

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS

DATE: November 4, 2014

FROM: KEN GREHM/BOB COSTA

SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 219 IN COUNTY SERVICE AREA 28
(ENCLAVE 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. 219 and setting charges to provide road maintenance and storm drain maintenance for Enclave at Granite Bay Subdivision. There is no net County cost.

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 maintenance and storm drain maintenance. 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.

Enclave at Granite Bay Subdivision is tentatively approved for 12 residential units. The area is specifically described in Exhibit B, attached hereto and made a part hereof. It is located at the end of Pastor Drive in Granite Bay, as shown on Exhibit A.

Pursuant to Proposition 218, the property owner of record of the existing parcels of Enclave at Granite Bay Subdivision has signed a ballot approving an annual charge of no more than \$413 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 \$413 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- Boundary Map
Exhibit B- Description

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. 219
AND ESTABLISHING A CHARGE ON PARCELS
WITHIN SAID ZONE (ENCLAVE AT GRANITE
BAY SUBDIVISON)

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 Enclave 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 Numbers 050-020-009, 050-020-010, 050-020-011 and 466-080-013 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

ENCLAVE AT GRANITE BAY SUBDIVISION - COUNTY SERVICE AREA 28 ZONE 219

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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. 219 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of Enclave at Granite Bay Subdivision, 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 **050-020-009, 050-020-010, 050-020-011 and 466-080-013** Enclave at Granite Bay Subdivision, in an amount no greater than \$413 per parcel/dwelling unit. Said charge shall commence with the FY 2015-16 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 FY 2016-17 tax year, which shall not exceed 5 percent in any one year.

EXHIBIT A

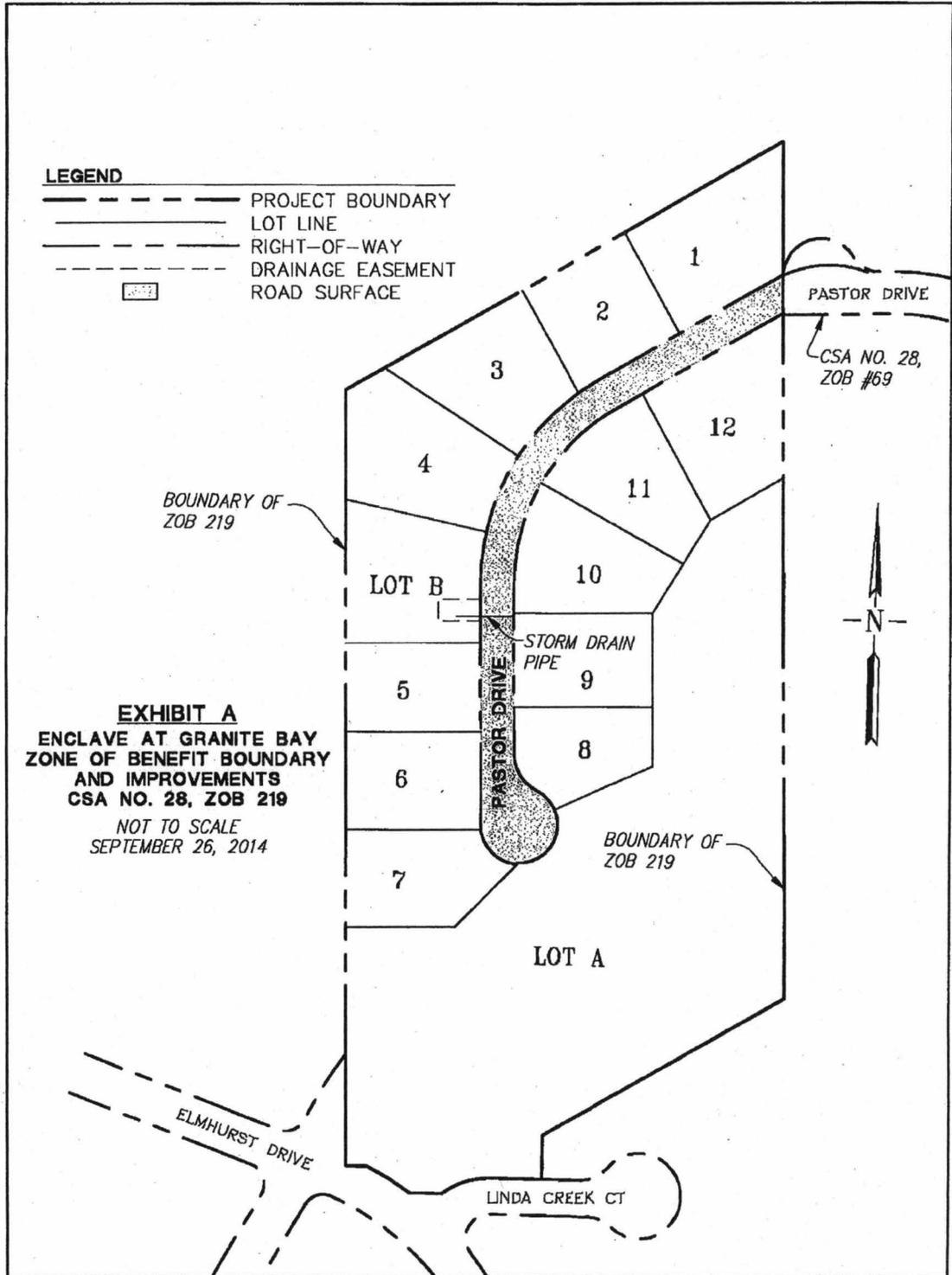


EXHIBIT "B"
ZONE OF BENEFIT BOUNDARY DESCRIPTION
Road Maintenance and
Storm Drainage Facilities Maintenance

LEGAL DESCRIPTION

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

PARCEL ONE:

THAT PORTION DESIGNATED AS "REMAINDER", AS SHOWN ON THE PLAT OF TRACT NO. 871, COVINGTON PLACE, UNIT 1, FILED FOR RECORD OCTOBER 19, 2001 IN BOOK X OF MAPS, PAGE 72, PLACER COUNTY RECORDS.

PARCEL TWO:

PARCEL "A" OF PARCEL MAP NO. 71848 RECORDED JULY 8, 1977 IN BOOK 10 OF PARCEL MAPS, AT PAGE 95, PLACER COUNTY RECORDS.

PARCEL THREE:

PARCEL "B" OF PARCEL MAP NO. 71848 RECORDED JULY 8, 1977 IN BOOK 10 OF PARCEL MAPS, AT PAGE 95, PLACER COUNTY RECORDS.

PARCEL FOUR:

PARCEL "C" OF PARCEL MAP NO. 71848 RECORDED JULY 8, 1977 IN BOOK 10 OF PARCEL MAPS, AT PAGE 95, PLACER COUNTY RECORDS.

PARCEL FIVE:

A NON-EXCLUSIVE EASEMENT 50 FEET IN WIDTH FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS PARCELS A, B, C & D AS SHOWN ON THE MAP RECORDED JUNE 12, 1975 IN BOOK 6 OF PARCELS MAPS, AT PAGE 155, PLACER COUNTY RECORDS.

End of Description

