

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

To: Honorable Board of Supervisors Date: June 3, 2014
From: Mary Dietrich, Director of Facility Services
By: Mark Rideout, Deputy Director 
Subject: Annexation of Hidden Crossing Subdivision into Zone of Benefit No. 169 in County Service Area 28 and imposition of assessment for services

ACTION REQUESTED:

1. Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution annexing the Hidden Crossing Subdivision Project into Zone of Benefit 169 Dry Creek Parks, within County Service Area No. 28, and impose an annual assessment for park maintenance, trail maintenance, landscape median maintenance, administration and park and trail development services for all parcels that are, or will be a part of the Hidden Crossings Subdivision Project. There is no net county cost associated with this action.

BACKGROUND: Pursuant to Government Code §25210.1, County Service Area No. 28 (CSA 28), encompassing all of unincorporated Placer County, is utilized to fill the services funding gap between general County services and special services. Zones of Benefit within CSA 28 are formed to fund special services specific to the parcels within each Zone. Zone of Benefit 169 Dry Creek Parks (Zone 169) was created by your Board in January 2002 to fund park maintenance, trail maintenance, open space maintenance, median landscape maintenance, administration, and park and trail development services in the West Placer Dry Creek area. The original boundary of Zone 169 coincided with the boundary of the West Placer-Dry Creek Community Facilities District No. 2001-1 which included the subdivisions of Morgan Creek, Sun Valley Oaks, Doyle Ranch, and Riolo Greens. Since the formation of Zone 169, the subdivisions of Willow Park and American Vineyard Village have annexed into Zone 169. Conditions of Approval for the Hidden Crossing Subdivision Project (Subdivision) require fair share payment of the costs to maintain facilities within Zone 169 and the Condition will be fulfilled through annexation into Zone 169.

This Subdivision is located northeast of the intersection of PFE Road and Walerga Road (APN's 023-221-016-000, 023-221-050-000), and is tentatively approved for 78 residential units within a total undeveloped land area of 28.6 acres pursuant to Entitlement PSUB 20060389. The Subdivision is described in the attached Exhibit A and depicted in the attached Exhibit B. A depiction of the entire Zone of Benefit 169, including the subject Subdivision, is depicted in the attached Exhibit C.

The property owners of record for the Hidden Crossing Subdivision (Owners) have executed a Waiver of Notice in lieu of receipt of mailed notice of this public hearing. In accordance with Proposition 218, the Owners have signed a ballot approving the annual assessment, and the ballot has been submitted to the Clerk of the Board prior to this public hearing. The ballot directs that the fee levied for Zone 169 be subject to an annual cost of living modification 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 FY 2014-15 tax year and shall not exceed 5% in any one year. A detailed engineer's report (Exhibit D) has been prepared by a registered professional engineer to calculate the assessment per parcel and/or dwelling unit for both the existing parcels within Zone 169 as well as the newly annexed parcels and/or dwelling units created within the Subdivision as a result of the final map. Given the timing of this annexation, this assessment will first be collected in FY 2014-15 in the amount of \$570.46 applied to all assessed parcels within Zone 169. Your Board is required to conduct a Public

Hearing to consider all protests and tabulate the ballots, and to adopt a Resolution to impose the parcel/dwelling unit assessment.

ENVIRONMENTAL CLEARANCE: This is an administrative action required pursuant to the conditions of approval for this Subdivision. As such, it is not a project pursuant to CEQA and is not subject to further environmental review.

FISCAL IMPACT: Based on the current engineer's report, the new assessment for Zone 169 effect in FY 2014-15 is \$570.46 per parcel. The annual parcel assessments fund all CSA service cost and therefore there is no net County cost associated with this action.

ATTACHMENT: RESOLUTION
EXHIBIT A – SUBDIVISION LEGAL DESCRIPTION
EXHIBIT B – SUBDIVISION DEPICTION
EXHIBIT C – ZONE OF BENEFIT 169 DEPICTION
EXHIBIT D – ENGINEER'S REPORT

MD/MR/AF/KT

CC: COUNTY EXECUTIVE OFFICE
COMMUNITY DEVELOPMENT RESOURCE AGENCY

T:F/BOS2014/HIDDEN CROSSING CSA.DOCX

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

**In the matter of: A RESOLUTION
ANNEXING THE HIDDEN CROSSING
SUBDIVISION INTO CSA 28 ZONE OF
BENEFIT 169 DRY CREEK PARKS
AND ESTABLISHING A CHARGE
ON PARCELS WITHIN SAID ZONE**

Resolution: _____

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 Hidden Crossing Subdivision, PSUB 20060389 (Subdivision) was the imposition of fees to provide park maintenance, trail maintenance, open space maintenance, median landscape maintenance, administration and park and trail development services for the benefit of the properties within the Subdivision; and,

WHEREAS, a condition of approval of said Subdivision requires the annexation into existing County Service Area 28, Zone of Benefit 169 Dry Creek Parks to provide for such services for the benefit of properties within the Subdivision; and,

WHEREAS, the owners of record of said Subdivision have consented to the imposition of fees for said Subdivision to satisfy the conditions to obtain a final map for the Subdivision; and,

WHEREAS, the owners of record of the Subdivision have approved ballots to set a charge on parcels and dwelling units within said Subdivision; and,

WHEREAS, the Board finds that said ballots constitute unanimous approval of the charge by the property owners within said Subdivision 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 into Zone of Benefit No. 169 Dry Creek Parks within County Service Area No. 28 that property as described in Exhibit A for the Hidden Crossing Subdivision, which Zone shall provide certain park maintenance, trail maintenance, open space maintenance, median landscape maintenance, administration and park and trail development services for the benefit of the properties within the Subdivision.

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 APN's 023-221-016-000 and 023-221-050-000 and against each parcel within Zone of Benefit No. 169 that may now exist or which may be created by any final map of the Hidden Crossing Subdivision (PSUB 20060389), and;

The charge established herein 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 FY 2014-15, which shall not exceed 5% in any one year. The calculated assessment commencing in FY 2014-15 shall be \$570.46 per parcel/dwelling unit in Zone of Benefit 169.

ATTACHMENT: EXHIBIT A – SUBDIVISION LEGAL DESCRIPTION

ANNEXATION TO PLACER COUNTY
SERVICE AREA NO. 28 ZONE #169
DRY CREEK PARK
HIDDEN CROSSING

All that real property situated in the unincorporated area of the County of Placer, State of California and being located in Section 7, Township 10 North, Range 6 East, M.D.M., described as follows:

Parcel 1:

Parcel A of Parcel Map No. P-71277 being a portion of the west half of the southeast quarter of Section 7, Township 10 North, Range 6 East, M.D.M., as per map filed July 3, 1975, in Book 7 of Parcel Maps, Page 13, Placer County Records.

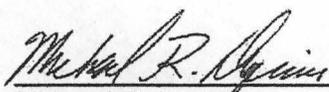
Parcel 2:

Parcel B of Parcel Map No. P-71277 being a portion of the West Half of the Southeast Quarter of Section 7, Township 10 North, Range 6 East, M.D.M., as per map filed July 3, 1975 in Book 7 of Parcel Maps, Page 13, Placer County Records.

EXCEPTING THEREFROM: Beginning at the most northerly corner of the aforesaid Parcel "B" (7 P.M. 13); thence along the northerly line of said Parcel "B" South 73°38'29" East 1378.25 feet to the northeasterly corner of said Parcel "B"; thence along the easterly line of said Parcel "B" South 00°24'29" East 453.48 feet; thence leaving said easterly line South 89°35'31" West 180.00 feet; thence South 31°35'50" West 188.68 feet; thence South 00°24'29" East 185.00 feet; thence North 81°37'48" West 231.45 feet; thence South 87°17'20" West 61.57 feet; thence North 76°54'14" West 50.72 feet; thence North 87°46'52" West 195.76 feet; thence North 74°47'33" West 116.55 feet; thence North 68°01'31" West 109.07 feet; thence North 77°54'20" West 81.39 feet; thence South 89°56'29" West 213.73 feet to a point in the westerly line of the aforesaid Parcel "B" (7 P.M. 13); thence along said westerly line North 00°18'43" West 1050.58 feet to the Point of Beginning.

FURTHER EXCEPTING THEREFROM: Beginning at a point in the easterly line of the aforesaid Parcel "B" (7 P.M. 13), distant thereon South 00°24'29" East 453.48 feet from the northeasterly corner of said Parcel "B"; thence from said Point of Beginning South 89°35'31" West 180.00 feet; thence South 31°35'50" West 188.68 feet; thence South 00°24'29" East 185.00 feet; thence North 89°35'31" East 280.00 feet to a point on the east line of said Parcel B; thence along the east line of said Parcel B, North 00°24'29" West 345.00 feet the Point of Beginning.

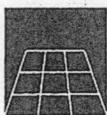
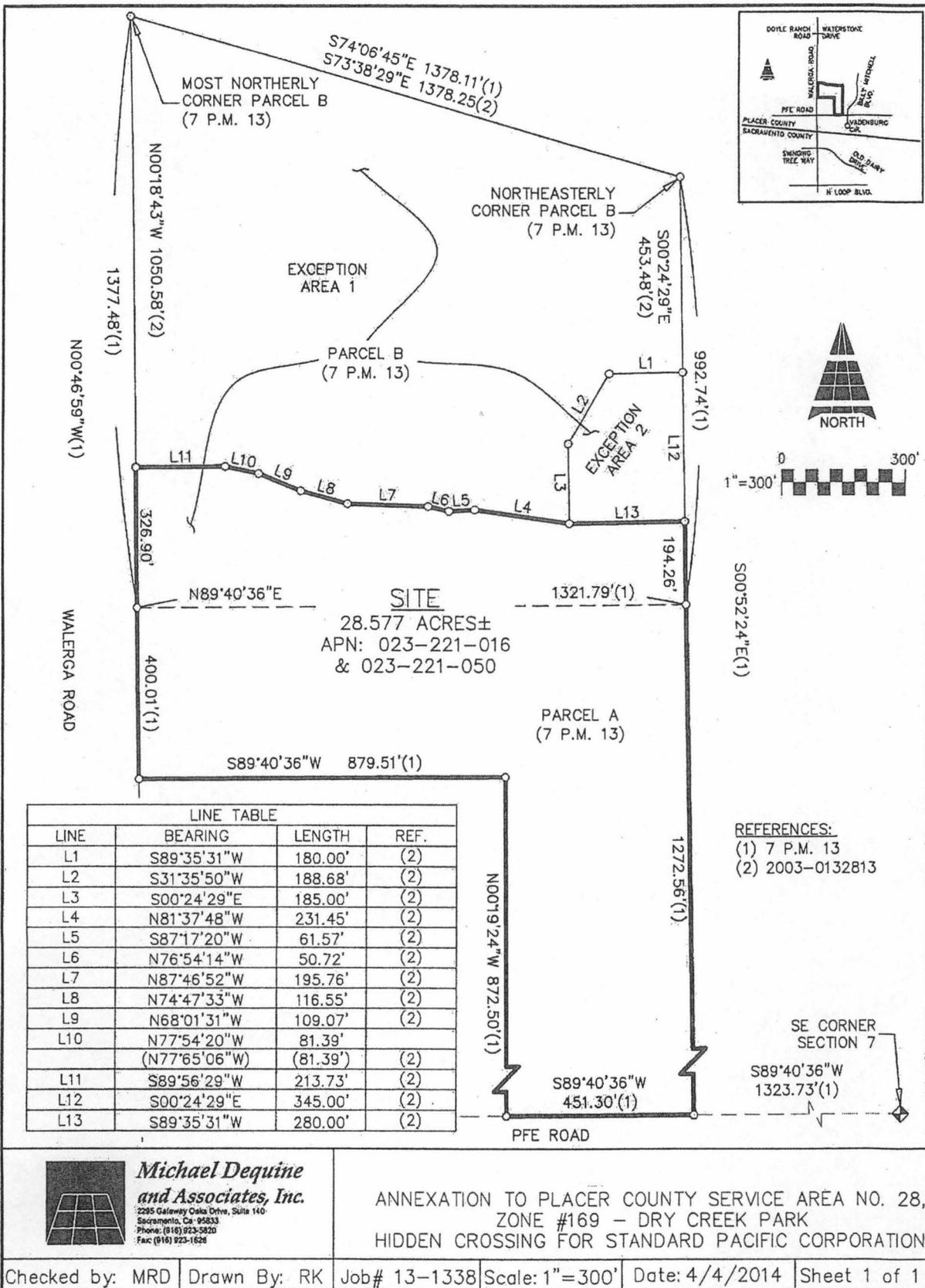
Said property contains 28.577 acres, more or less.


Michael R. Dequine, LS 5614
License Expires: 9/30/2014



MAY 7, 2014
Date

EXHIBIT B
SUBDIVISION DEPICTION



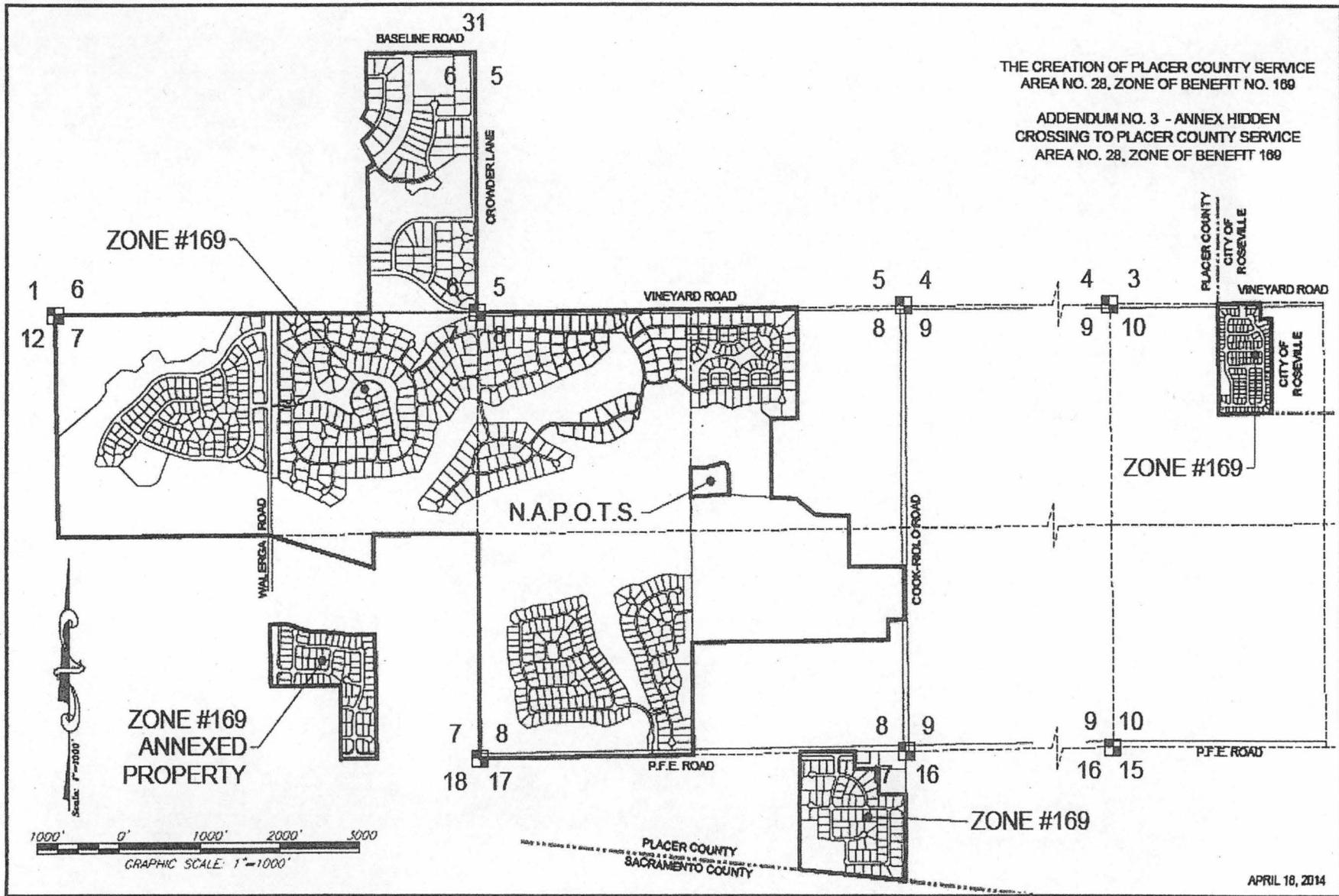
**Michael Dequine
and Associates, Inc.**
2295 Gateway Oaks Drive, Suite 140
Sacramento, Ca 95833
Phone: (916) 923-5820
Fax: (916) 923-1628

ANNEXATION TO PLACER COUNTY SERVICE AREA NO. 28,
ZONE #169 - DRY CREEK PARK
HIDDEN CROSSING FOR STANDARD PACIFIC CORPORATION

Checked by: MRD | Drawn By: RK | Job# 13-1338 | Scale: 1"=300' | Date: 4/4/2014 | Sheet 1 of 1

THE CREATION OF PLACER COUNTY SERVICE
AREA NO. 28, ZONE OF BENEFIT NO. 169

ADDENDUM NO. 3 - ANNEX HIDDEN
CROSSING TO PLACER COUNTY SERVICE
AREA NO. 28, ZONE OF BENEFIT 169



**ADDENDUM #3 to:
ENGINEER'S REPORT
A SPECIAL ZONE OF BENEFIT
FOR**

DRY CREEK PARK ZONE #169

COUNTY SERVICE AREA #28

PLACER COUNTY, CALIFORNIA

Date of Addendum #3: May 9, 2014

Date of Original Report: September 2001

Prepared By:

UBORA ENGINEERING & PLANNING, INC

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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Hidden Crossing (previously known as Silver Creek) is an approved tentative subdivision map. The project is located *immediately south of Dry Creek Community Park on the east side of Walerga Road, just north of PFE Road in west Placer County.* The 78 lot Planned Development is on approximately 29 acres and is part of the Dry Creek / West Placer Community Plan.

On June 22, 2006, the Placer County Board of Supervisors conditionally approved the tentative subdivision map. The condition of approval No. 51 requires that a County Service Area (CSA) Zone of Benefit be created and be established concurrently with the recordation of the final map. As per condition No. 51, the CSA shall be established to fund the following services:

- A. Park maintenance
- B. Trail maintenance
- C. Landscape Median
- D. Open Space
- E. Administrative Costs

The CSA will levy a charge to each residential lot within the zone of benefit to fund the services.

Should the Board of Supervisors abolish the CSA, the project homeowners association would be responsible for these services.

II. LEGAL REQUIREMENTS

A County Service Area is required to be established as by the Approval of the West Placer CFD No. 2001-1 as recorded February 6, 2001.

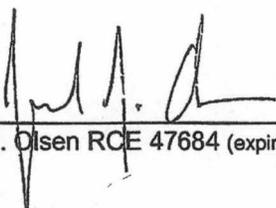
All the residential lots in the Hidden Crossing subdivision are to be assessed an equal amount of the total assessment.

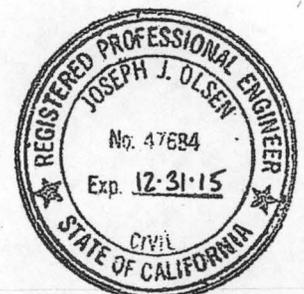
Engineer's Statement:

An Assessment Diagram is attached as Exhibit C showing the boundaries of the "Zone of Benefit No.169 of County Service Area No. 28." Each assessed lot is described in the attached Roll by reference to its assessment number as shown on the Assessment Diagram.

A more particular legal description of the property ("Hidden Crossing") being annexed into the zone of benefit is included on attached Exhibit A and depicted on attached Exhibit B.

Dated: 5/9/14

By: 
Joseph J. Olsen RCE 47684 (expires 12/31/15)



III. BOUNDARIES OF THE ZONE OF BENEFIT 169 OF COUNTY SERVICE AREA #28

The zone of benefit assessment diagram references the following:

- 1) See EXHIBIT "A" for a description of the exterior boundary of the property ("Hidden Crossing") being annexed into the Zone of Benefit.
- 2) See EXHIBIT "B" for a depiction of the property ("Hidden Crossing") being annexed into the Zone of Benefit.
- 3) See Exhibit C for a depiction of the boundary of the Zone of Benefit, including the property ("Hidden Crossing") being annexed into the Zone of Benefit.

EXHIBIT 'A'
Legal Description

**ANNEXATION TO PLACER COUNTY
SERVICE AREA NO. 28 ZONE #169
DRY CREEK PARK
HIDDEN CROSSING**

All that real property situated in the unincorporated area of the County of Placer, State of California and being located in Section 7, Township 10 North, Range 6 East, M.D.M., described as follows:

Parcel 1:

Parcel A of Parcel Map No. P-71277 being a portion of the west half of the southeast quarter of Section 7, Township 10 North, Range 6 East, M.D.M., as per map filed July 3, 1975, in Book 7 of Parcel Maps, Page 13, Placer County Records.

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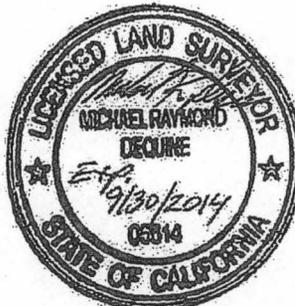
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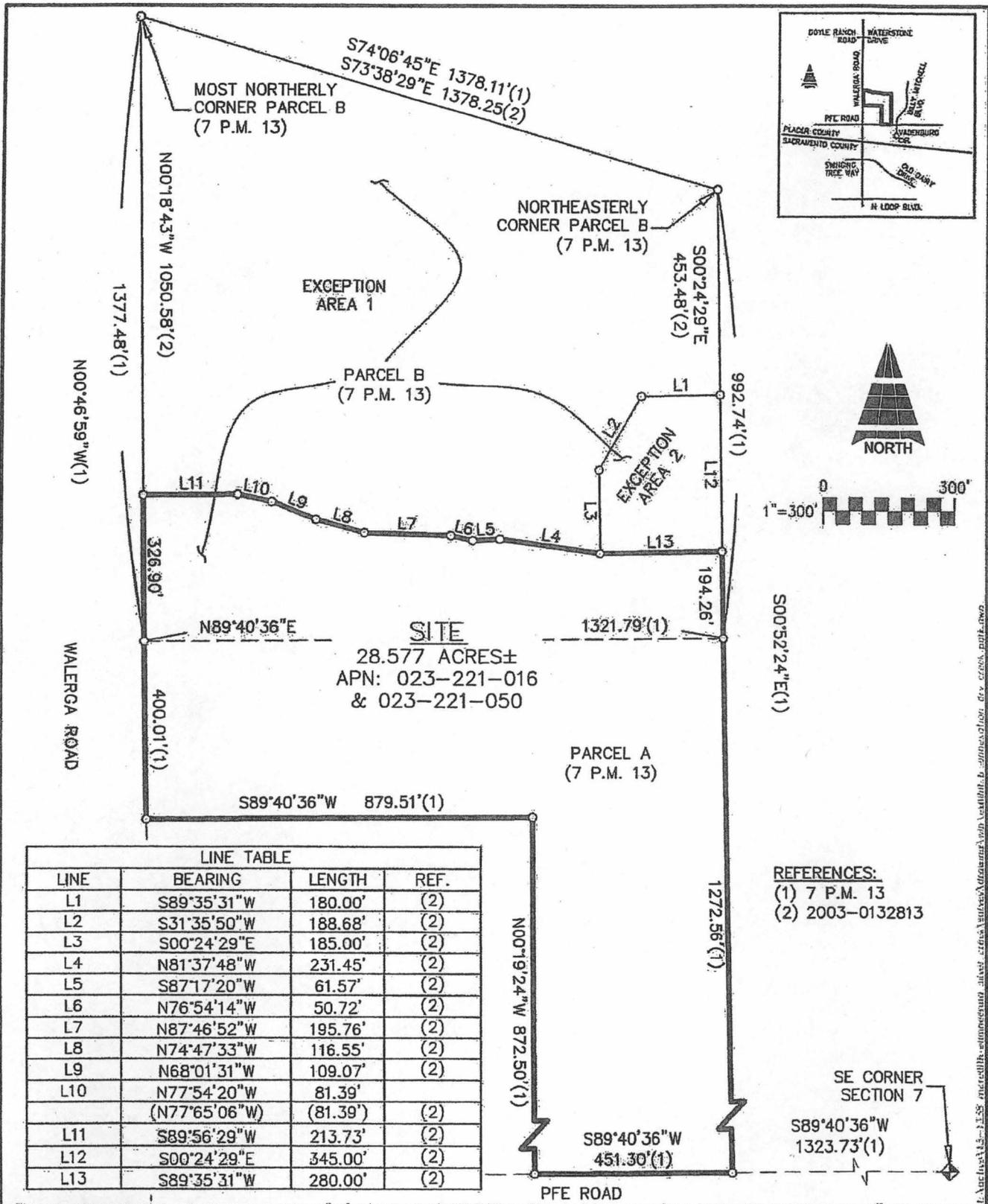
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Said property contains 28.577 acres, more or less.


Michael R. Dequine, LS 5614
License Expires: 9/30/2014



MAY 7, 2014
Date



LINE TABLE			
LINE	BEARING	LENGTH	REF.
L1	S89°35'31"W	180.00'	(2)
L2	S31°35'50"W	188.68'	(2)
L3	S00°24'29"E	185.00'	(2)
L4	N81°37'48"W	231.45'	(2)
L5	S87°17'20"W	61.57'	(2)
L6	N76°54'14"W	50.72'	(2)
L7	N87°46'52"W	195.76'	(2)
L8	N74°47'33"W	116.55'	(2)
L9	N68°01'31"W	109.07'	(2)
L10	N77°54'20"W	81.39'	(2)
	(N77°65'06"W)	(81.39')	(2)
L11	S89°56'29"W	213.73'	(2)
L12	S00°24'29"E	345.00'	(2)
L13	S89°35'31"W	280.00'	(2)

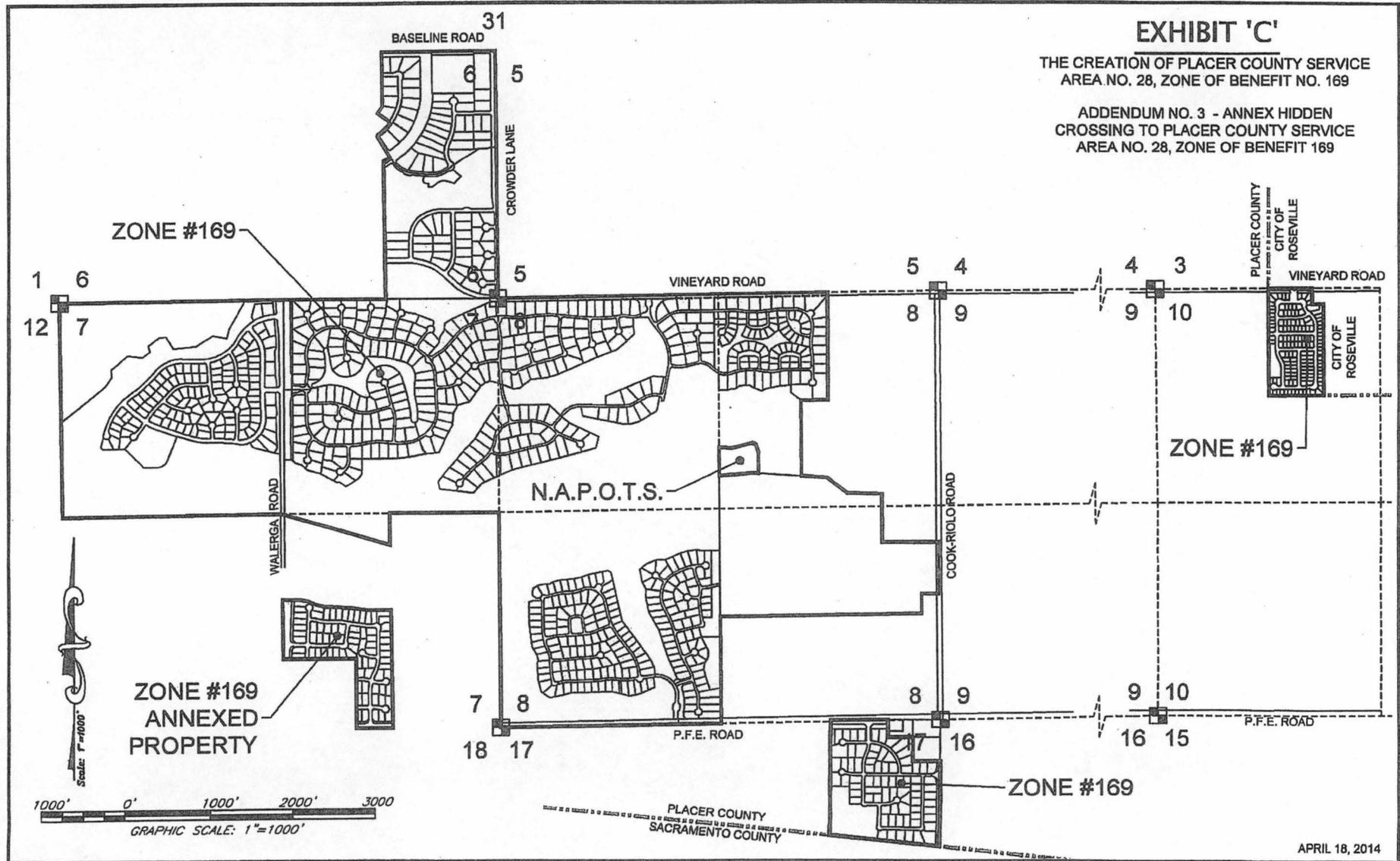
REFERENCES:
 (1) 7 P.M. 13
 (2) 2003-0132813

<p> Michael Dequigne and Associates, Inc. 2295 Gateway Oaks Drive, Suite 140 Sacramento, Ca 95833 Phone: (916) 923-9000 Fax: (916) 923-1628 </p>	EXHIBIT 'B' ANNEXATION TO PLACER COUNTY SERVICE AREA NO. 28, ZONE #169 - DRY CREEK PARK HIDDEN CROSSING FOR STANDARD PACIFIC CORPORATION				
	Checked by: MRD	Drawn By: RK	Job# 13-1338	Scale: 1"=300'	Date: 4/4/2014

EXHIBIT 'C'

THE CREATION OF PLACER COUNTY SERVICE
AREA NO. 28, ZONE OF BENEFIT NO. 169

ADDENDUM NO. 3 - ANNEX HIDDEN
CROSSING TO PLACER COUNTY SERVICE
AREA NO. 28, ZONE OF BENEFIT 169



APRIL 18, 2014

9

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IV. BASIS OF ANNUAL ASSESSMENT

**DRY CREEK COUNTY SERVICE AREA
ZONE 169 SERVICES**

Dry Creek Park CSA 28 - ZOB 69
Hidden Crossings Annexation Budget

Category	Item	Inventory	Unit of Measurement	Unit Cost	Extended Cost
A. Park Maintenance	Dry Creek	26.00	Acres	10,927.13	\$ 284,105.38
	Morgan Creek Park/Playground	1.00	Lump Sum	4,869.00	\$ 4,869.00
	Doyle Ranch Park	4.60	Acres	12,734.88	\$ 58,580.45
B. Trail Maintenance	Paved trail major maint. (surfacing & stripping)	200,504	SF	\$ 0.18	\$ 36,090.72
	Paved trail routine maintenance	25,063	LF	\$ 0.50	\$ 12,531.50
	Decomposed Granite Trail	14,824	SF	\$ 0.17	\$ 2,520.08
	Detached Sidewalk/Path (concrete)	92,882	SF	\$ 0.07	\$ 6,501.74
	Dirt trail	65,226	SF	\$ 0.10	\$ 6,522.60
C. Landscape Median	Median	129,611.00	SF	\$ 0.38	\$ 49,252.18
D. Open Space	Creekview Ranch Middle School	10	Acres		
	Doyle Ranch	68	Acres		
	Morgan Creek	71	Acres		
	Riolo Greens	29	Acres		
	Sun Valley Oaks	18	Acres		
	Vargas	12	Acres		
	Open Space Totals	208	Acres	\$ 215.00	\$ 44,720.00
E. Street Light	Intersection of PFE Rd. & Canopy Tree St.	1	LS	\$ 292.17	\$ 292.17
	Sub Total				\$ 505,985.82
F. Administrative Costs	Admin. Labor				\$ 12,173.82
	Insurance				\$ 3,652.15
	Tax Roll Collection Charges				\$ 6,799.08
	Flood Reserve 5%				\$ 24,794.43
	Contingency 10%				\$ 49,590.07
	Capitol Replacement				\$ 60,869.00
	Total				\$ 663,864.37
	Total/1194 parcels = new per parcel assessment				\$ 556.00

V. ASSESSMENT RATE AND METHOD OF ASSESSMENT

ASSESSMENT RATE

The rate of assessment for each lot is calculated and is as follows:

CSA 28 Zone of Benefit No. 169

The assessment rate for 2013/2014 tax year is proposed to be as follows:

Total Assessment	\$663,864.37
Number of lots	1,194
Annual Cost per Lot	\$556.00
2014/15 COLA	+ 2.6%
Annual Cost per Lot for FY 14/15	\$570.46

METHOD OF ASSESSMENT

Assessments will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the zone of benefit and will be deposited by the County in a separate fund in the name of "Zone of Benefit 169 of County Service Area 28". Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

Consumer Price Index Adjustment:

The amount of assessment specified for Fiscal Year 2014/15 may be adjusted annually for the ensuing fiscal year to reflect the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers commencing with the 2015/2016 tax year. The amount of increase shall not exceed 5 percent in any one year. The Department of Facilities Services shall be responsible for making the necessary computation each year prior to May 1st and advising the Placer County Auditor/Controller what the amount of charge for Park and Trail Maintenance, Landscape Median and Open Space Maintenance is to be for the next year as a result of the forgoing computations.

VI. ASSESSMENT ROLL

The proposed assessment roll for the Zone of Benefit is as follows:

ASSESSMENT NO.	PROPERTY OWNER
1117 -1194	Standard Pacific Corporation 3650 Industrial Blvd., Ste 140 West Sacramento, CA 95691 Assessors Parcel Numbers for the property being annexed into Zone 169, CSA 28 (A.P.N. 023-221-016 & 023-221-050 & any parcels created by the Hidden Crossings Final Map)
1 – 1116	Existing parcels within CSA 28 Zone 169

