

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

In the matter of: A Resolution of Intention to set a time and date for a public hearing to consider annexing Morgan Knolls Subdivision, APN 023-221-067-000, into County Service Area 28, Zone of Benefit 169 – Dry Creek Parks, to provide park and trail development, maintenance of parks, trails, open space, and landscape medians, and administration (Park Services) for the benefit of parcels within the Project, and,

Resolution No.: 2021-241

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held July 6, 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, KB Home Sacramento Inc. owns the parcel generally located on the northeast corner of PFE Road and Walerga Road in the Dry Creek area (APN 023-221-067-000); and

WHEREAS, Leo Pantoja, Vice President of KB Home Sacramento Inc., has requested annexation into County Service Area 28, Zone of Benefit 169 – Dry Creek (ZOB 169) for the purposes of providing Park Services; and

WHEREAS, California Government Code Sections 25217 and 25217.2 require a Resolution to set a public hearing at 9:00 a.m. or as soon thereafter as possible on July 27, 2021, to consider annexation of the property into ZOB 169.

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

1. The Board of Supervisors intends to annex certain parcels of land into ZOB 169. Such land consists of the property belonging to KB Home Sacramento Inc. and is generally located on the northeast corner of PFE road and Walerga Road in the Dry Creek area as specifically described in Exhibit "A" attached hereto and incorporated herein, and as shown and depicted in Exhibit "B" attached hereto and incorporated herein. Such lands contain approximately 17.6 acres.
2. The Board of Supervisors shall hold a hearing (at least 20 days after the date of adoption of this Resolution) at 9:00 am or as soon thereafter as possible, on Tuesday, July 27, 2021, at the North Tahoe Event Center at 8318 North Lake Blvd, Kings Beach, to hear any objections there may be to such annexation.
3. Upon conclusion of such hearing, and upon making a finding that a majority protest does not exist, the Board of Supervisors may determine that such territory will be benefited by annexation into ZOB 169 and may order the boundaries of ZOB 169 altered to include such benefited territory. Placer County Code Section 13.12.260 does not specify annexation fees for CSA 169.
4. The Clerk of the Board of Supervisors shall cause notice of the time, place, and purpose of the hearing to be given by:
 - a. Publishing the information contained in this Resolution once in the Roseville Press Tribune, the newspaper of general circulation.
 - b. Mailing notice at least 20 days before the Public Hearing, to all owners of property within the territory proposed to be annexed.
 - c. Mailing notice at least 20 days before the Public Hearing to each city and special district that contains, or whose sphere of influence contains, the territory proposed to be annexed.
 - d. Posting the information contained in this Resolution in three conspicuous places within the territory proposed to be annexed.

Exhibit A - Legal Description

Exhibit B - Morgan Knolls Subdivision Annexation Map

Exhibit C - Map Depiction of County Service Area 28, Zone of Benefit 169

EXHIBIT "A"
KB HOME SACRAMENTO INC.
ANNEXATION TO
COUNTY SERVICE AREA 28, ZONE OF BENEFIT 169
APN: 023-221-067

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B.&M., COUNTY OF PLACER, STATE OF CALIFORNIA, AND IDENTIFIED IN THE GRANT DEED GRANTING THE PROPERTY TO KB HOME SACRAMENTO INC, A CALIFORNIA CORPORATION FILED IN INSTRUMENT 2020-0117226, OFFICIAL RECORDS, ON NOVEMBER 16, 2020 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SAID SECTION 7, AND THE CENTERLINE OF A COUNTY ROAD, DISTANT FROM THE SOUTH ONE QUARTER CORNER OF SAID SECTION 7, NORTH 00°46'59" WEST 872.53 FEET AND THENCE FROM THE POINT OF BEGINNING OF THIS DESCRIPTION, NORTH 89°40'36" EAST 879.51 FEET ALONG THE EXISTING ZOB 173 BOUNDARY: THENCE SOUTH 00°19'24" EAST 872.50 FEET ALONG THE EXISTING ZOB 173 BOUNDARY TO THE SOUTH LINE OF SAID SECTION 7; THENCE LEAVING THE EXISTING ZOB 173 BOUNDARY AND ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 89°40'36" WEST 872.50 FEET TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION 7; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 7 AND THE CENTERLINE OF A COUNTY ROAD NORTH 00°46'59" WEST 872.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.6 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OF LAND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dennis C Barksdale

Prepared by Dennis C Barksdale, P.L.S.
Claybar Engineering, Inc.
May 1, 2021



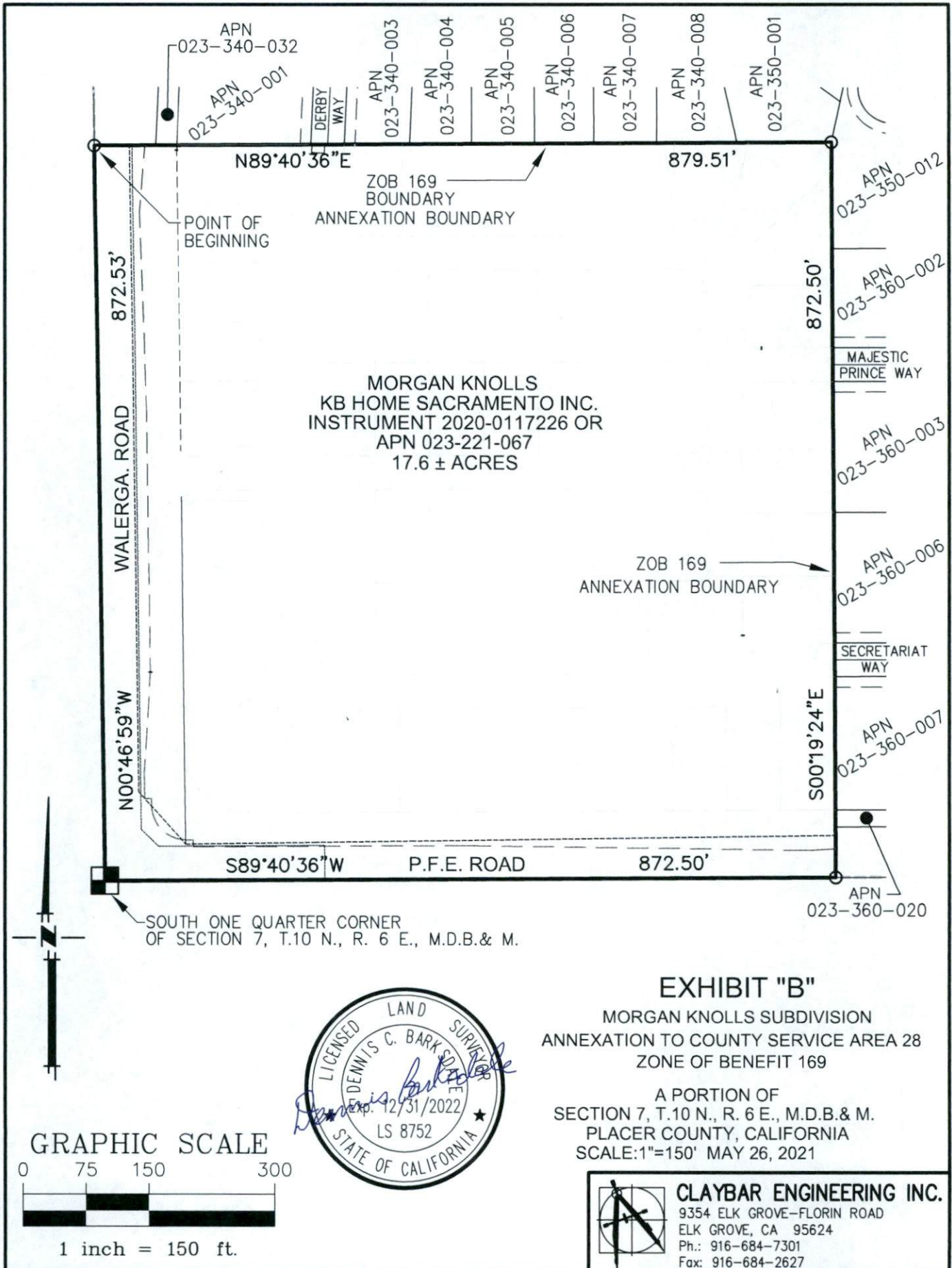
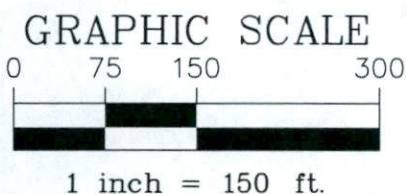


EXHIBIT "B"

MORGAN KNOLLS SUBDIVISION
 ANNEXATION TO COUNTY SERVICE AREA 28
 ZONE OF BENEFIT 169

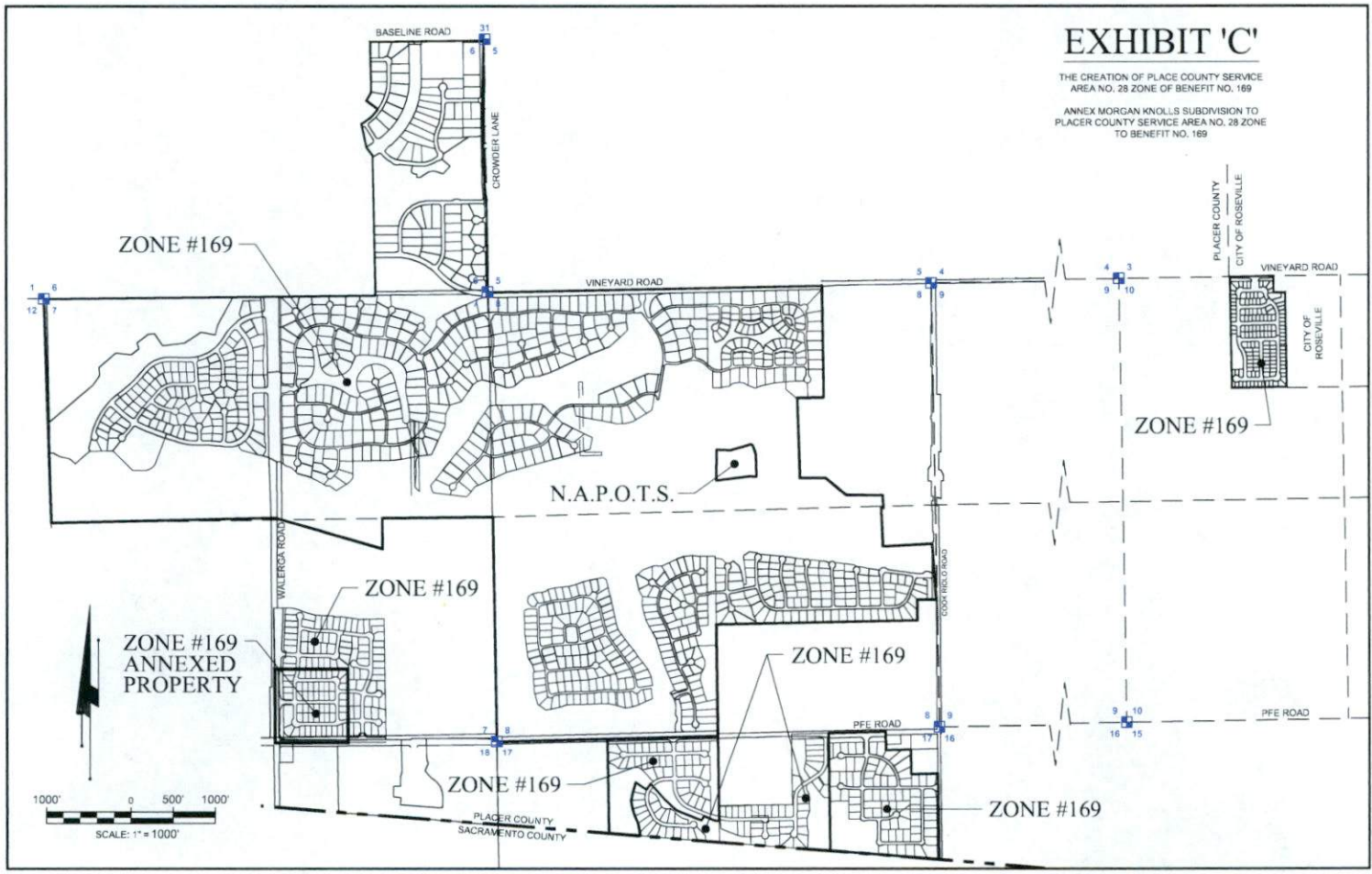
A PORTION OF
 SECTION 7, T.10 N., R. 6 E., M.D.B.& M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=150' MAY 26, 2021



CLAYBAR ENGINEERING INC.
 9354 ELK GROVE-FLORIN ROAD
 ELK GROVE, CA 95624
 Ph.: 916-684-7301
 Fax: 916-684-2627

EXHIBIT 'C'

THE CREATION OF PLACER COUNTY SERVICE AREA NO. 28 ZONE OF BENEFIT NO. 169
ANNEX MORGAN KNOLLS SUBDIVISION TO PLACER COUNTY SERVICE AREA NO. 28 ZONE TO BENEFIT NO. 169



ZONE #169

ZONE #169

N.A.P.O.T.S.

ZONE #169 ANNEXED PROPERTY

ZONE #169

ZONE #169

ZONE #169

ZONE #169

PLACER COUNTY
SACRAMENTO COUNTY

