



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Honorable Board of Supervisors DATE: June 9, 2020

FROM: Steve Pedretti, Director, Community Development Resource Agency

BY: Michele Kingsbury, Principal Management Analyst

SUBJECT: County Service Area No. 28, Zone of Benefit 228
Annexation Placer Vineyards Specific Plan Property 1A

ACTION REQUESTED

1. Consider all protests, tabulate ballots, and adopt a Resolution annexing Assessor Parcel Numbers 023-200-005; 023-221-057; 023-221-058 AND 023-221-002 in the Placer Vineyards Specific Plan into Zone of Benefit 228, Placer Vineyards Library Services, within County Service Area No. 28, and impose an annual assessment of \$22.99 per Equivalent Dwelling Unit, plus a cost of living modification of 4% annually, to be first collected in FY 2021-22.

BACKGROUND

Pursuant to Government Code §25210 *et seq.*, County Service Area No. 28 (CSA 28), encompassing unincorporated Placer County, is utilized to fill the services funding gap between general County services and special services. Zones of Benefit (ZOB) within CSA 28 are formed to fund special services specific to the parcels within each zone. Zone of Benefit 228, Placer Vineyards Library Services, (Zone 228) was created by the Board on February 26, 2019 to fund enhanced library services within the Placer Vineyards Specific Plan.

The initial boundaries of ZOB 228 were Properties 4B and 7. With this action, we would annex Property 1A into ZOB 228. As additional development proceeds within Placer Vineyards Specific Plan, we will continue to annex properties into the ZOB to fund library services within the specific plan.

The property owner of record for the Subdivisions (Owners) have executed a Waiver of Notice in lieu of receipt of mailed notice of this public hearing. In accordance with Proposition 218, the Owners have signed a ballot approving the annual assessment, and the ballots have been submitted to the Clerk of the Board prior to this public hearing. The ballot directs the fee levied for Zone 228 be subject to an annual cost of living adjustment (COLA) not-to-exceed four percent, commencing with FY 2020-21 tax year. A detailed Engineer's Report was prepared with the original formation of ZOB 228.

The Board is being asked 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, the Board may adopt a Resolution to approve the services and impose the equivalent dwelling unit charge. It is requested that APNs 023-200-005; 023-221-057; 023-221-058 AND 023-221-002 located within the Placer Vineyards Specific Plan and commonly referred to as Property - 1A be annexed into CSA ZOB 228 for the purpose of providing enhanced library services. The parcels consist of 399.731 acres of land. A legal description and plat map are attached to the Resolution.

The properties included in the ZOB are those under the common ownership of Lennar Homes of California, Inc., a California Corporation.

ENVIRONMENTAL DETERMINATION

On July 16, 2007, the Board of Supervisors certified the Final EIR for the PVSP and took action to approve the PVSP and related entitlement approvals. On January 6, 2015, the Board of Supervisors adopted a resolution approving an Addendum to the PVSP certified Final EIR. An analysis of library services was included in the Final EIR and Addendum.

FISCAL IMPACT

The FY 2019-20 assessment within Zone 228 is \$22.99 per each residential dwelling unit equivalent created by each new final map, plus a cost of living modification of 4% annually, to be first collected in FY 2021-22. These charges are supported by a detailed Engineer's Report prepared during the ZOB original formation.

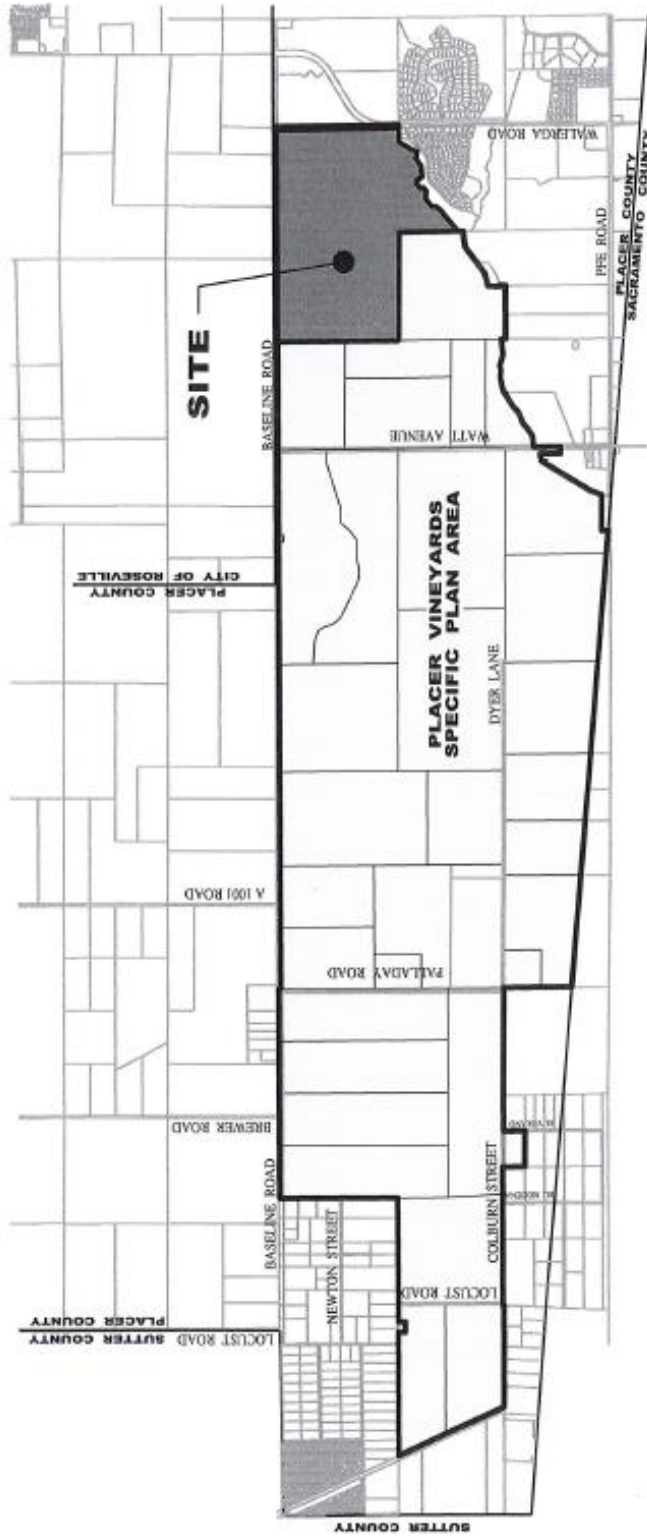
ATTACHMENTS

Attachment 1: Vicinity Map

Attachment 2: Resolution – Property 1A Annexation

ATTACHMENT 1
VICINITY MAP

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Vicinity Map
Annexation #2
To Zone of Benefit 228, County Services Area 28
Placer Vineyards Library Services District
Placer Vineyards Property 1A

ATTACHMENT 2

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

In the matter of: **A RESOLUTION ANNEXING
ASSESSOR PARCEL NUMBERS 023-200-
005; 023-221-057;023-221-058 AND 023-221-
002 LOCATED WITHIN THE PLACER
VINEYARDS SPECIFIC PLAN INTO COUNTY
SERVICE AREA 28, ZONE OF BENEFIT 228 –
PLACER VINEYARDS LIBRARY SERVICES**

Resolution 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.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, a condition of approval of the small lot tentative map for Property 1A located within the Placer Vineyards Specific Plan was the annexation tin the County Service Area No. 28 Zone of Benefit 228 to support enhanced library services that benefit the property; and

WHEREAS, the owner of record of said subdivisions desire to annex into County Service Area 28, Zone of benefit 228; and

WHEREAS, the owner of record of the properties have approved ballots to set an assessment on parcels and dwelling unit equivalent within said subadvisors; and

WHEREAS, the Board finds that said ballots constitute unanimous approved by the property owner within said subdivisions after property notice had been given of the right to protest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, as follows:

The Board of Supervisors does hereby take the following actions, which will only go into effect following recordation of the final map for the Subdivision:

1. The Board of Supervisors hereby annexes the property shown on Exhibit "A", and the map entitled Exhibit "B" attached hereto and incorporated herein, into County Services Area 28, Zone of Benefit 228 – Placer Vineyards Library Services. Such land contains approximately 399.731 acres located on Assessor Parcel Numbers 023-200-005; 023-221-057; 023-221-058 and 023-221-002.
2. The Board of Supervisors hereby establishes with the consent of the Owners a charge against Assessor Parcel Numbers 023-200-005; 023-221-057; 023-221-058 and 023-221-002 and against each equivalent dwelling unit that may now exist, or which may be created by any final map; in an amount not to impose an annual assessment of \$22.99 per equivalent dwelling unit, plus a cost of living modification of 4% in any one year. The assessment is to be first collected in FY 2021-22.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately.

Exhibit A – Legal Description
Exhibit B - Map

EXHIBIT "A"
ANNEXATION #2
TO ZONE OF BENEFIT 228, COUNTY SERVICE AREA 28
PLACER VINEYARDS LIBRARY SERVICES DISTRICT
PLACER VINEYARDS PROPERTY 1A
APN: 023-200-005, 023-221-002, 023-221-057, & 023-221-058

All that real property situated in the County of Placer, State of California located within Section 1, Township 10 North, Range 5 East, Mount Diablo Meridian and in Section 6 and Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian, being a portion of the lands of Lennar Homes of California, Inc., a California corporation, as described in that certain Grant Deed recorded July 17, 2019 as Document No. 2019-0050154, Official Records of Placer County, and as shown on that certain Record of Survey No. 2843, filed for record on October 3, 2006 in Book 19 of Surveys at Page 47, Placer County Records, more particularly described as follows:

Beginning at a pipe with an aluminum cap marking the South One-Quarter corner of said Section 1 as shown on said Record of Survey No. 2843; thence from the **POINT OF BEGINNING** and along the boundary lines of said lands of Lennar Homes of California, Inc. for the following twenty-four (24) courses and distances:

1. along the north-south center line of said Section 1, North 00°48'10" West a distance of 3035.64 feet to the north line of said Section 1;
2. along said north line, North 89°29'55" East a distance of 1803.23 feet;
3. continuing along the north line of said Section 1 and said Section 6, North 89°29'13" East a distance of 3378.31 feet;
4. leaving said north line, South 01°08'00" East a distance of 2948.59 feet;
5. South 28°21'30" East a distance of 69.20 feet;
6. South 01°01'54" East a distance of 49.02 feet to the south line of said Section 6;
7. along said south line, South 89°25'57" West a distance of 367.28 feet;
8. leaving said south line, South 29°20'12" West a distance of 400.87 feet;
9. South 13°39'37" West a distance of 118.81 feet;
10. North 78°54'51" West a distance of 170.35 feet;
11. South 57°17'24" West a distance of 233.54 feet;
12. South 83°32'54" West a distance of 260.36 feet;
13. North 32°48'43" West a distance of 170.52 feet;
14. South 84°33'39" West a distance of 76.95 feet;
15. South 51°09'56" West a distance of 160.84 feet;
16. South 16°53'36" East a distance of 72.75 feet;
17. South 52°09'57" West a distance of 115.15 feet;
18. North 82°55'28" West a distance of 179.79 feet;
19. South 49°14'03" West a distance of 261.14 feet;
20. South 05°37'47" East a distance of 92.50 feet;
21. South 35°16'22" West a distance of 145.48 feet;
22. South 49°55'39" West a distance of 677.60 feet to the west line of said Section 7;

18156.014.Y19
12/12/2019
RMP

- 23. along said west line, North 01°00'09" West a distance of 1466.46 feet to the south line of said Section 1; and
- 24. along said south line, North 89°57'22" West a distance of 2657.34 feet to the Point of Beginning.

Containing 399.731 acres of land, more or less.

See Exhibit "B", plats to accompany descriptions, attached hereto and made a part hereof.

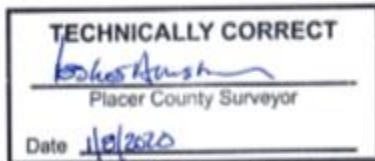
This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020



Date: 1/2/20



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678
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NOTES:

- (1) COURSE NUMBER IN EXHIBIT "A" LEGAL DESCRIPTION



SCALE: 1" = 1000'

SHEET 1 OF 1



EXHIBIT "B"
 ANNEXATION #2
 TO ZONE OF BENEFIT 228, COUNTY SERVICE AREA 28
 PLACER VINEYARDS LIBRARY SERVICES DISTRICT
 PLACER VINEYARDS PROPERTY 1A
 PART SECTIONS 6 & 7, T. 10 N., R. 6 E., M.D.M.
 PART SECTION 1, T. 10 N., R. 5 E., M.D.M.
 COUNTY OF PLACER STATE OF CALIFORNIA

Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS

103 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

| | | | |
|----------|------------|------------|---------------|
| RMP | 1" = 1000' | 01/07/2020 | 18156.014.Y19 |
| DRAWN BY | SCALE | DATE | JOB NO. |

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.