

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: JANUARY 23, 2007
FROM: KEN GREHM *KD*
SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 195 IN COUNTY SERVICE AREA 28
(ROCK SADDLE SUBDIVISION) AND SET A FEE FOR SERVICES

ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution creating Zone of Benefit No. 195 and setting charges to provide road rehabilitation, storm drain maintenance and street light services for the Rock Saddle subdivision.

BACKGROUND

Zones of benefit are created within County Service Area (CSA) No. 28 to fill the services funding gap between general County services and special services. This particular developer's conditions of approval require the formation of a CSA Zone of Benefit to fund road rehabilitation, storm drain maintenance and street lighting. The roads in this subdivision will be accepted into the County maintained mileage. The CSA charge pays for long term road rehabilitation including slurry seals, chip seals and overlays.

The Rock Saddle subdivision is tentatively approved for 9 residential units. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. It is located to the North of Greenbrae Rd and East of Foothill Road in the Rocklin area of Placer County (Exhibit B).

Pursuant to Proposition 218, the property owners of record of the existing parcels of the Rock Saddle subdivision have signed a ballot. The property owners approved, by way of this ballot, an annual charge of \$362 per parcel and/or dwelling unit for existing parcels and each new parcel and/or dwelling unit created as final maps are recorded. In lieu of receipt of mailed notice of this hearing, the owners of the existing parcels have executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board 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 \$362 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.

Attachments: Resolution
Exhibit A
Exhibit B

On file with Clerk of the Board: Engineer's Report

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

In the matter of: A RESOLUTION
ESTABLISHING ZONE OF BENEFIT 195
AND ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID ZONE (ROCK SADDLE SUBDIVISION)

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 Rock Saddle Subdivision 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 subdivision desire the creation of a Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Numbers 046-300-001-000 and 046-300-025-000 of said subdivision have consented to the imposition of fees for said subdivision 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 subdivision, and

ROCK SADDLE SUBDIVISION - COUNTY SERVICE AREA 28 ZONE 195

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Resol No. _____

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. 195 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Rock Saddle Subdivision (SUB 390), which zone shall provide services within said subdivision; 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 SUB 390 APN 046-300-001-000 and 046-300-025-000 that may now exist or which may be created by any final map of SUB 390, Rock Saddle Subdivision, in an amount equal to \$362 per parcel/dwelling unit. Said charge shall commence with the 2007-2008 tax year.

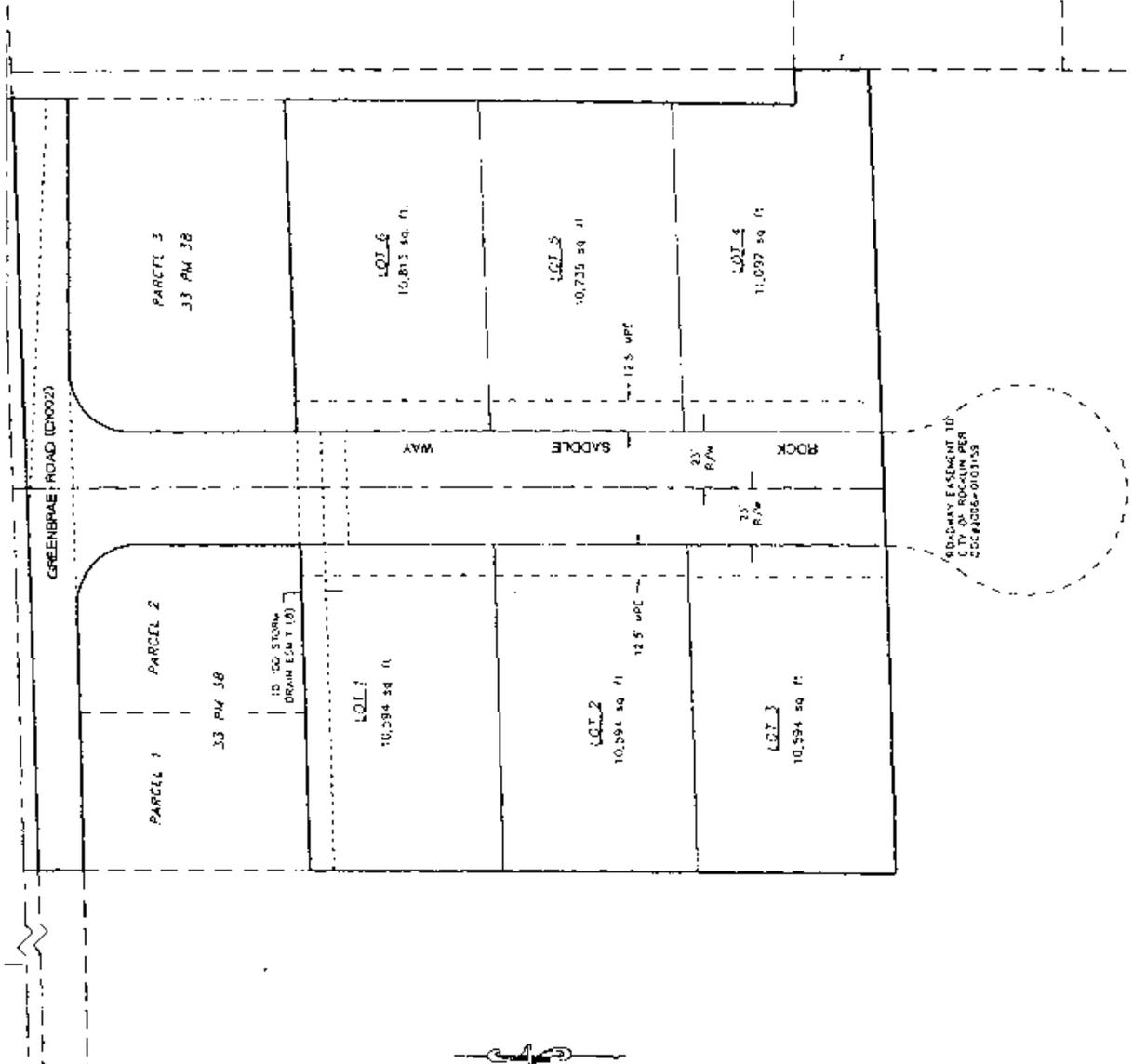
The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2008-2009 tax year, which shall not exceed 5% in any one year.

EXHIBIT "A"
Rock Saddle ZONE OF BENEFIT 195
Road Maintenance, Storm Drainage
and Street Lighting

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

PARCEL FOUR OF PARCEL MAP NO. DPM20030170, FILED FOR RECORD AUGUST 26,
2006, IN BOOK 33 OF PARCEL MAPS, AT PAGE 38, RECORDS OF PLACER COUNTY.

End of Description



ASSESSMENT DIAGRAM
ZONE OF BENEFIT

EXHIBIT B ROCK SADDLE SUBDIVISION

A DIVISION OF PARCEL 4 PER DFM
20040170, FILED IN BOOK 33 OF PARCEL
MAPS, AT PAGE 38, O.R.P.C.
A PORTION OF THE NE 1/4 OF SEC 29,
T. 11 N. R. 7 E. MDRM
COUNTY OF PLACER
STATE OF CALIFORNIA

SEPTEMBER, 2006

SHEET 1 OF 1 SHEETS

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