

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

In the matter of:

Resolution No. 2022-065

A RESOLUTION CONFIRMING INCLUSION OF ASSESSOR PARCEL NUMBER 023-221-069-000 INTO, ZONE OF BENEFIT 165, DRY CREEK FIRE, WITHIN COUNTY SERVICE AREA NO. 28, AND ESTABLISHING A CHARGE ON RESIDENTIAL LOTS WITHIN SAID ZONE

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on April 19, 2022 by the following vote:

Ayes: GORE, WEYGANDT, HOLMES, JONES, GUSTAFSON

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

WHEREAS, a condition of approval of the Morgan Place Subdivision (PSUB 20060309) (Subdivision) was the imposition of fees to provide fire and emergency services for the benefit of the Subdivision;

WHEREAS, the Subdivision is located within the boundaries of the existing County Service Area 28, Zone of Benefit 165, which provides fire and emergency services; and

WHEREAS, the property owners of record (Owners) of the Subdivision desire to record a subdivision map; and

WHEREAS, the Owners have consented to the imposition of fees for said Subdivision to satisfy the conditions of approval to obtain a final subdivision map; and

WHEREAS, the Owners has approved ballots to set a charge on the Subdivision; and

WHEREAS, the Board finds said ballots constitute unanimous approval of the charge by the Owners within the Subdivision after proper notice has been given of the right to protest.

NOW THEREFORE BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS AS FOLLOWS:

1. The Board of Supervisors does hereby confirm the inclusion of the property depicted in Exhibit A and Exhibit B into Zone of Benefit 165 Dry Creek Fire within County Service Area 28, which comprises the Morgan Place subdivision (APN 023-221-069-000), and that the Zone of Benefit shall provide certain fire and emergency services for the parcels.
2. The Board of Supervisors does hereby establish with the consent of the Owners 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 Parcel Number 023-221-069-000 and against each residential lot that may now exist, or which may be created by any final map; an annual assessment not to exceed \$237.58 per residential lot, plus a cost of living modification based on the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco – Oakland – San Jose metropolitan area commencing with the 2021-2022 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2022-23.
3. Effective Date. This resolution shall take effect upon its adoption.

Exhibit 1 – Legal Description

Exhibit 2 – Map

EXHIBIT "A"
TL PARTNERS XIV, L.P.
ANNEXATION TO
COUNTY SERVICE AREA 28, ZONE OF BENEFIT 165
DRY CREEK FIRE
APN: 023-221-069

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.M., BEING ALL OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE GRANT DEED TO TO TL PARTNERS XIV, L.P., RECORDED ON APRIL 16, 2021, AS DOCUMENT NO. 2021-0053111, OFFICIAL RECORDS OF PLACER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID REAL PROPERTY, SAID CORNER BEING LOCATED ON THE EXISTING ZOB 165 BOUNDARY; THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE BOUNDARY OF SAID REAL PROPERTY, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°54'29" EAST, 849.27 FEET; (2) NORTH 85°32'55" WEST, 752.95 FEET; (3) NORTH 00°56'00" WEST, 541.49 FEET; (4) NORTH 89°40'36" EAST, 200.01 FEET; (5) NORTH 00°56'00" WEST, 245.10 FEET TO SAID EXISTING ZOB 165 BOUNDARY; AND (6) ALONG SAID EXISTING ZOB 165 BOUNDARY, NORTH 89°40'36" EAST, 550.03 FEET TO THE **POINT OF BEGINNING**.

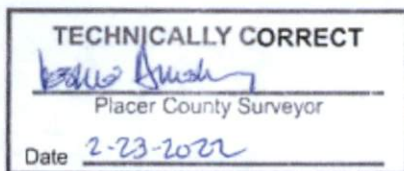
CONTAINING AN AREA OF 12.95 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED REAL PROPERTY IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



JOHN E. KLAMM, L.S. 7375
TSD ENGINEERING, INC.

2/16/2022



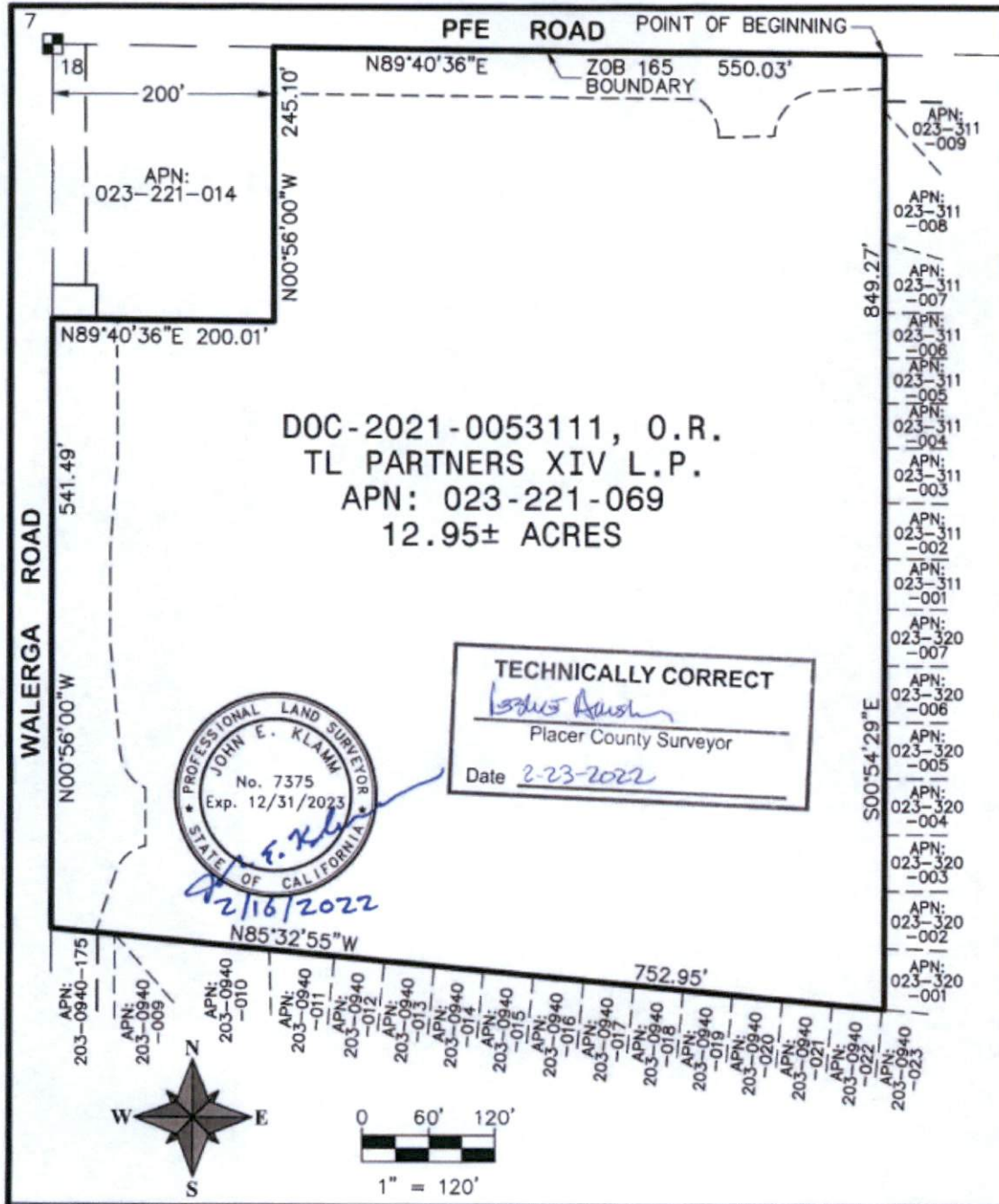


EXHIBIT "B"
 COUNTY SERVICE AREA 28
 ZONE OF BENEFIT 165 - DRY CREEK FIRE
 N.E. 1/4 OF SECTION 18, T.10N., R.6E., M.D.M.
 COUNTY OF PLACER, STATE OF CALIFORNIA

785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

TSD ENGINEERING, INC.
 expect more.

SCALE:
 1"=120'

DATE:
 02/16/2022

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