

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

In the matter of: A Resolution Annexing Winding Creek Subdivision, APN 023-240-081-000, into County Service Area 28, Zone of Benefit 169 Dry Creek Park and imposing an assessment on parcels within said zone.

Resolution No.: 2021-093

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 11, 2021, by the following vote:

Ayes: GORE, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

Absent: HOLMES

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, a condition of approval for Winding Creek Subdivision (Entitlement No. PLN19-00189) ("Project") was the imposition of an assessment to provide park and trail development, maintenance of parks, trails, open space, and landscape medians, and administration for the benefit of the parcels within the Project; and,

WHEREAS, the existing County Service Area 28, Zone of Benefit 169 Dry Creek Park ("Zone 169"), provides for such services; and,

WHEREAS, the property owner of record of the Project ("Owner") desires to record final maps for the Project, comprising 19 residential parcels; and,

WHEREAS, the Owner has consented to the annexation of the Project to Zone 169 and the imposition of an assessment on the parcels within the Project as a means to satisfy the aforesaid condition and to obtain final map approval; 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; and,

WHEREAS, in approving the annexation and assessment, the Board is relying on the Mitigated Negative Declaration for the Winding Creek Subdivision, adopted by the Planning Commission on May 25, 2017.

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:

The Board of Supervisors does hereby annex into Zone of Benefit No. 169 Dry Creek Park within County Service Area No. 28, that property described in Exhibit A, consisting of APN 023-240-081-000, which Zone 169 shall provide park and trail development, maintenance of parks, trails, open space, and landscape medians, and administration for the benefit of the parcels within the Project, subject to the recordation of the final map for the Project.

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 APNs 023-240-081-000 and against each residential parcel that may now exist or which may be created in the future within the Project.

The assessment established herein 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, which shall not exceed 5 percent in any one year. The new assessment is calculated in the amount of \$611.83 per parcel/dwelling unit within Zone of Benefit 169. The new assessment will first be collected in FY 2021-22 and shall include a cost-of-living modification for FY 2021-22.

Exhibit A & B – Subdivision Legal Description
Exhibit C – Winding Creek Annexation Area Map

EXHIBIT "A"
ANNEXATION TO CSA NO. 28, ZONE OF BENEFIT NO. 169
WINDING CREEK ESTATES
PLACER COUNTY, CA
APN 023-240-081

ALL OF PARCEL D AS SHOWN ON "PARCEL MAP NO. 74695", FILED IN BOOK 23 OF PARCEL MAPS AT PAGE 146, PLACER COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, 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 SOUTHEAST CORNER OF SAID PARCEL D, THENCE ALONG THE EAST LINE OF SAID PARCEL D, NORTH 00°14'16" WEST 646.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL D;
2. THENCE ALONG THE NORTH LINE OF SAID PARCEL D, SOUTH 88°58'54" WEST 1,026.47 FEET TO THE SOUTHWEST CORNER OF PARCEL C, AS SHOWN ON SAID PARCEL MAP;
3. THENCE ALONG THE COMMON LINE BETWEEN SAID PARCELS C AND D, NORTH 01°01'06" WEST 315.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C;
4. THENCE ALONG THE MOST NORTHERLY LINE OF SAID PARCEL D, SOUTH 88°58'54" WEST 616.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL D;
5. THENCE ALONG THE WEST LINE OF SAID PARCEL D, SOUTH 00°22'42" EAST 683.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D;
6. THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL D, SOUTH 86°45'00" EAST 309.91 FEET;
7. THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 51°10'00" EAST 303.00 FEET;
8. THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 87°50'00" EAST 1,101.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 25.38 ACRES, MORE OR LESS.

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

THE BEARINGS DESCRIBED HEREIN ARE IDENTICAL TO THOSE IN THAT CERTAIN PARCEL MAP NO. 74695, FILED IN BOOK 23 OF MAPS AT PAGE 146, PLACER COUNTY RECORDS.

END OF DESCRIPTION


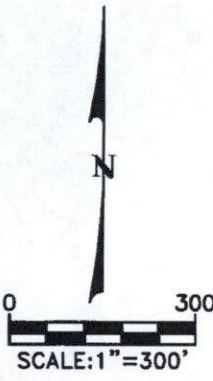
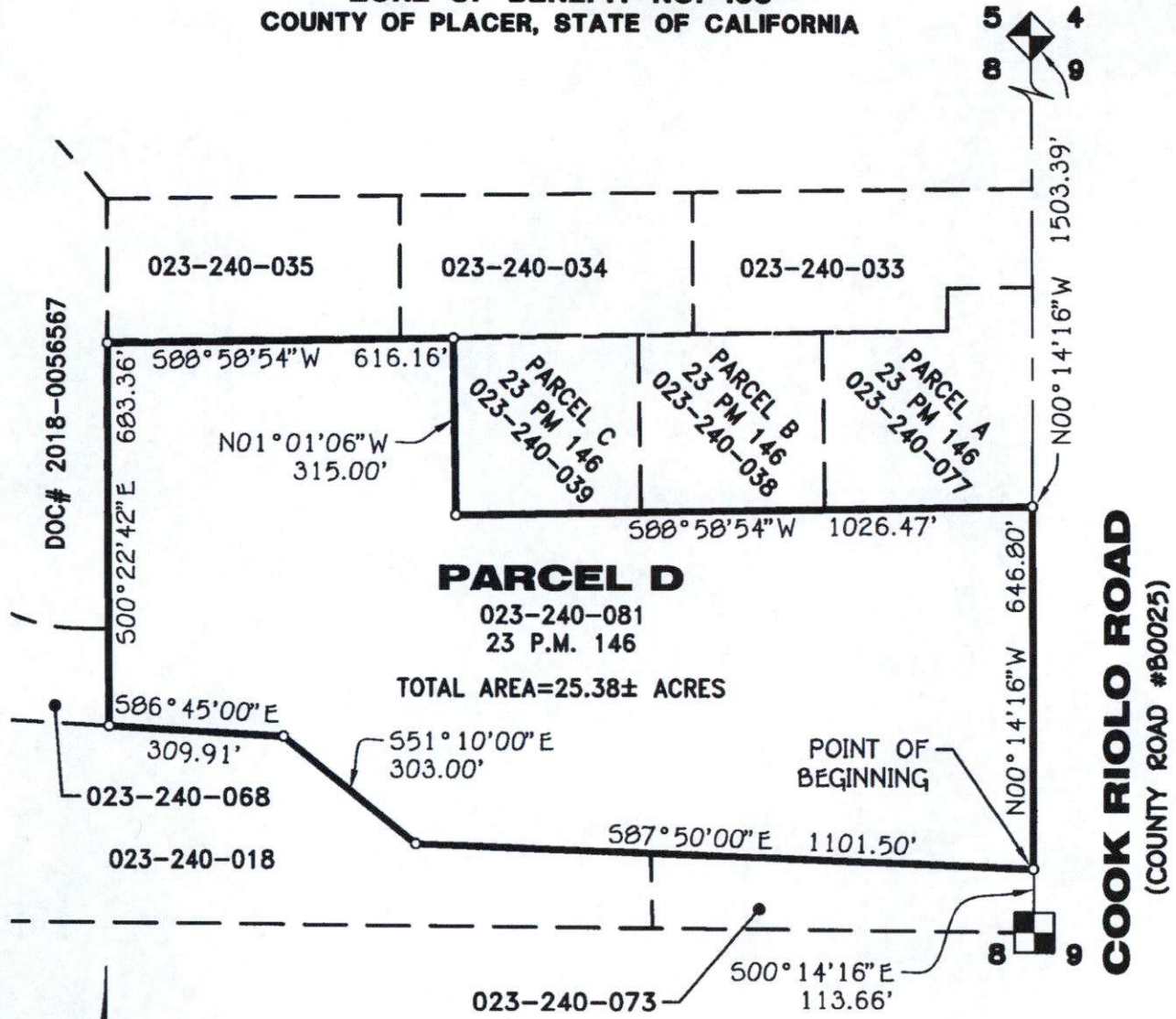

WRITTEN BY: JIM C. KOO, L.S. 7829
DATE PREPARED: MARCH 22, 2021



EXHIBIT "B"
WINDING CREEK ESTATES
ANNEXATION INTO COUNTY SERVICE AREA NO. 28
ZONE OF BENEFIT NO. 169
COUNTY OF PLACER, STATE OF CALIFORNIA



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 CONSULTING
 GROUP, INC.
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DRAWN BY: MLF	CHECKED BY: JCK
DATE: 03/22/2021	
SHEET 1 OF 1	
JOB NO. 2360-00-1196	

EXHIBIT 'C'

THE CREATION OF PLACER COUNTY SERVICE
AREA NO. 28 ZONE OF BENEFIT NO. 169
ADDENDUM NO. 6 - ANNEX WINDING CREEK
SUBDIVISION TO PLACER COUNTY SERVICE
AREA NO. 28 ZONE TO BENEFIT NO. 169

