

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: June 18, 2013
FROM: KEN GREHM/BOB COSTA
SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 198 IN COUNTY SERVICE AREA 28
(THE GROVE AT GRANITE BAY SUBDIVISION) AND SET A FEE FOR SERVICES

ACTION REQUESTED / RECOMMENDATION

1. Conduct a public hearing, consider all protests, tabulate ballots, and
2. Adopt a Resolution creating Zone of Benefit No. 198 and setting charges to provide road rehabilitation, storm drain maintenance and street light services for The Grove at Granite Bay subdivision. There is no net County cost resulting from this action.

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 development'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 system. The CSA charge pays for long term road rehabilitation including slurry seals, chip seals and overlays.

The Grove at Granite Bay Subdivision is tentatively approved for 32 residential units. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. It is located at the southwest corner of the Berg Street and Olive Ranch Road intersection in Granite Bay (Exhibit B).

Pursuant to Proposition 218, the property owner of record of the existing parcel of The Grove at Granite Bay Subdivision has signed a ballot. Approving an annual charge of no more than \$892 per parcel and/or dwelling unit for existing parcel 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 owner of the existing parcel has executed a waiver.

Your Board is being asked to conduct a Public Hearing to receive testimony and to consider the election results to be presented by the Clerk of the Board. If the assessment is approved by a majority of eligible voters, your Board may adopt a Resolution to approve the services and 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 \$892 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 for this Zone of Benefit by a registered professional engineer.

Attachments: Resolution
Exhibit A
Exhibit B (3 each)

The 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: ADOPT A RESOLUTION
ESTABLISHING ZONE OF BENEFIT NO. 198
AND ESTABLISHING A CHARGE ON PARCELS
WITHIN SAID ZONE (THE GROVE AT GRANITE
BAY 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

Chair, Board of Supervisors

WHEREAS, a condition of approval for The Grove at Granite Bay Subdivision is the creation of a County Service Area to provide certain extended 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 final map approval; and

WHEREAS, the owners of record of Assessor Parcel Number 048-081-038-000 and 048-081-052-000 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 affirmed by ballots establishment and assessment of charges on parcels and dwelling units within this subdivision, and

THE GROVE AT GRANITE BAY SUBDIVISION - COUNTY SERVICE AREA 28 ZONE 198

Page 2

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. 198 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of The Grove at Granite Bay Subdivision (Sub No. PSGC20040294), 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 Assessor's Parcel Numbers 048-081-038-000 and 048-081-052-000. The Grove at Granite Bay Subdivision, in an amount no greater than \$892 per parcel/dwelling unit. Said charge shall commence with the 2013-2014 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 2014/2015 tax year, which shall not exceed 5% in any one year.

EXHIBIT "A"
ZONE OF BENEFIT No. 198
Road Maintenance, Storm Drainage Facilities Maintenance
and Street Lighting

LEGAL DESCRIPTION

All that certain real property situate in the County of Placer, State of California, described as follows:

A portion of Parcel B, as said parcel is shown and so designated on Parcel Map No. P-73446, filed in Book 16 of Parcel Maps, at Page 142, Placer County Records, and a portion of the West one-half of Section 3, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

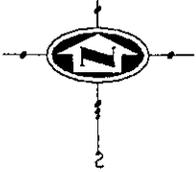
Beginning at the north quarter corner of the above referenced Section 3;
thence from the point of beginning and along the north-south centerline of said Section 3 South 01°43'26" East 1,773.83 feet;
thence leaving said north-south centerline South 89°53'37" West 400.00 feet to the east line of the above referenced Parcel B;
thence along said east line and the southerly extension thereof South 01°43'26" East 401.62 feet to the north boundary line of that certain tract of land shown on Parcel Map DPM-20040381, filed in Book 32 of Parcel Maps, Page 145, Placer County Records;
thence along the north and west boundary lines of said tract of land North 89°10'28" West 252.53 feet and South 01°21'18" East 0.29 feet to the south line of the above referenced Parcel B;
thence along the south and west lines of said Parcel B the following four (4) courses:
(1) North 89°12'06" West 121.78 feet;
(2) North 01°50'55" West 1,349.85 feet;
(3) North 89°26'23" East 184.69 feet and
(4) North 00°35'36" West 809.20 feet;
thence leaving said west line South 89°24'24" West 600.00 feet;
thence North 00°35'36" West 2.43 feet to a point on the north line of said Section 3;
thence along said north line North 89°19'32" East 1,176.14 feet to the point of beginning.

End of Description

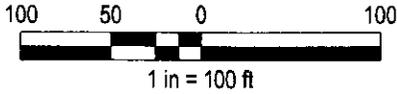
EXHIBIT B

ZONE OF BENEFIT No. 198 Road Maintenance, Storm Drainage Facilities Maintenance and Street Lighting ASSESSMENT DIAGRAM

OLIVE RANCH ROAD



GRAPHIC SCALE

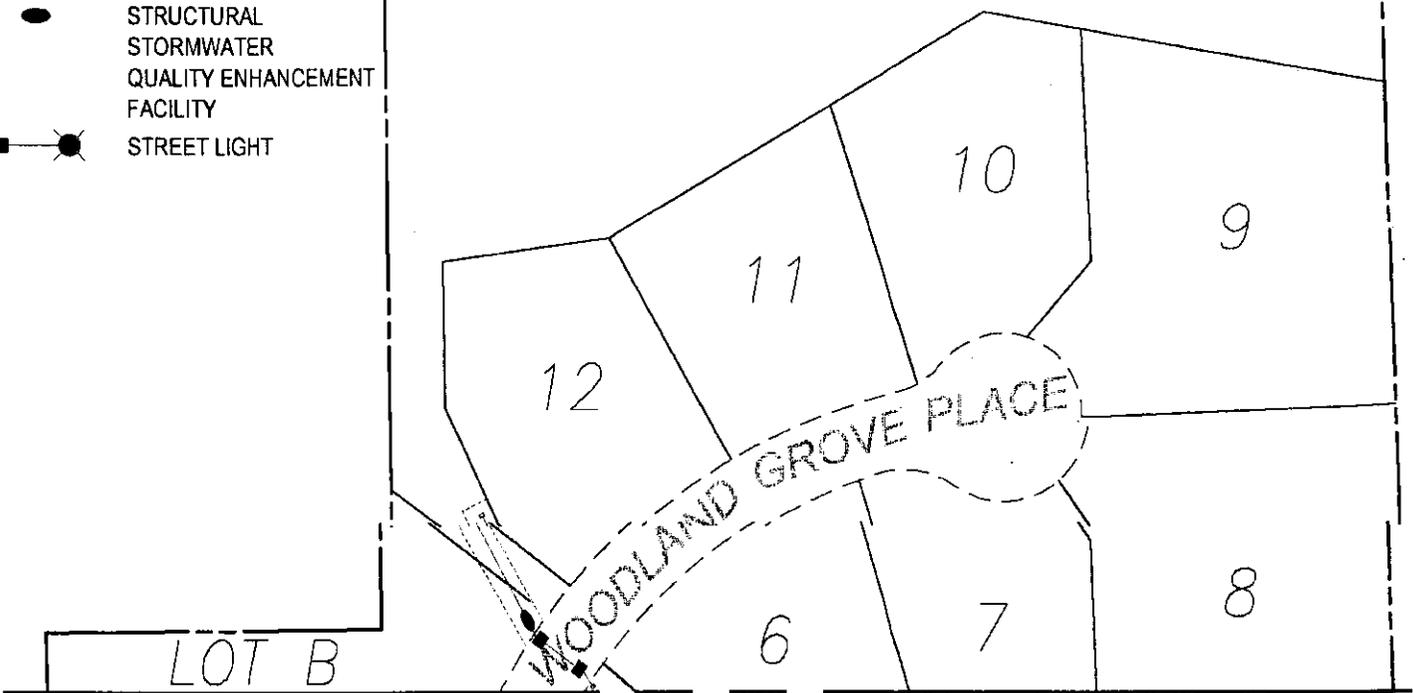


LEGEND

- PROJECT BOUNDARY
- _____ LOT LINE
- - - - - RIGHT-OF-WAY
- DRAINAGE EASEMENT
- _____ STORM DRAIN PIPE
- MANHOLE
- DROP INLET
- STRUCTURAL STORMWATER QUALITY ENHANCEMENT FACILITY
- STREET LIGHT

LOT A

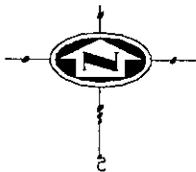
BERG STREET



MATCHLINE

SEE PAGE 2 - 3 FOR CONTINUATION

EXHIBIT B

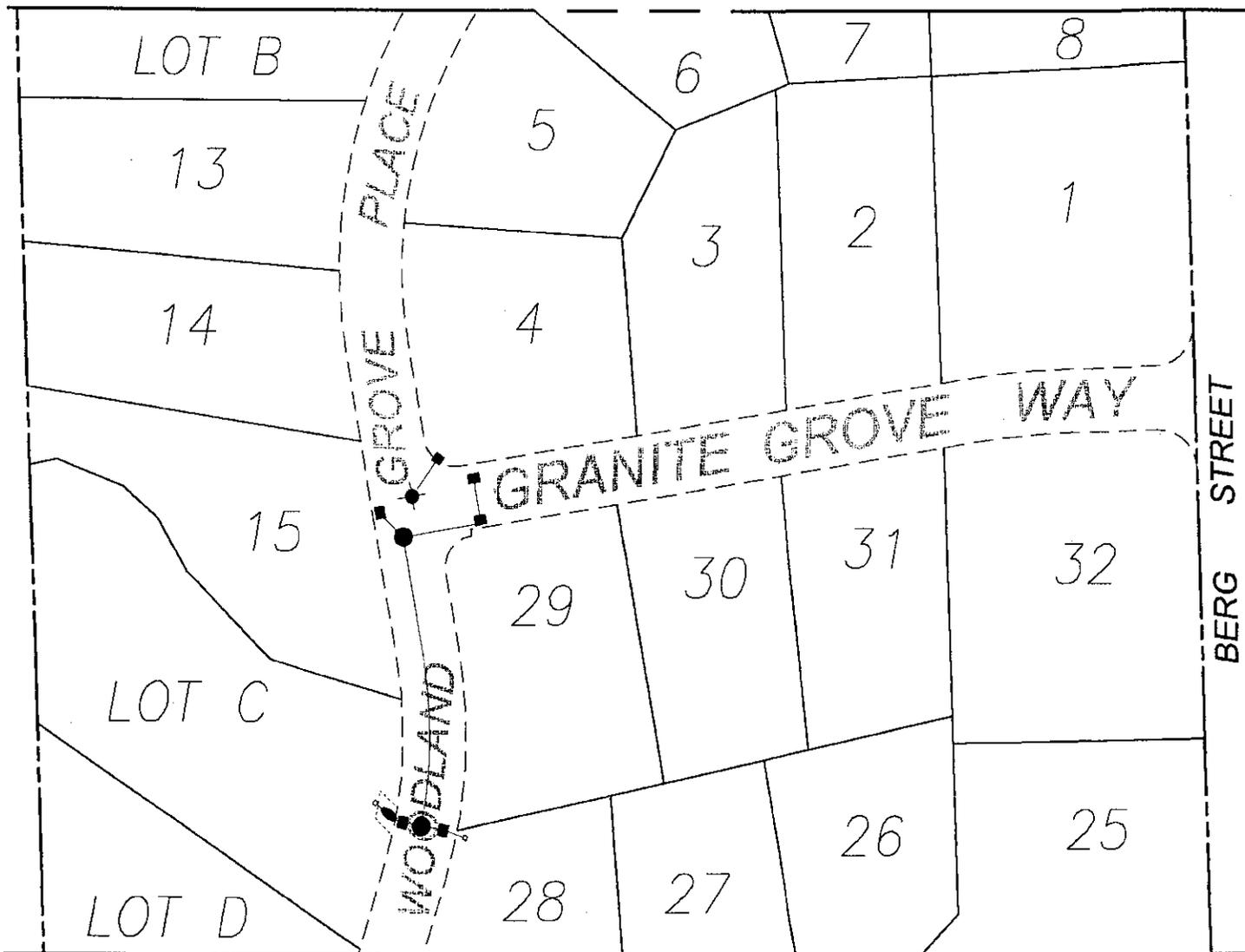


GRAPHIC SCALE



1 in = 100 ft

MATCHLINE

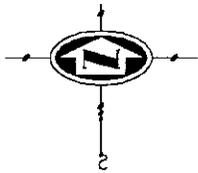


MATCHLINE

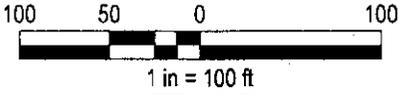
LEGEND

- | | | | |
|--|-------------------|--|--|
| | PROJECT BOUNDARY | | MANHOLE |
| | LOT LINE | | DROP INLET |
| | RIGHT-OF-WAY | | STRUCTURAL STORMWATER QUALITY ENHANCEMENT FACILITY |
| | DRAINAGE EASEMENT | | STREET LIGHT |
| | STORM DRAIN PIPE | | |

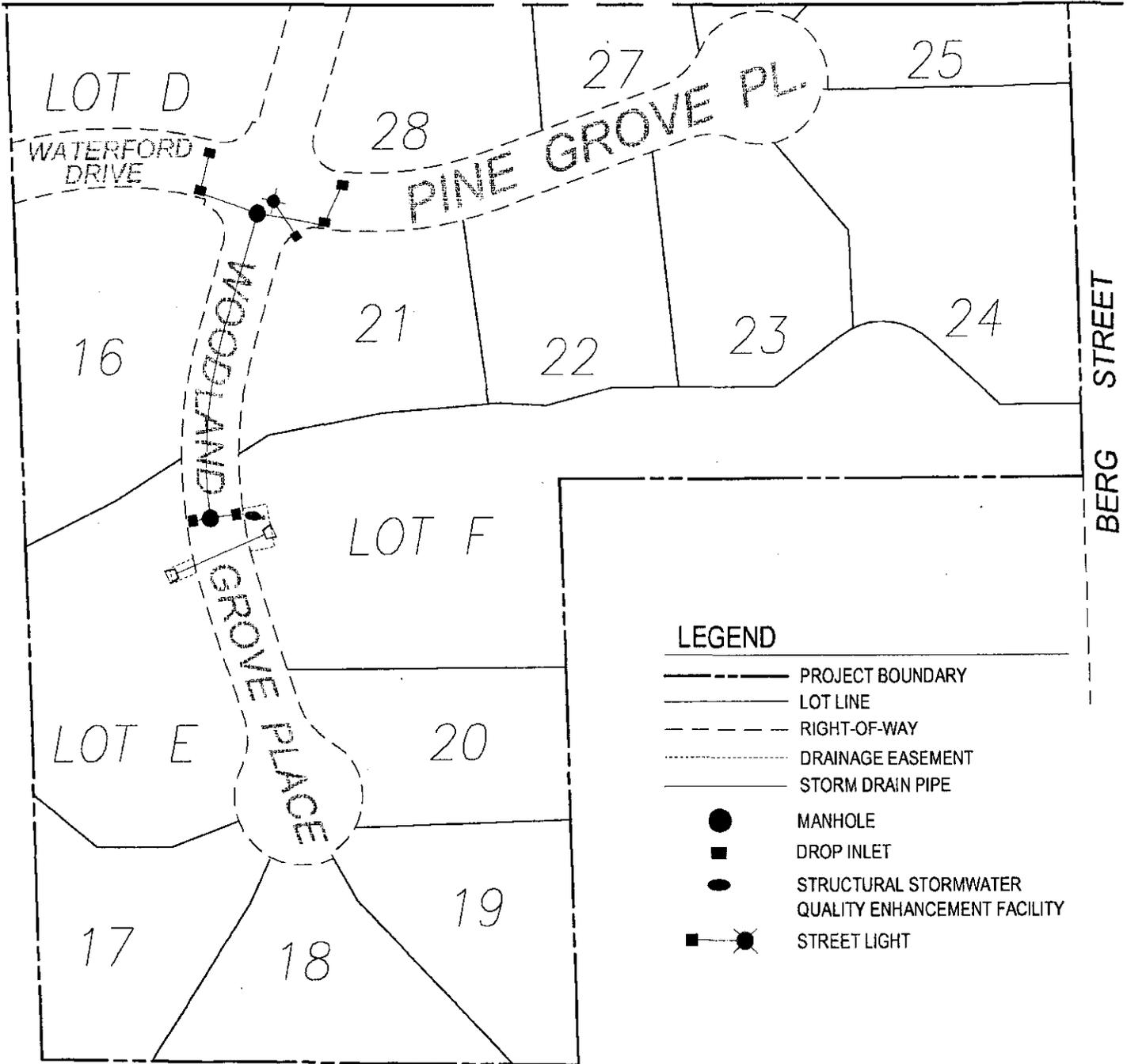
EXHIBIT B



GRAPHIC SCALE



MATCHLINE



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- DRAINAGE EASEMENT
- STORM DRAIN PIPE
- MANHOLE
- DROP INLET
- STRUCTURAL STORMWATER QUALITY ENHANCEMENT FACILITY
- STREET LIGHT

