

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JUNE 27, 2006**

From: ~~JD~~ **JAMES DURFEE/ALBERT RICHIE**

Subject: **MARTIS VALLEY RECREATION - COUNTY SERVICE AREA 28 ZONE 194**

ACTION REQUESTED/RECOMMENDATION: Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution Creating Zone of Benefit No. 194, Martis Valley Recreation and setting charges to provide park and trail maintenance for the Siller Ranch development in the Martis Valley area.

BACKGROUND: The County utilizes County Service Area Zones of Benefit to provide funding for special service within specific communities. The Siller Ranch development will create 653 residential units on approximately 2,177 acres in the Martis Valley area. The area is described in Exhibit "A", and a map of the project is included as Exhibit "B". The conditions of approval for this project require the formation of a CSA Zone of Benefit to fund maintenance and operation of public trails and public recreational facilities within the Martis Valley area.

Pursuant to Proposition 218, the property owners of record of the existing parcels of the Siller Ranch development have signed a ballot approving an annual charge of \$131 per parcel and/or dwelling unit for each existing parcel and each new parcel and/or dwelling unit created by any final maps that are recorded. In lieu of receipt of mailed notice of this hearing, the owners of the existing parcel have executed a waiver. In order to proceed, staff recommends that your Board conduct a Public Hearing to consider all protests and tabulate the ballots. Should your Board elect to proceed, you must also adopt a Resolution to impose the parcel/dwelling unit charge.

ENVIRONMENTAL CLEARANCE: This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project and is not subject to further environmental review.

FISCAL IMPACT: The \$131 charge will be levied on each existing parcel/dwelling unit and each new parcel created by each new final map. The ballot also allows for an annual cost of living increase for this CSA charge. These charges are supported by a detailed engineer's report prepared by a registered professional engineer.

JD/AR

cc: COUNTY EXECUTIVE OFFICE

ATTACHMENT: RESOLUTION

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

In the matter of: A RESOLUTION
ESTABLISHING ZONE OF BENEFIT NO. 194
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE (SILLER RANCH)

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, a condition of approval for the Siller Ranch development was the creation of a County Service Area to provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, the owners of record of said development desire the creation of a Zone of Benefit for said development to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Numbers 080-160-005-000, 080-160-006-000, 080-160-011-000, 080-160-012-000, 110-030-002-000 and 110-030-003-000 of said development have consented to the imposition of fees for said development to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owners of record of the properties have approved ballots to set a charge on parcels and dwelling units within said areas of development, and

WHEREAS, the Board finds that said ballots constitute unanimous approval of the charge by the property owners within said areas of 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, as follows:

The Board of Supervisors does hereby create Zone of Benefit No. 194 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Siller Ranch development (Sub-424), which zone shall provide services within said development; and

The Board of Supervisors does hereby establish with the consent of the property 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 each parcel and/or dwelling unit within APN's 080-160-005-000, 080-160-006-000, 080-160-011-000, 080-160-012-000, 110-030-002-000 and 110-030-003-000, the Siller Ranch development, that may now exist or which may be created by any final map of the Siller Ranch development, in the amount no greater than \$131 per parcel/dwelling unit. Said charge shall commence with the 2006-2007 tax year.

The charge established hereunder 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, commencing with the 2006-2007 tax year, which shall not exceed 5% in any one year.

ATTACHMENTS: EXHIBIT A & B

EXHIBIT "A"

**Siller Ranch Exterior Boundary
Zone of Benefit 194
County Service Area No. 28**

ALL that real property situated in the County of Placer, State of California, described as follows:

PARCEL ONE: The West one-half; the West one-half of the Northeast quarter; and the Southeast quarter of Section 26, Township 17 North, Range 16 East, MDB&M.

PARCEL TWO: All of Section 35, Township 17 North, Range 16 East, MDB&M.

PARCEL THREE: All of Section 36, Township 17 North, Range 16 East, MDB&M.

PARCEL FOUR: The West one half of Section 31, Township 17 North, Range 17 East, MDB&M;

APN(s): 080-160-005, 080-160-006, 080-160-011, 080-160-012, 110-030-002 and 110-030-003.

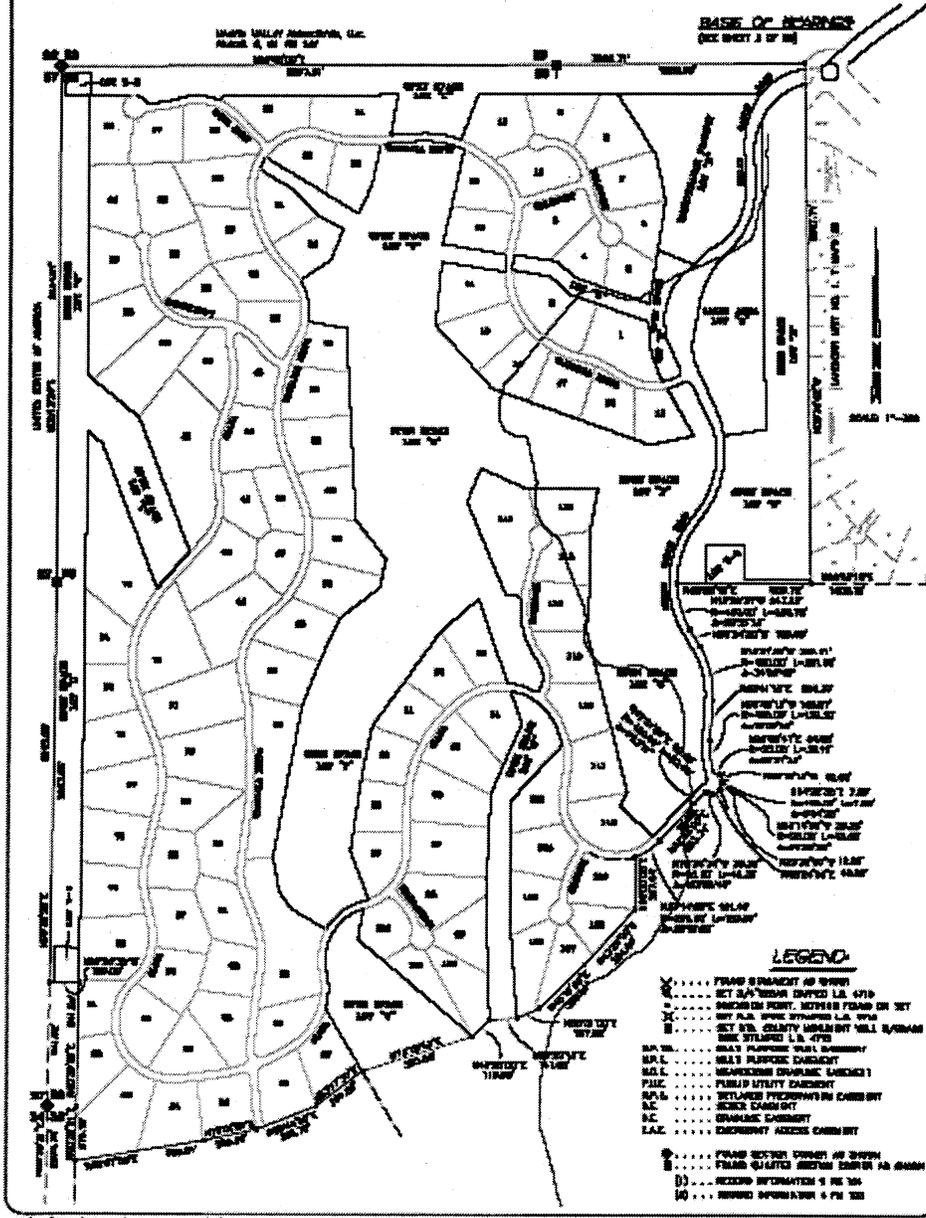
End of Description

EXHIBIT B LOT LINES UNIT NO. 1 OF ZONE OF BENEFIT

PLAT OF SUB-424
SILLER RANCH UNIT NO. 1
 PLANNED DEVELOPMENT

A PORTION OF SECTIONS 28, 35 & 38, T. 17 N., R. 18 E.
 AND WEST 1/2 SECTION 31, T. 17 N., R. 17 E., M.D.B. & M.
 COUNTY OF PLACER CALIFORNIA
 FEBRUARY, 2006 SCALE: 1" = 300'

G W CONSULTING ENGINEERS
 SHEET 3 OF 33



BOOK _____ OF MAPS, PAGE _____