

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: JANUARY 23, 2007
FROM: KEN GREHM *KG*
SUBJECT: ANNEXATION OF PARCELS 1 AND 2 OF PARCEL MAP P-76034 TO
COUNTY SERVICE AREA 28 ZONE OF BENEFIT 170 - WESTERN KNOLLS

ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution annexing Parcel 1 and Parcel 2 of Parcel Map P-76034 into County Service Area 28 Zone 170, Western Knolls and set a charge for services.

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. Zone of Benefit 170 has been created to fund road rehabilitation, storm drain maintenance and street lighting. The roads in this subdivision are accepted into the County maintained mileage. The CSA charge pays for long term road rehabilitation including slurry seals, chip seals and overlays.

The Western Knolls subdivision is a residential development consisting of 28 lots on approximately 8.6 acres, generally located on the north side of New Airport Road between Grass Valley Highway and Bell Road, in the North Auburn area. Conditions of approval require that Parcels 1 and 2 of Parcel Map P-76034 annex into the existing Zone 170 and pay its share of the maintenance costs.

Pursuant to Proposition 218, the property owners of record of the existing parcel of Parcel Map P-76034 have signed a ballot. The property owners approved, by way of this ballot, an annual charge equal to the amount currently being assessed to parcels in Zone 170 which is \$138. In lieu of receipt of mailed notice of this hearing, the owner of the existing parcel has 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 annexing these parcels into CSA 28 Zone 170 and set the parcel charge.

ENVIRONMENTAL CLEARANCE

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

FISCAL IMPACT

The \$138 per parcel charge will contribute to the existing CSA. There will be no impact on the General Fund. 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

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

In the matter of: A RESOLUTION
ANNEXING PARCELS 1 AND 2 OF PARCEL
MAP P-76034 TO CSA 28 ZONE 170, WESTERN KNOLLS

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 Parcel map P-76034 is the annexation of parcels 1 and 2 into County Service Area 28 Zone 170, Western Knolls; and

WHEREAS, the owners of record of said parcels desire the annexation into Zone of Benefit 170 to satisfy the conditions of the parcel map; and

WHEREAS, the owners of record of Assessor Parcel Number 052-040-0854-000 have consented to the imposition of fees for said parcels to satisfy the conditions: and

WHEREAS, the owners of record of the parcels have approved a ballot to set a charge on Parcels 1 and 2 of Parcel Map P-76034; and

422

PARCELS 1 AND 2 OF PARCEL MAP P-76034 ANNEXATION TO CSA 28 ZONE 170

Page 2

Resol No. _____

WHEREAS, the Board finds that said ballot constitutes unanimous approval of the charge by the property owners 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 annex Parcels 1 and 2 into County Service Area No. 28 Zone 170. Western Knolls consists of property generally located on the north side of New Airport Road between Grass Valley Highway and Bell Road in Auburn, California.

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 parcels 1 and 2 of Parcel map P-76034 in an amount equal to the charge being assessed to parcels in Zone 170 which is currently \$138. Said charge shall commence with the 2007-2008 tax year.

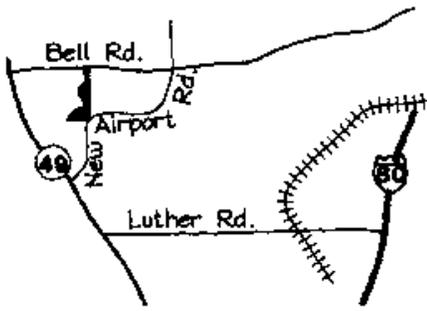
The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2007-2008 tax year, which shall not exceed 5% in any one year.

423

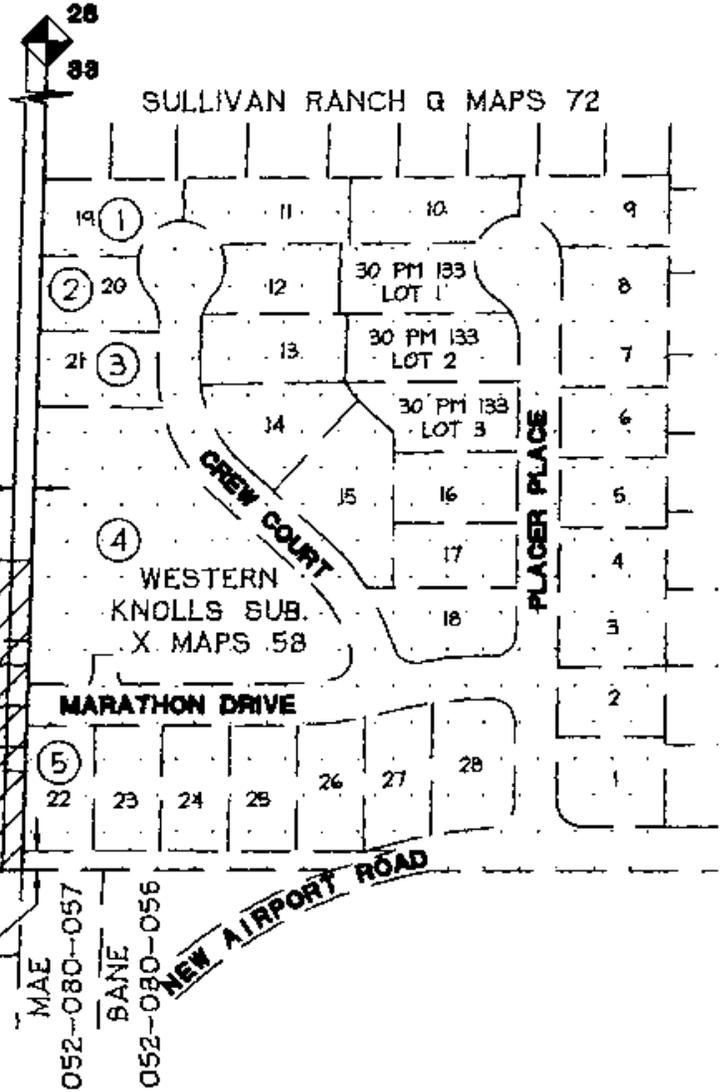
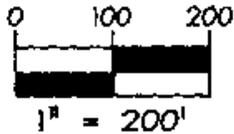
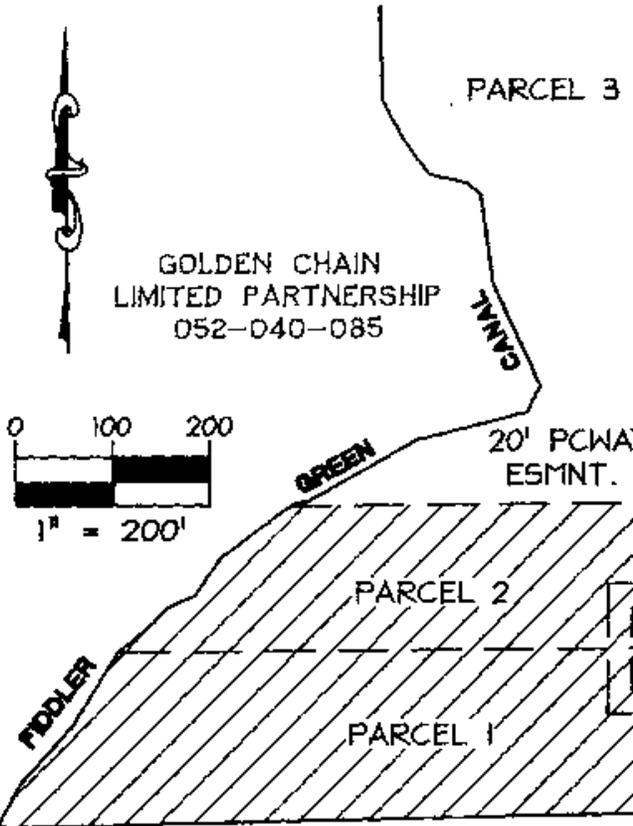
ASSESSMENT DIAGRAM

ZONE OF BENEFIT 170
COUNTY SERVICES AREA NO. 28

 TO BE ANNEXED
 EXISTING CSA



VICINITY MAP
NTS



ADJOINERS

- ① SLOAN 052-490-020
- ② LACOSSE 052-490-021
- ③ SMATHERS 052-490-022
- ④ SCHIAVONE 052-490-030
- ⑤ WESTERN KNOLLS HOMEOWNERS ASSN. 052-490-030

SHEET NO 1 OF



11899 Edgewood Road, Suite Q, Auburn, CA 95803
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

SCALE: 1"=200'
DATE: JAN. 03, 2007
DRAWN: PD
CHECKED:
DWG NO: M06135PLT
JOB NO: 06135

LANDS OF CAPORASCO

NEW AIRPORT /
PLACER PLACE
AUBURN, CALIFORNIA

124