

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: September 8, 2009

FROM: <sup>KG</sup> KEN GREHM / BOB COSTA

SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 214 IN COUNTY SERVICE AREA 28  
(QUARTZ DRIVE SELF STORAGE - PCPB 20060611) AND SET FEES  
FOR SERVICES

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## ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, receive election results, and consider adopting a Resolution creating Zone of Benefit No. 214 and setting charges to provide road rehabilitation and storm drain maintenance services in the amount of \$2,855.85 for the first year (Fiscal year 2010/11) for the Quartz Drive Self Storage Facility.

## BACKGROUND

Zones of benefit are created within County Service Area 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, and storm drain maintenance. That portion of Quartz Drive within the development will be accepted into the County maintained mileage. The CSA charge pays for long term road rehabilitation including slurry seals, and overlays of this roadway portion.

Quartz Drive Self Storage currently consists of one 9.2 acre parcel (APN 052-030-058). The area is specifically described in Exhibit "A", attached hereto and made a part hereof. The project is located on the south side of Rock Creek Road, and includes the extension of Quartz Drive to its intersection with Rock Creek Road.

Pursuant to Proposition 218, a ballot was mailed to the property owners of record of the existing parcel of the Quartz Drive Self Storage. The property owners were asked to approve, by way of this ballot, an annual charge of \$2,855.85 on the existing parcel. Should this parcel be subdivided, the annual charge will be divided equally between all resulting parcels. 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 receive election results. If supported by a majority, your Board may consider a Resolution to impose the parcel charge.

## ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration was prepared for Quartz Drive Self Storage and a Notice of Determination filed on December 14, 2007, pursuant to the provisions of CEQA, and approved by the Planning Commission on December 13, 2007. This is an administrative action required pursuant to the conditions of approval for this project. As such, it is not a separate project and is not subject to further environmental review.

## FISCAL IMPACT

If approved, a \$2,855.85 charge will be levied on the existing parcel. 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 – Legal Description  
Exhibit B – Assessment Map  
Exhibit C – Vicinity Map

Engineer's Report is on file with the  
Clerk of the Board's Office.

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

In the matter of: A RESOLUTION  
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 214  
AND ESTABLISHING A CHARGE ON PARCELS  
WITHIN SAID ZONE FOR QUARTZ DRIVE SELF  
STORAGE PROJECT FOR THE PURPOSES OF  
ROAD REHABILITATION AND STORM DRAINAGE  
FACILITIES MAINTENANCE

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

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WHEREAS, a condition of approval for Quartz Drive Self Storage was the creation of a funding mechanism to provide certain services for the benefit of the properties within the development; and

WHEREAS, the owners of record of said development desire the creation of a County Service Area Zone of Benefit for said development to satisfy the conditions of project approval; and

**QUARTZ DRIVE SELF STORAGE - COUNTY SERVICE AREA 28 ZONE 214**

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Resol No. \_\_\_\_\_

**WHEREAS, the owners of record of Assessor Parcel Number 052-030-058 have consented to the imposition of fees for said project to, and**

**WHEREAS, the owners of record of the property have approved by ballot a charge on the parcel, and**

**WHEREAS, the Board finds that said ballots constitute a majority approval of the charge by the property owners within said area of the 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.214 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Quartz Drive Self Storage Development (PCPB 2006 0611), which zone shall provide services within said project area; 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 parcel APN 052-030-058, in the amount of \$2,885.85 as stated in the Engineer's Report. Should this parcel be subdivided, the annual charge will be divided equally between all resulting parcels. Said charge shall commence with the 2010-2011 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 2011-2012 tax year, which shall not exceed 5% in any one year.**

**EXHIBIT "A"**  
**ZONE OF BENEFIT No. 214**  
**Road Maintenance, Storm Drainage Facilities Maintenance**  
**and Street Lighting**

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

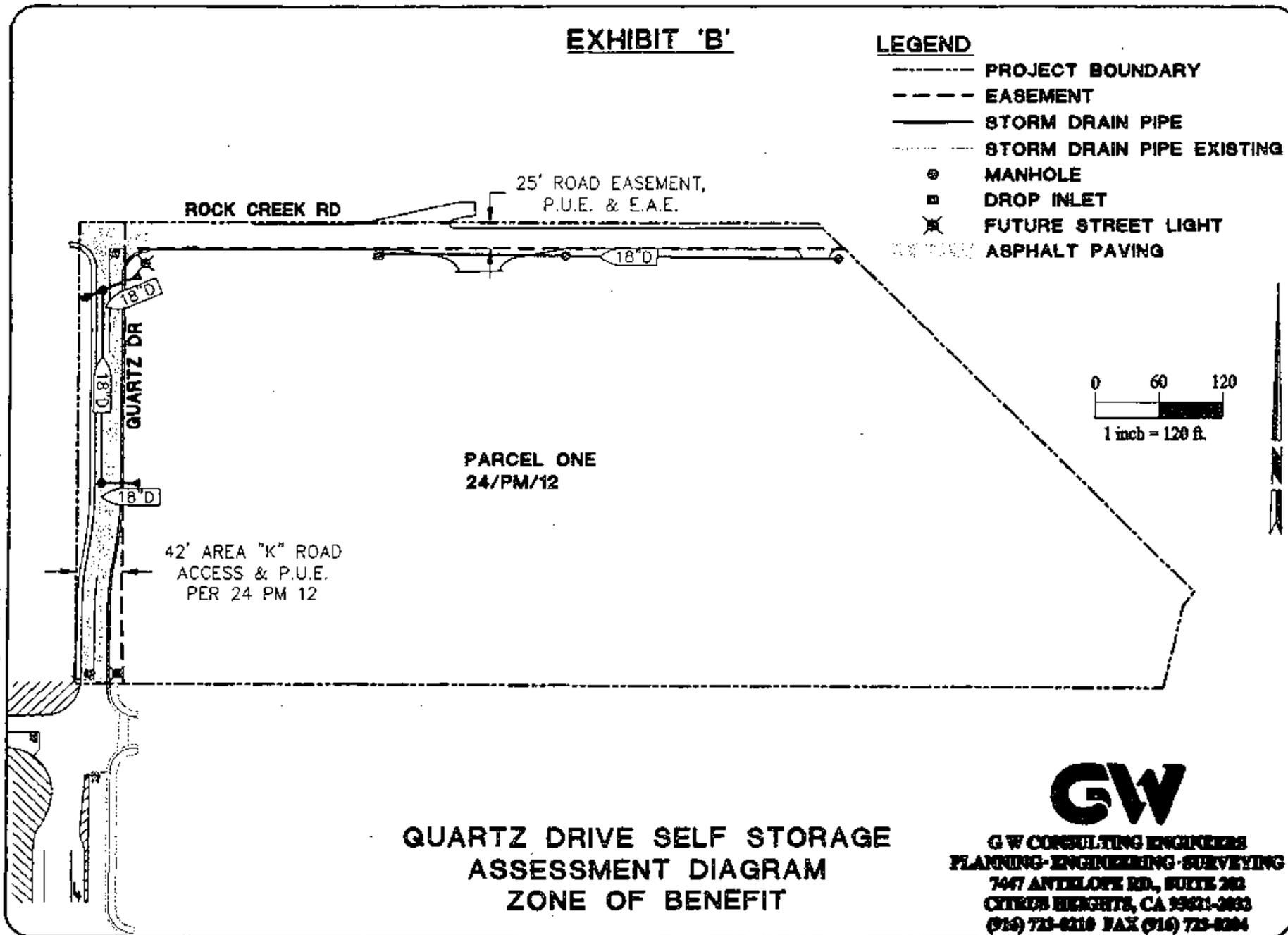
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 8 EAST, M.D.B. & M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL ONE ON PARCEL MAP NO. 74808, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON JUNE 2, 1988, IN BOOK 24 OF PARCEL MAPS, AT PAGE 12.

End of Description

# EXHIBIT 'B'

## LEGEND

- PROJECT BOUNDARY
- EASEMENT
- STORM DRAIN PIPE
- STORM DRAIN PIPE EXISTING
- ⊙ MANHOLE
- ⊠ DROP INLET
- ⊗ FUTURE STREET LIGHT
- ▨ ASPHALT PAVING



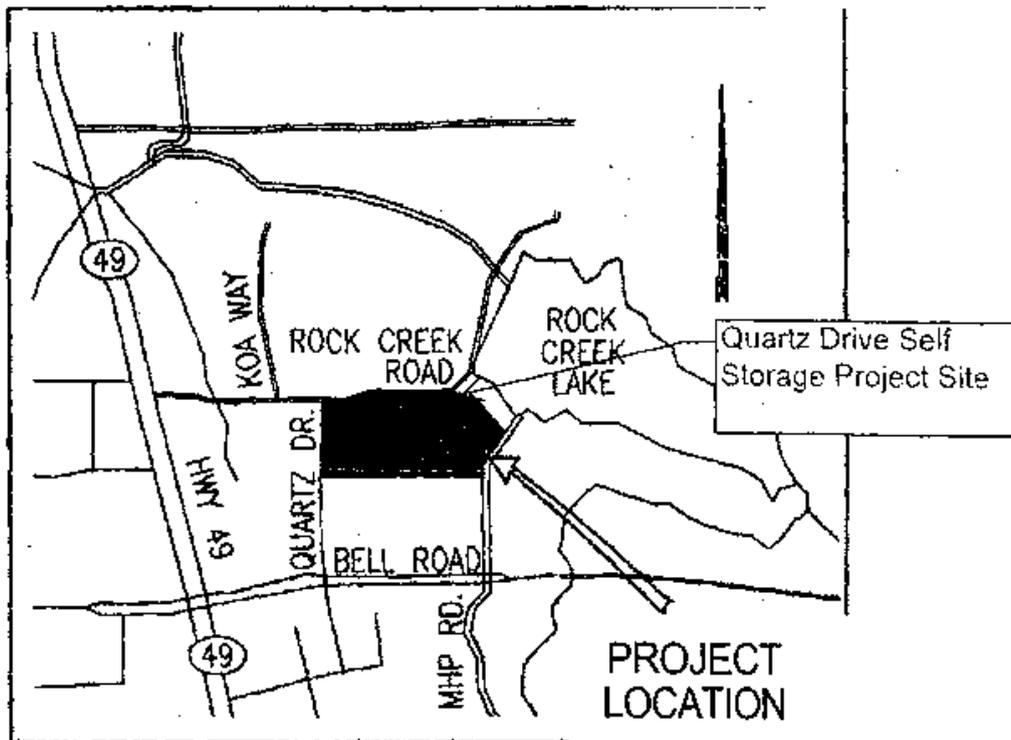
QUARTZ DRIVE SELF STORAGE  
ASSESSMENT DIAGRAM  
ZONE OF BENEFIT



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**EXHIBIT "C"**

**QUARTZ DRIVE SELF STORAGE PROJECT  
AUBURN, CALIFORNIA  
PCPB 20060611  
CSA 28 ZONE #214**



**VICINITY MAP**  
NOT TO SCALE