

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

In the matter of: A Resolution Annexing Morgan Knolls Subdivision, APN 023-221-067, into County Service Area 28, Zone of Benefit 169 Dry Creek Park and imposing an assessment on parcels within said zone.

Resolution No.: 2021-265

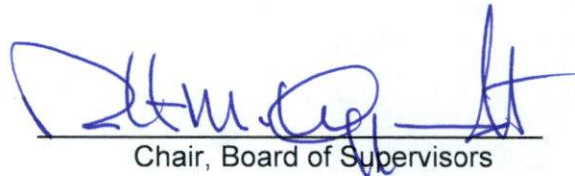
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held July 27, 2021, by the following vote:

Ayes: HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

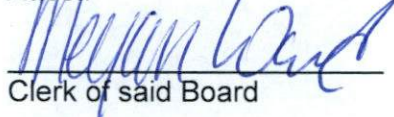
Absent: GORE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, a condition of approval for Morgan Knolls Subdivision (Entitlement No. PSUB20130316) ("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 Morgan Knolls Subdivision, adopted by the Board of Supervisors on June 16, 2015.

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 023-221-067, 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 023-221-067 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 \$591.57 per parcel/dwelling unit within Zone of Benefit 169. The new assessment will first be collected in FY 2022-23 and shall include a cost-of-living modification for FY 2022-23.

Exhibit A & B – Morgan Knolls Subdivision Legal Description
Exhibit C – Morgan Knolls Annexation Area Map

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.


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



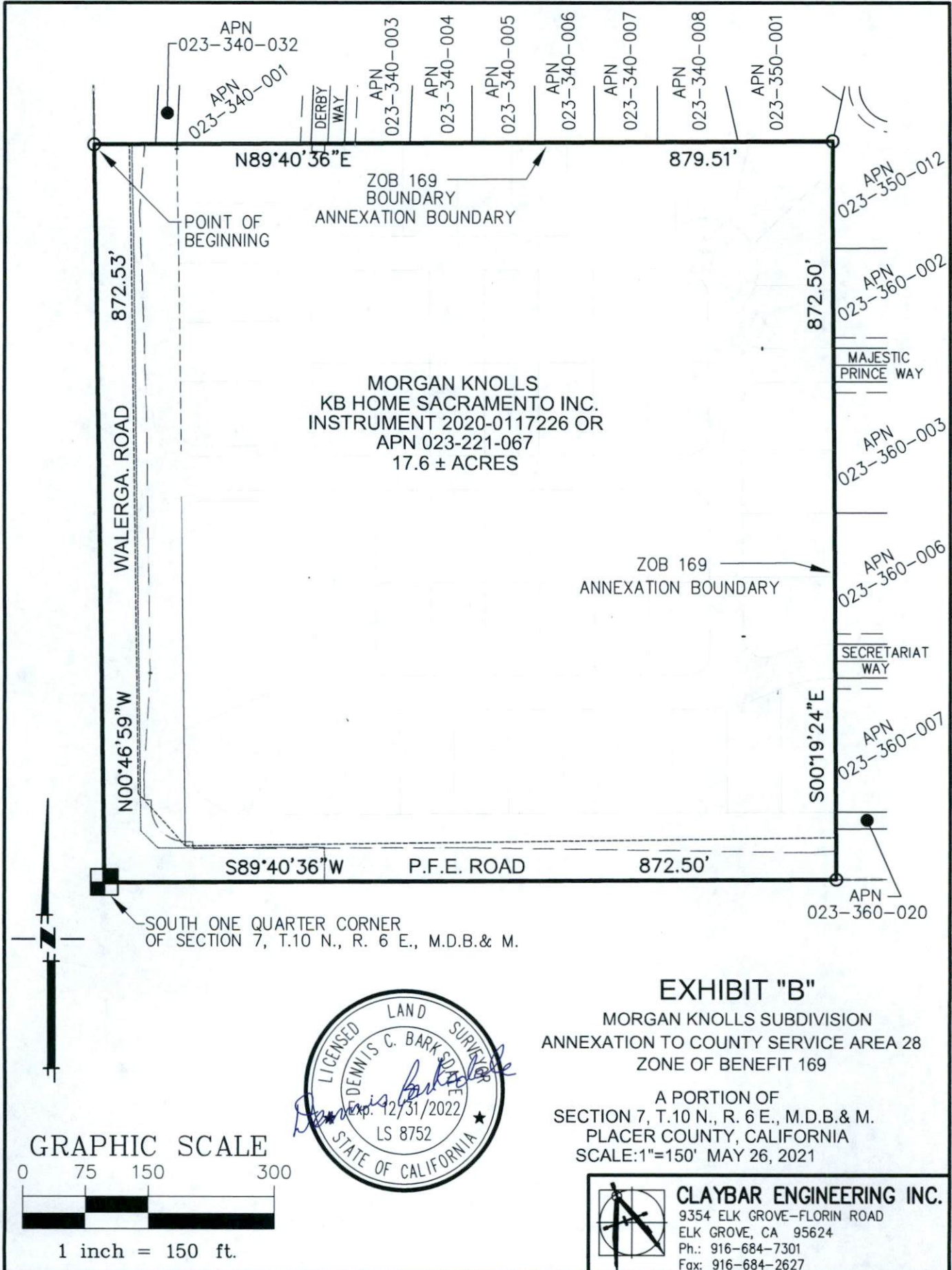
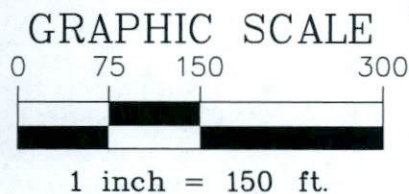


EXHIBIT "B"

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




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