

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

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 26, 2006**

From: *MD* **JAMES DURFEE / MARY DIETRICH**

Subject: **ACCEPTANCE OF LOTS WITHIN THE DOYLE RANCH SUBDIVISION**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with the acquisition of four parcels of land in the Doyle Ranch subdivision located near Dry Creek in the Roseville area:

- 1) Delegate authority to the Director of Facility Services to accept on behalf of your Board title to four parcels of land identified as Lots A, B, C and D of the Doyle Ranch subdivision from Pulte Homes;
- 2) Adopt a Resolution authorizing the Director of Facility Services, or his designee, to execute all documents and take all actions necessary to complete this property transfer and record the deeds for said property;
- 3) Add the properties to the Master Fixed Asset List.

BACKGROUND: In 2004, the County approved the final map for the Doyle Ranch subdivision, a 126 lot residential development near Dry Creek in the Roseville area. Because of the proximity of this project to the Dry Creek flood plane and the community benefits that open space and recreational amenities provide, a condition of the project required dedication to Placer County of four parcels of land that surround the residential lots. These properties include one improved parcel with a 4.6 acre park (Lot C), and three undeveloped parcels totaling approximately 68 acres that are encumbered by open space and multi-purpose trail easements (Lots A, B and D). Acceptance by the County of these four lots will satisfy this condition of approval, and will provide the opportunity to expand the Placer County recreation and trail system in the Dry Creek area.

ENVIRONMENTAL CLEARANCE: Creation of these parcels and dedication to the County was considered in the Doyle Ranch project environmental documentation prepared pursuant to the California Environmental Quality Act. No further environmental review is required for County's acceptance of these parcels.

FISCAL IMPACT: All costs associated with the transfer of these parcels to the County, including the preparation of the grant deeds, title insurance and due diligence activities are being borne by Pulte Homes. Funding for ongoing maintenance of the parcels will be provided by County Service Area 28, Zone 169.

MD:MR.KJ:js

ATTACHMENT: RESOLUTION

cc: COUNTY EXECUTIVE OFFICE

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

In the matter of: A Resolution authorizing the Director of Facility Services, or his designee, to execute all documents and take all actions necessary to complete the property transfer between Pulte Homes and the County of Placer for property near Dry Creek, in Roseville, California, and to accept and record the deeds for said properties.

Resol. No: _____

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.

Bill Santucci, Chairman
Board of Supervisors

Attest: Clerk of said Board

WHEREAS, the County approved the final map of Doyle Ranch subdivision, Tract Number 912, a 126 lot subdivision near Dry Creek in Roseville, developed by Pulte Homes; and

WHEREAS, a condition of approval, upon Pulte Home's completion of the project, is the dedication to the County of four parcels of land that surround the residential lots, identified as Lots A, B, C and D and depicted in Exhibit A; and

WHEREAS, said parcels include one 4.6 acre lot improved with a park (Lot C), and three lots totaling approximately 68 acres encumbered with open space and multi-purpose trail easements (Lots A, B and D); and

WHEREAS, the acceptance of these four lots by the County will satisfy the project condition, and provide the opportunity to expand the Placer County recreation and trail system in the Dry Creek area; and

WHEREAS, funding for ongoing maintenance of the lots will be provided by County Service Area 28, Zone Number 169.

NOW, THEREFORE, BE IT RESOLVED, that the Placer County Board of Supervisors does hereby consent to the acceptance from Pulte Homes of four parcels of land described as Lots A, B, C, and D of the Doyle Ranch subdivision and further authorizes the Director of Facility Services, or his designee, to execute all documents and take all actions necessary to complete the property transfer between Pulte Homes and the County of Placer and does hereby consent to the acceptance and recordation of the deeds for said properties.

