

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

In the matter of:

Adopt a resolution establishing Zone of Benefit Number 233 within County Service Area 28 and establishing an assessment on parcels within said Zone (Morgan Knolls Subdivision – APN 023-221-067) to provide funding for road maintenance, street light maintenance and storm drain maintenance.

Resolution No.: 2021-264

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on 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, 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, the owner of record of said subdivision, KB Home Sacramento Inc., a California Corporation, desires the creation of a Zone of Benefit for said subdivision to satisfy the conditions to obtain final map approval; and

WHEREAS, the owner of record of Assessor Parcel Number 023-221-067-000, of said subdivision has consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owner of record of the property has affirmed by ballot establishment and assessment of charges on parcels within this subdivision, and

WHEREAS, the Board finds that said ballot constitutes unanimous approval of the charge by the property owner within said Zone of Benefit after proper notice has been given of the right to protest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, of the County of Placer, State of California, that the Board does hereby create Zone of Benefit No. 233 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Morgan Knolls Subdivision as specifically described in Exhibit "A" attached hereto and incorporated herein and shown and depicted in Exhibit "B" attached hereto and incorporated herein, which zone shall provide services within said subdivision; and

The Board does hereby establish with the consent of the property owner and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against Assessor's Parcel Number 023-221-067-000 and against each parcel which may be created by any final map of Morgan Knolls Subdivision, in the maximum annual amount of \$418.39 per parcel, as detailed in the Engineer's Report prepared in support of Zone of Benefit No. 233. Said charges shall commence with the FY 2022-23 tax year; and

The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California, Department of Industrial Relations, San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the FY 2023-24 tax year, not to exceed 5 percent in any one year.

BE IT FURTHER RESOLVED that this Resolution shall take full force and effect immediately.

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

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.


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



