

# 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 Establishment of Morgan Knolls Subdivision (APN 023-221-067), into County Service Area 28, Zone of Benefit 233 to support road maintenance, street light maintenance and storm drain maintenance.

Resolution No.: 2021-246

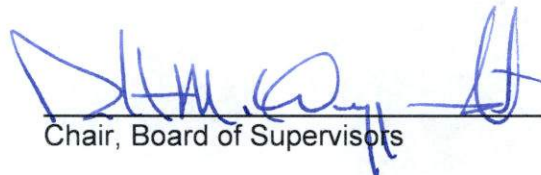
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on July 06, 2021, by the following vote:

Ayes: GORE, HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

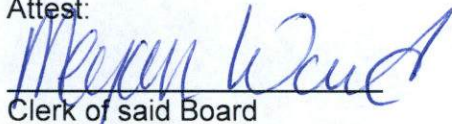
Absent: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

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WHEREAS, on June 16, 2015, the County of Placer approved a Vesting Tentative Subdivision Map (PSUB 20130316) for the Morgan Knolls subdivision located within the Dry Creek/West Placer Community Plan. Condition of Approval #46 requires that zone of benefit be established for road maintenance, street light maintenance and storm drain maintenance; and

WHEREAS, KB Home Sacramento Inc, a California Corporation is the owner of Assessor Parcel Number 023-221-067-000, located within the Dry Creek/West Placer Community Plan; and

WHEREAS, California Government Code Section 25217 and 25217.2 requires a Resolution to set a public hearing at 9:00 a.m., or as soon thereafter as may be heard on July 27, 2021 to consider establishment of the Morgan Knolls subdivision County Service Area 28, Zone of Benefit 233.

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

1. The Board of Supervisors intends to establish County Service Area 28, Zone of Benefit 233, Morgan Knolls. Such land consists of the property belonging to KB Home Sacramento Inc, a California Corporation and is located within the Dry Creek/West Placer Community Plan, as specifically described in Exhibit "A" attached hereto and incorporated herein and 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 a.m., or as soon thereafter as may be heard, on Tuesday, July 27, 2021, at the North Tahoe Event Center at 8318 North Lake Blvd, Kings Beach, CA 96143 to hear any objections there may be to establishment of Zone of Benefit 233.
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 benefitted by establishment into County Service Area 28, Zone of Benefit 233.
4. The Clerk of the Board of Supervisors shall cause a 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 established as Zone of Benefit 233
  - 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 established as Zone of Benefit 233
  - d. Posting the information contained in this Resolution in three conspicuous places within the territory proposed to be established as Zone of Benefit 233.

Exhibit A: Morgan Knolls, County Service Area 28, Zone of Benefit 233 Map Legal Description

Exhibit B: Morgan Knolls, County Service Area 28, Zone of Benefit 233 Map Depiction

EXHIBIT A

**LEGAL DESCRIPTION**

**FORMATION OF CSA 28, ZONE OF BENEFIT 233  
KB HOME SACRAMENTO, INC  
APN: 023-221-067-000**

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 DOCUMENT 2020-0117226-00, OFFICIAL RECORDS, ON OCTOBER 19, 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.

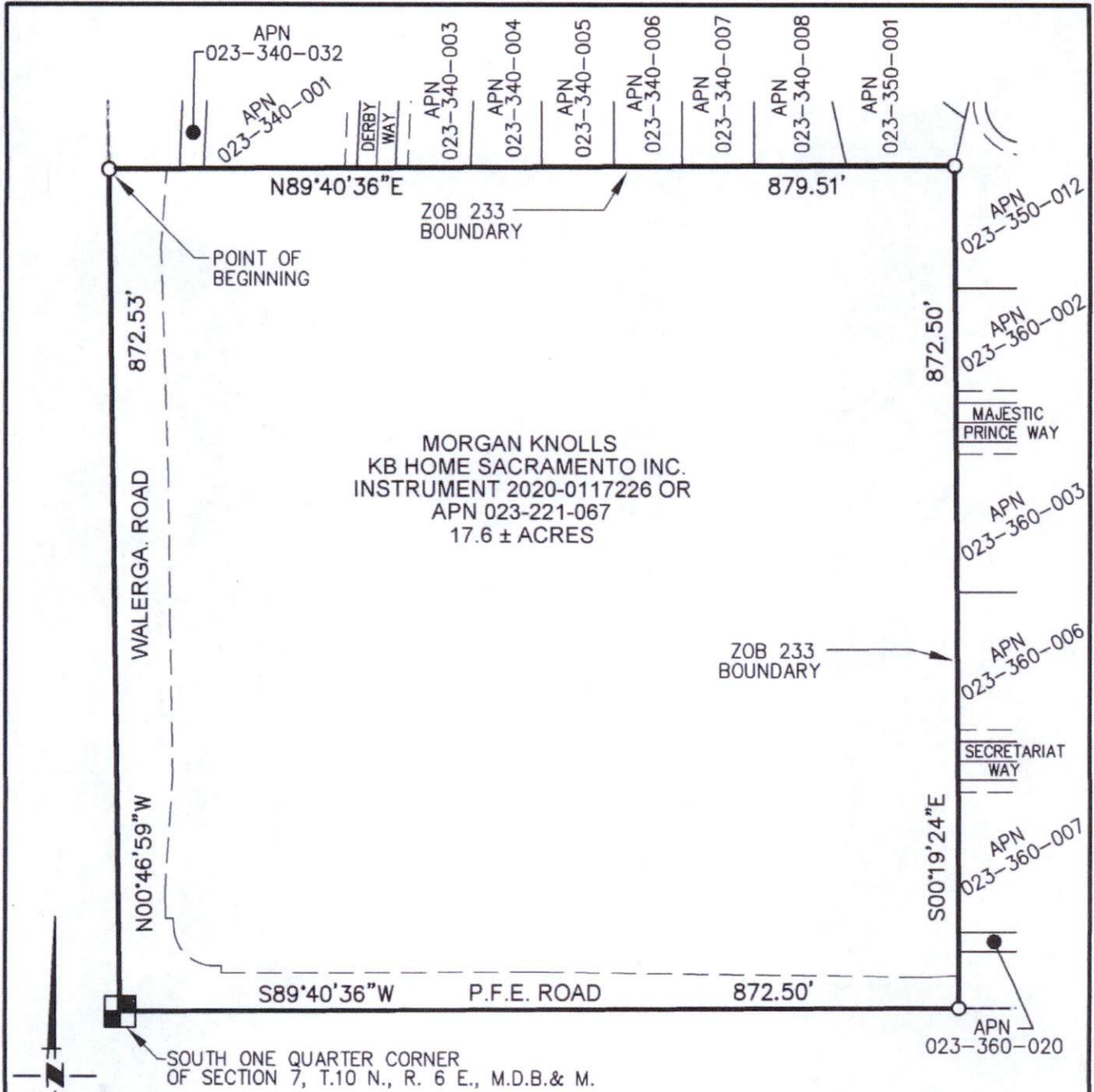
THE ABOVE DESCRIBED TRACT OF LAND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

*Dennis C Barksdale*

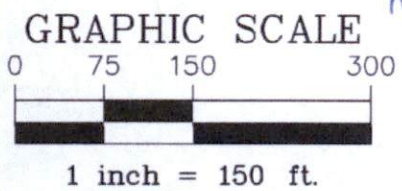
Prepared by Dennis C Barksdale, P.L.S.  
Claybar Engineering, Inc.  
May 13, 2021



EXHIBIT B



MORGAN KNOLLS  
 KB HOME SACRAMENTO INC.  
 INSTRUMENT 2020-0117226 OR  
 APN 023-221-067  
 17.6 ± ACRES



**EXHIBIT "B"**  
 KB HOME SACRAMENTO INC.  
 COUNTY SERVICE AREA 28  
 ZONE OF BENEFIT 233  
 A PORTION OF  
 SECTION 7, T.10 N., R. 6 E., M.D.B. & M.  
 PLACER COUNTY, CALIFORNIA  
 SCALE: 1"=150' MAY, 2021



**CLAYBAR ENGINEERING INC.**  
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 ELK GROVE, CA 95624  
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