

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: September 9, 2014

FROM: KEN GREHM/BOB COSTA *fc*

SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 218 IN COUNTY SERVICE AREA 28
(GREYHAWK II 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. 218 and setting charges of no more than \$194 per parcel to provide road rehabilitation, storm drain and pedestrian path maintenance and street light services for Greyhawk II 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 formation of a CSA Zone of Benefit to fund road rehabilitation, storm drain and pedestrian path maintenance and street lighting for shared-use facilities within the adjacent Greyhawk Subdivision. The roads within the Greyhawk II Subdivision will be privately maintained, though access is provided over existing public roads in the original Greyhawk Subdivision.

The Greyhawk II Subdivision is tentatively approved for 21 residential units. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. It is located north of Eureka Road, and south of Douglas Boulevard, in the Granite Bay area, as shown on Exhibit B.

Pursuant to Proposition 218, the property owner of record of the existing parcels of Hidden Crossing Subdivision has signed a ballot approving an annual charge of no more than \$194 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 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 \$194 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- Description
Exhibit B- Boundary Map

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
CREATING ZONE OF BENEFIT NO. 218 AND
ESTABLISHING A CHARGE ON PARCELS
WITHIN SAID ZONE (GREYHAWK II
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 Greyhawk II Subdivision is the creation of a County Service Area Zone of Benefit 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 048-151-083-000 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

GREYHAWK II SUBDIVISION - COUNTY SERVICE AREA 28 ZONE 167

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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. 218 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Greyhawk II Subdivision (Sub No. PSUB20110048), which zone shall provide services in support of the shared-use of Greyhawk Drive and Woodgrove Way within Greyhawk Subdivision (SUB Tract No. 868), 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 048-151-083-000, Greyhawk II Subdivision, in an amount no greater than \$194 per parcel/dwelling unit. Said charge shall commence with the FY 2015-16.

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 FY 2016-17, which shall not exceed 5 percent in any one year.

EXHIBIT A

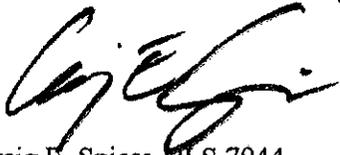
**GREYHAWK II
COUNTY SERVICE AREA No. 28
ZONE OF BENEFIT No. 218**

All that real property situated in the County of Placer, State of California and located within the north one-half of the southwest one-quarter of the northwest one-quarter of Section 9, Township 10 North, Range 7 East, Mount Diablo Meridian, being more particularly described as follows:

Parcel 2 as shown and so designated on that certain Parcel Map entitled "Dunmore Corporate Center" filed for record on September 20, 2006 in Book 33 of Parcel Maps, at Page 49, Placer County Records.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess, PLS 7944

License Expiration Date: 12-31-15

Date:

8/27/14



Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1552 Eureka Road, Suite 100, Roseville, CA 95661

P:\18231-WH\survey-MS\mapping\desc\CSA ANNEXATION\GH2-CSA28-ZOB218.doc

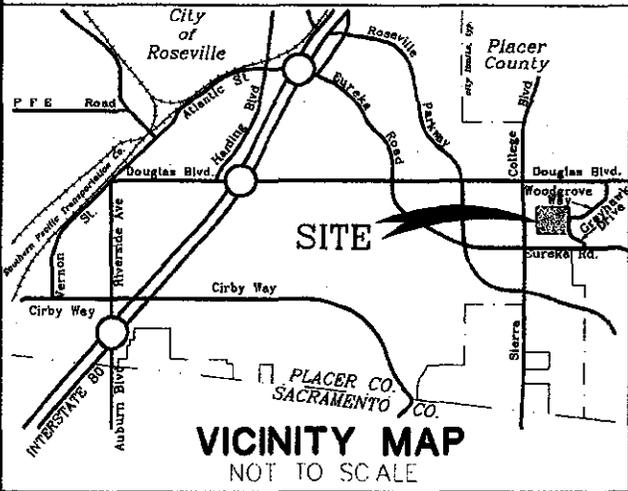
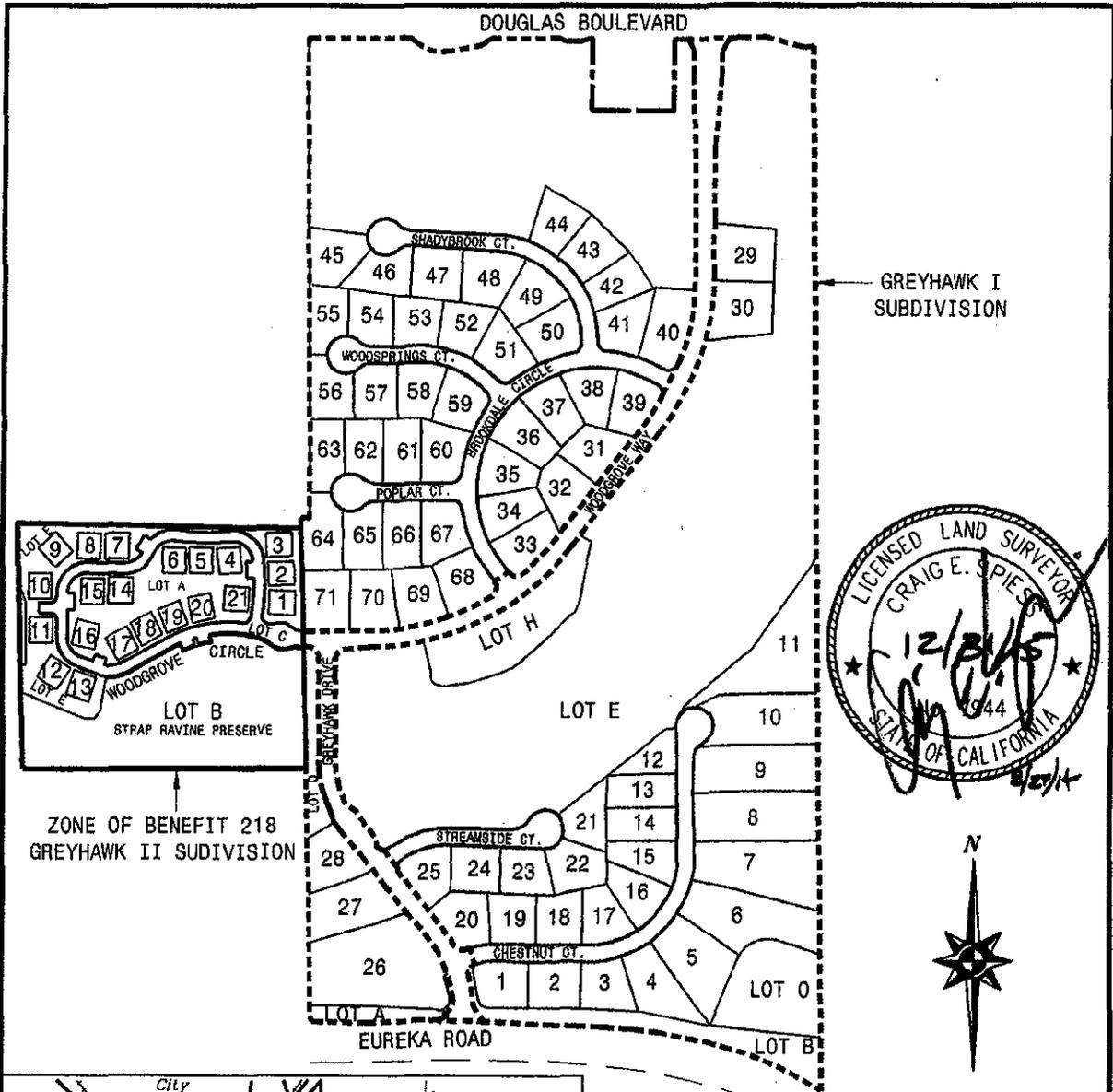


EXHIBIT 'B'
GREYHAWK II
COUNTY SERVICE AREA (CSA) No. 28
ZONE OF BENEFIT (ZOB) No. 218
PARCEL 2 OF 33 PARCEL MAPS 49
COUNTY OF PLACER, STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

A. TAPLEY	1" = 400'	08/27/2014	18231.SPO
DRAWN BY	SCALE	DATE	JOB NO.

