31"W	280.00'	(2)



**Michael Deguine
 and Associates, Inc.**
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 Fax: (916) 923-1625

EXHIBIT 'B'
 ANNEXATION TO PLACER COUNTY SERVICE AREA NO. 28,
 ZONE #216 - HIDDEN CROSSING
 FOR STANDARD PACIFIC CORPORATION

