

NOTICE OF PUBLIC HEARING

The El Dorado County Board of Supervisors hereby notices a public hearing pursuant to Government Code §25217 to conduct proceedings to form the Carson Crossing Drive Drainage Zone of Benefit No. 98310 within County Service Area 9. The area is located south of US Highway 50 and east of Latrobe Road in the El Dorado Hills Area of El Dorado County. At said hearing, the Board will consider adoption of the Resolution for FORMATION OF THE CARSON CROSSING DRIVE DRAINAGE ZONE OF BENEFIT NO. 98310 WITHIN COUNTY SERVICE AREA NO. 9 TO PROVIDE DRAINAGE FACILITY MAINTENANCE SERVICES, which states:

“WHEREAS, The Board of Supervisors of the County of El Dorado has formed County Service Area No. 9 pursuant to Title 3, Division 2, Part 2, Chapter 2.2 of the California Government Code; and

WHEREAS, the Board may establish zones of benefit within any county service area to provide services including but not limited to drainage facility maintenance services; and

WHEREAS, the Board adopted the *County of El Dorado Policy and Procedure Guidelines for Creation and Administration of Zones of Benefit Within a County Service Area*, as amended February 10, 2015; and

WHEREAS, a complete application was submitted requesting the formation of a zone of benefit to provide drainage facility maintenance services within the boundaries of County Service Area No. 9 consistent with the guidelines; and

WHEREAS, a Petition to Form a Zone of Benefit was signed by the requisite number of property owners within the proposed zone of benefit; and

WHEREAS, County staff has validated the information contained in the application; and

WHEREAS, a public hearing was held on February 23, 2016 at 11:00 a.m. and was noticed as required by Sections 6061 and 25217 of the Government Code; and

WHEREAS, on February 23, 2016, the Board determined that no majority protest was registered against the formation of the zone as described in Exhibit A and depicted on Exhibit B.

NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors determines as follows:

1. The formation of Carson Crossing Drive Drainage Zone of Benefit 98310 within County Service Area No. 9 is hereby made, contingent upon approval of a permanent financing mechanism.
2. That the services to be provided within the zone are drainage facility maintenance services.
3. That drainage facility maintenance services described in the application are the types of services a zone is authorized to provide, pursuant to County Service Area Law.
4. That Irrevocable Offers of Dedication of the facilities to be maintained with zone funds were made with Subdivision Final Maps for Carson Creek Unit 1, Phase A (TM04-1391-F3) and Carson Creek Unit 1, Phase B (TM04-1391-F-4), approved September 1, 2015.
5. That the extent of any protest against establishing the zone or the furnishing of a specified type or types of authorized services within the zone has been noted.
6. That the boundaries of the proposed zone have been determined and shall be as described in Exhibit A and as shown in Exhibit B hereto.
7. That the proposed boundaries of the zone include no land devoted primarily to agriculture or livestock uses and being used for the commercial production of agriculture or livestock products, which would be excluded from the zone pursuant to Section 25210.7(d) of the Act.
8. That an Advisory Committee will not be appointed for the zone.

9. That the estimated annual cost of the services within the zone for the first year is estimated to be \$1,010.82, and apportioned by parcel as described in the Engineer's Report submitted in support of the assessments.
10. Financing for the services is proposed through a benefit assessment subject to Section 25215.3 of the Government Code.
11. That the assessment ballot protest proceeding for the levy of the proposed benefit assessment will be considered under a separate resolution.
12. If the benefit assessment is not approved by a weighted majority of the property owners casting ballots in a protest ballot proceeding, the zone shall not be formed.
13. Under *Agreement for Carson Crossing Drive Drainage Zone of Benefit 98310, Formation between County and Developer (AGMT 15-54921)*, dated September 2, 2015, the applicant has placed on deposit with the County sufficient funds to cover all outstanding costs associated with the formation proceedings.

BE IT FURTHER RESOLVED that Carson Crossing Drive Drainage Zone of Benefit No. 98310 of County Service Area No. 9 shall be governed by and comply with the *County's Policy and Procedure Guidelines for Creation and Administration of Zones of Benefit Within a County Service Area*, as may be amended from time to time; and

BE IT FURTHER RESOLVED that this Resolution be recorded and filed with the State Board of Equalization, contingent upon approval of the proposed benefit assessment.”

Said hearing will be held at the meeting place of the Board of Supervisors, 330 Fair Lane, Placerville, California 95667 at 11:00 a.m. on Tuesday, February 23, 2016, at which time the Board of Supervisors will hear objections and protests to the formation of the Carson Crossing Drive Drainage Zone of Benefit. Written comment on these actions may be mailed to the Board office at 330 Fair Lane, Placerville, CA 95667. In order to be considered, written protest against the formation of the Carson Crossing Drive Drainage Zone of Benefit must be received no later than the close of the public testimony portion of the Public Hearing.

Questions regarding this matter are directed to the El Dorado County Community Development Agency, Administration and Finance Division, 2850 Fairlane Court, Placerville, California 95667, Attn: Elizabeth Zangari, by email at elizabeth.zangari@edcgov.us, or by telephone at 530-621-7595.

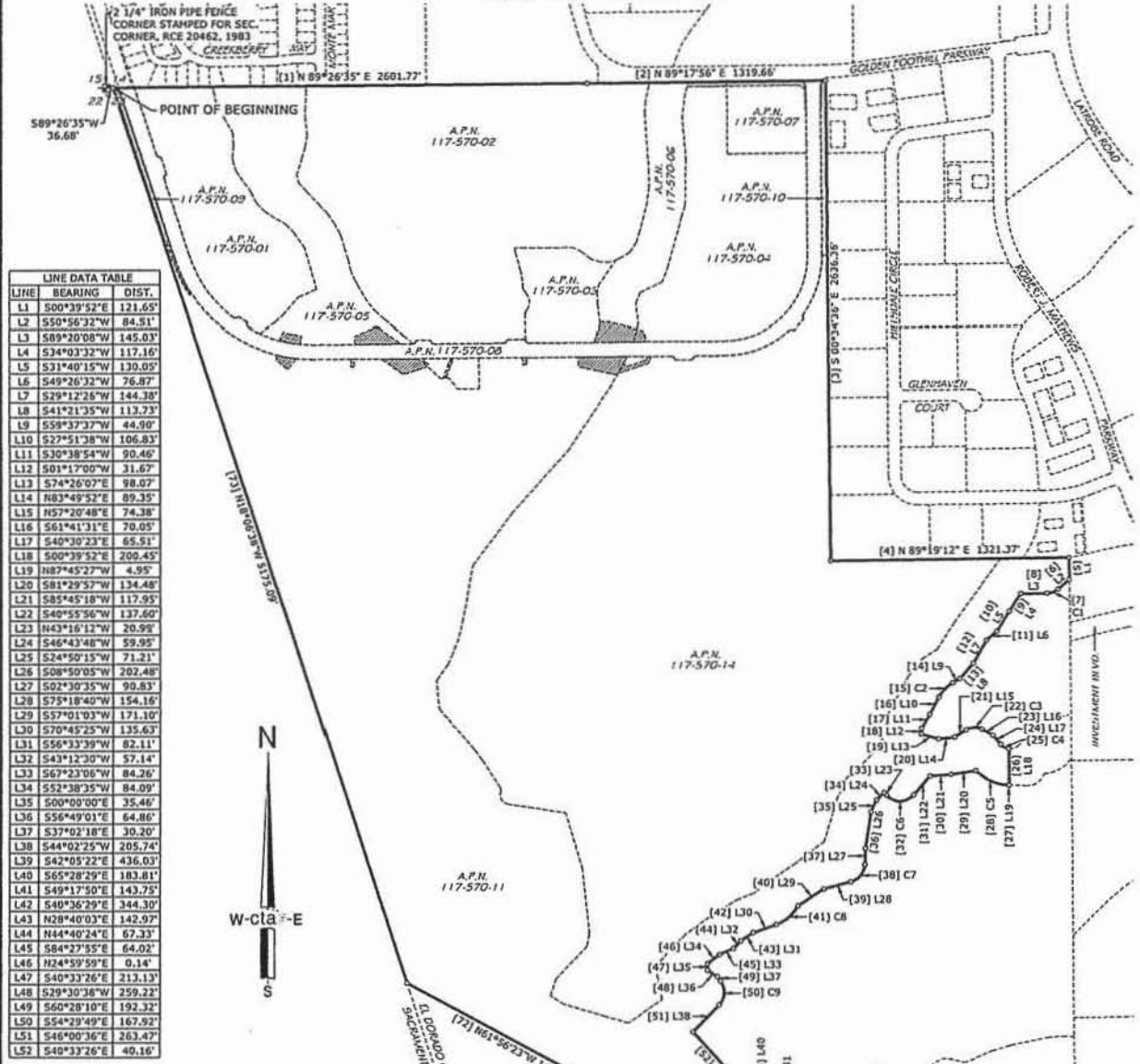
DATED: February 3, 2016

Elizabeth Zangari, Department Analyst II
County of El Dorado, Community Development Agency
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7595

EXHIBIT 'B'

CARSON CROSSING DRIVE ZONE OF BENEFIT

LOTS 1 THROUGH 11 AND LOT 14 OF THE LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.
County of El Dorado, State of California
August, 2015 Scale: 1" = 400'

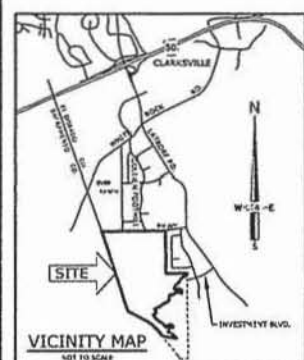


LINE	BEARING	DIST.
L1	S00°39'52"E	121.65'
L2	S50°56'32"W	84.51'
L3	S89°20'08"W	145.03'
L4	S34°03'32"W	117.16'
L5	S31°40'15"W	130.05'
L6	S49°26'32"W	76.87'
L7	S29°12'26"W	144.38'
L8	S41°21'35"W	113.73'
L9	S58°37'37"W	44.90'
L10	S27°51'38"W	106.83'
L11	S30°38'54"W	90.46'
L12	S01°17'00"W	31.67'
L13	S74°26'07"E	98.07'
L14	N83°49'52"E	89.35'
L15	N57°20'48"E	74.38'
L16	S61°41'31"E	70.05'
L17	S40°30'23"E	65.51'
L18	S00°39'52"E	200.45'
L19	N87°45'27"W	4.95'
L20	S81°29'57"W	134.48'
L21	S85°45'18"W	117.95'
L22	S40°55'56"W	137.60'
L23	N43°16'12"W	20.99'
L24	S46°43'48"W	59.95'
L25	S24°50'15"W	71.21'
L26	S08°50'05"W	262.48'
L27	S02°30'35"W	90.83'
L28	S75°18'40"W	154.18'
L29	S57°01'03"W	171.10'
L30	S70°45'25"W	135.63'
L31	S56°33'39"W	82.11'
L32	S43°12'30"W	57.14'
L33	S67°23'06"W	84.26'
L34	S52°38'35"W	84.09'
L35	S00°00'00"E	35.46'
L36	S56°49'01"E	64.86'
L37	S37°02'18"E	30.20'
L38	S44°02'25"W	205.74'
L39	S42°05'22"E	436.03'
L40	S65°28'29"E	183.81'
L41	S49°17'50"E	143.75'
L42	S40°36'29"E	344.30'
L43	N28°40'03"E	142.97'
L44	N44°40'24"E	67.33'
L45	S84°27'55"E	64.02'
L46	N24°59'59"E	0.14'
L47	S40°33'26"E	213.13'
L48	S29°30'38"W	259.22'
L49	S60°28'10"E	192.32'
L50	S54°29'49"E	167.92'
L51	S46°00'36"E	263.47'
L52	S40°33'26"E	40.16'

LEGEND

- ZONE OF BENEFIT BOUNDARY
- - - ASSESSOR'S PARCEL BOUNDARY
- DIMENSION POINT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- ▨ I.O.D. - DRAINAGE EASEMENT AREAS
- [X] BOUNDARY COURSE DESIGNATION NUMBER

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.00'	38°23'35"	S70°08'20"W	65.76'
C2	200.00'	31°45'59"	S43°44'38"W	109.47'
C3	85.00'	60°57'41"	N87°49'38"E	86.23'
C4	70.00'	42°58'25"	S61°59'36"E	51.28'
C5	270.00'	42°47'01"	N66°21'57"W	196.96'
C6	100.00'	95°47'52"	S88°49'52"W	148.39'
C7	100.00'	72°48'05"	S38°54'38"W	118.69'
C8	220.00'	42°06'05"	S49°42'22"W	158.05'
C9	100.00'	81°04'43"	S03°30'04"W	129.99'
C10	100.00'	50°51'41"	N70°06'15"E	85.88'
C11	40.00'	70°32'06"	N60°16'02"E	46.19'
C12	250.00'	53°00'47"	S72°08'03"W	223.15'



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THAT OF THE "LARGE LOT FINAL MAP OF CARSON CREEK", FILED IN BOOK 'J' OF MAPS, PAGE 130, OFFICIAL RECORDS OF EL DORADO COUNTY

NOTE
THE PROPOSED ZONE OF BENEFIT BOUNDARY SHOWN HEREON IS IDENTICAL TO THOSE LOTS 1 THROUGH 11 AND LOT 14 OF THE LARGE LOT FINAL MAP OF CARSON CREEK FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 130 AND CONTAINS A COMBINED AREA OF 412.533 ACRES.

SCALE:
1 inch = 400'

SURVEYOR'S STATEMENT
THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST, 2015 AND IS FOR ASSESSMENT PURPOSES ONLY.

KEVIN A. HEENEY, P.L.S. 5914
 ota Engineering & Surveying
 10111 Old River Road, Suite 101, El Dorado, CA 95762
 (916) 423-1111

DATE: 8/21/2015

A proof is provided to avoid printing errors & to show the arrangement of composition. Mark all corrections with a pen. We cannot be responsible for printing errors not corrected on the proof. Our deadline schedule does not allow copy changes or additions.

Unless we hear from you by _____ ON _____

AD WILL RUN AS SHOWN

Contact your advertising representative at _____

NOTICE OF PUBLIC HEARING
The El Dorado County Board of Supervisors hereby gives a public hearing pursuant to Government Code Section 55077 to consider proceedings to form the Carson Crossing Drive Drainage Zone of Benefit No. 88310 within County Service Area No. 9. The area is located south of US Highway 50 and east of Lakeside Road in the El Dorado Hills Area of El Dorado County. At said hearing, the Board will consider adoption of the Resolution for FORMATION OF THE CARSON CROSSING DRIVE DRAINAGE ZONE OF BENEFIT NO. 88310 WITHIN COUNTY SERVICE AREA NO. 9 TO PROVIDE DRAINAGE FACILITY MAINTENANCE SERVICES, which states:
WHEREAS, The Board of Supervisors of the County of El Dorado has formed County Service Area No. 9 pursuant to Title 3, Division 2, Part 2, Chapter 2.2 of the California Government Code; and
WHEREAS, the Board may establish zones of benefit within any county service area to provide services including but not limited to drainage facility maintenance services; and
WHEREAS, the Board adopted the County of El Dorado Policy and Procedure Guidelines for Creation and Administration of Zones of Benefit Within a County Service Area, as amended February 10, 2015; and
WHEREAS, a complete application was submitted requesting the formation of a zone of benefit to provide drainage facility maintenance services within the boundaries of County Service Area No. 9 consistent with the guidelines; and
WHEREAS, a Petition to Form a Zone of Benefit was signed by the requisite number of property owners within the proposed zone of benefit; and
WHEREAS, County staff has included the information contained in the application; and
WHEREAS, a public hearing was held on February 23, 2016 at 11:00 a.m. and was noticed as required by Sections 6061 and 25217 of the Government Code; and
WHEREAS, on February 23, 2016, the Board determined that no majority protest was registered against the formation of the zone as described in Exhibit A and described in Exhibit B.
NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors determine as follows:

- 1. The formation of Carson Crossing Drive Drainage Zone of Benefit 88310 within County Service Area No. 9 is hereby made, contingent upon approval of a permanent financing mechanism.
2. That the services to be provided within the zone are drainage facility maintenance services.
3. That drainage facility maintenance services described in the application are the types of services a zone is authorized to provide, pursuant to County Service Area Law.
4. That irrevocable Offers of Dedication of the facilities to be maintained with zone funds were made with Subdivision Plans issued for Carson Creek Unit 1, Phase A (TM04-1267-F3) and Carson Creek Unit 1, Phase B (TM04-1267-F-4), approved September 1, 2016.
5. That the extent of any protest against establishing the zone or the furnishing of a specified type or types of authorized services within the zone has been noted.
6. That the boundaries of the proposed zone have been determined and shall be as described in Exhibit A and as shown in Exhibit B hereto.
7. That the proposed boundaries of the zone include no land devoted primarily to agriculture or livestock uses and being used for the commercial production of agriculture or livestock products, which would be excluded from the zone pursuant to Section 55210.7(d) of the Act.
8. That an Advisory Committee will not be appointed for the zone.
9. That the estimated annual cost of the services within the zone for the first year is estimated to be \$1,010.85, and apportioned by parcel as detailed in the Engineer's Report submitted in support of the assessment.
10. Financing for the services is proposed through a benefit assessment, subject to Section 55212.8 of the Government Code.
11. That the assessment ballot protest proceeding for the levy of the proposed benefit assessment will be considered under a separate resolution.
12. If the benefit assessment is not approved by a weighted majority of the property owners

seating ballot in a protest ballot proceeding, the zone shall not be formed.
13. Under Agreement for Carson Crossing Drive Drainage Zone of Benefit 88310, Formation between County and Developer (AGMT 16-0461), dated September 2, 2016, the applicant has placed on deposit with the County sufficient funds to cover all outstanding costs associated with the formation proceedings.
BE IT FURTHER RESOLVED that Carson Crossing Drive Drainage Zone of Benefit No. 88310 of County Service Area No. 9 shall be governed by and comply with the County's Policy and Procedure Guidelines for Creation and Administration of Zones of Benefit Within a County Service Area, as may be amended from time to time; and
BE IT FURTHER RESOLVED that this Resolution be recorded and filed with the State Board of Equalization, contingent upon approval of the proposed benefit assessment.
Aid hearing will be held at the meeting place of the Board of Supervisors, 330 Fair Lane, Placerville, California, 95667 at 11:00 a.m. on Tuesday, February 23, 2016, at which time the Board of Supervisors will hear objections and protests to the formation of the Carson Crossing Drive Drainage Zone of Benefit. Written comment on these actions may be mailed to the Board office at 330 Fair Lane, Placerville, CA 95667. In order to be considered, written protest against the formation of the Carson Crossing Drive Drainage Zone of Benefit must be received no later than the close of the public hearing portion of the Public Hearing.
Questions regarding this matter are directed to the El Dorado County Community Development Agency, Administration and Finance Division, 2950 Fellows Court, Placerville, California 95667, Attn: Elizabeth Zangari, by email at elizabeth.zangari@edocounty.ca.gov or by telephone at 530-321-7696.
DATED February 2, 2016
Elizabeth Zangari, Department Analyst II
County of El Dorado,
Community Development Agency
2950 Fellows Court
Placerville, CA 95667
(530) 321-7696

