

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

In the matter of:

A Resolution annexing the Mason Trails Subdivision APN 023-221-005-000, into County Service Area 28, Zone of Benefit 225 – Riolo Vineyard Specific Plan to provide library services.

Resolution No.: 2021-104


The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on May 25, 2021, by the following vote:

Ayes: GORE, HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, pursuant to Government Code section 25217, the Board of Supervisors hereby determine that the Mason Trails Subdivision, located in the eastern portion of the Riolo Vineyard Specific Plan, north of PFE Road and south of Dry Creek, as specifically described in Exhibit A attached hereto and incorporated herein, and shown on the map entitled Exhibit B, attached hereto and incorporated herein, will be benefitted by annexation into County Service Area 28, Zone of Benefit 225 – Library Services (ZOB 225). Such land contains approximately 78.38 acres; and

WHEREAS, it is in the public interest to provide different authorized services within specific areas of a county serve area, and ZOB 225 provides revenues for enhanced library services; and

WHEREAS, written protests have not been received from a majority of property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone, which consists of uninhabited territory.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, that property described in Exhibit A, consisting of Assessor Parcel Number 023-221-005-000, is hereby annexed into ZOB 225, which ZOB 225 shall provide revenues for enhanced library services for the benefit of the parcel subject to the recordation of the final map for the Mason Trails Subdivision.

The Board of Supervisors does hereby impose with the consent of the Owner and in conformance with Section 4 of Article XIII D of the California Constitution and pursuant to Government Code Section 25210 et. Seq., an assessment against Assessor Parcel Number 023-221-005-000 and against each residential parcel that may now exist, or which may be created in the future within the subdivision.

The assessment established herein shall be subject to modification each year in an amount not to exceed four percent (4%) in any one year. The new assessment is calculated in the amount of \$26.48 for FY 20-21. The proposed assessment for new parcels from the Project will take effect in FY 2021-22 and will include the calculated rate of \$27.54 and shall adjust annually.

Exhibit A: Legal Description

Exhibit B: Map

EXHIBIT "A"

**MASON TRAILS
COUNTY SERVICE AREA No. 28,
ZONE OF BENEFIT No. 225
PLACER COUNTY, CA
APN 023-221-005**

ALL OF PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 22 OF PARCEL MAPS AT PAGE 21, PLACER COUNTY RECORDS, TOGETHER WITH PARCEL ONE-B AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2006-0091524, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M., IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE WEST LINE OF SAID PARCEL B AND SECTION 7, NORTH $01^{\circ}00'21''$ WEST 2,647.66 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;
2. THENCE ALONG THE NORTH LINE OF SAID PARCEL B AND SOUTHWEST QUARTER OF SAID SECTION 7, NORTH $89^{\circ}23'13''$ EAST 1,308.55 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;
3. THENCE ALONG THE EASTERLY LINE OF SAID PARCEL B, SOUTH $00^{\circ}46'37''$ EAST 727.28 FEET;
4. THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH $55^{\circ}29'29''$ WEST 192.80 FEET;
5. THENCE CONTINUING ALONG SAID EASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION, SOUTH $25^{\circ}42'59''$ EAST 380.26 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL ONE-B;
6. THENCE ALONG THE EAST LINE OF SAID PARCEL ONE-B, SOUTH $00^{\circ}46'37''$ EAST 1,428.00 FEET TO THE NORTH RIGHT OF WAY OF P.F.E. ROAD;
7. THENCE ALONG THE EAST LINE OF SAID PARCEL B, SOUTH $00^{\circ}46'37''$ EAST 42.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B;
8. THENCE ALONG THE SOUTH LINE OF SAID PARCEL B AND SECTION 7, SOUTH $89^{\circ}27'26''$ WEST 1,297.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 78.38 ACRES, MORE OR LESS.

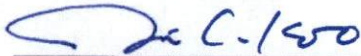
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL TO THE SOUTH LINE OF SECTION 7, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 22 OF

PARCEL MAPS AT PAGE 21, OFFICIAL RECORDS OF PLACER COUNTY, SHOWN THEREON TO BE NORTH 89°27'26" EAST.

THE ATTACHED PLAT ENTITLED "EXHIBIT B" IS MADE A PART OF THIS LEGAL DESCRIPTION.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

END OF DESCRIPTION



WRITTEN BY: JIM C. KOO, PLS 7829
EXP. DATE: DECEMBER 31, 2022
DATE PREPARED: APRIL 1, 2021



EXHIBIT "B"
MASON TRAILS
COUNTY SERVICE AREA No. 28,
ZONE OF BENEFIT No. 225
COUNTY OF PLACER, STATE OF CALIFORNIA

023-221-054

N09°23'13"E 1300.55'

12 7

GLEN WILLOW
FF MAPS 16

500°46'37"E
727.20'

555°29'29"W
192.00'

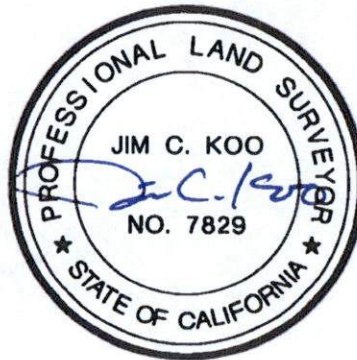


023-221-004

525°42'59"E
300.26'

023-221-005
(PARCEL B, 22 PM 21
& DOC. #2006-0091524)
TOTAL AREA = 70.30± ACRES

N01°00'21"W 2647.66'



500°46'37"E 1420.00'

MARIPOSA AT
RIOLO VINEYARD
DD MAPS 91

P.O.B.

500°46'37"E
42.00'

12 7 - S09°27'26"W - 1297.90'

13 18

P.F.E. ROAD
(COUNTY ROAD B0002)

**B BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

DRAWN BY: NSL	CHECKED BY: JCK
DATE: 04/01/2021	
SCALE: 1" = 400'	
JOB NO. 2323-00-1196	