



## RESOLUTION NO. 117-2016

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION TO FORM SHINN RANCH ZONE OF BENEFIT NO. 98616 WITHIN COUNTY SERVICE AREA NO. 9

**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**, pursuant to 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 June 2, 1987 and February 10, 2015, property owners or registered voters may submit an application to the County to form a zone of benefit; and

**WHEREAS**, a complete application was submitted by Silverado Homes, Inc. on behalf of property owners of record Shinn Ranch, Inc., Thomas Edson Shinn and Linda Lou Fine requesting the formation of the Shinn Ranch Zone of Benefit to provide road and drainage facility maintenance and improvement services, to satisfy conditions of approval for Tentative Map 07-1441-R/Shinn Ranch as approved by the Planning Commission on April 26, 2012.

**WHEREAS**, Government Code §25217 (b) expressly authorizes the Board to initiate proceedings to form a zone of benefit by following the procedures set forth in §§ 25217 and 25217.1, as appropriate

**WHEREAS**, the Board, acting as the Governing Body of County Service Area No. 9 finds that it is in the public interest to form the Shinn Ranch Zone of Benefit No. 98616 (the boundaries of which are described in Exhibit A and shown on Exhibit B hereto) for the purpose of providing road and drainage facility maintenance services.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. **Authority.** The proposal to form the Shinn Ranch Zone of Benefit No. 98616 within County Service Area No. 9 is made pursuant to Article 8 of Title 3, Division 2, Part 2, Chapter 2.5 of the California Government Code.
2. **Boundaries.** The boundaries of the zone are set forth as described in Exhibit A and shown on Exhibit B, hereto.
3. **Reason for Formation.** The reason for forming the zone is to satisfy conditions of approval No. 43 and No. 44 of Tentative Map 07-1441-R/Shinn Ranch to establish an entity acceptable to the County to provide ongoing maintenance of the roads and drainage infrastructure of the Shinn Ranch subdivision.
4. **Services.** The type of services to be provided shall be road and drainage facility maintenance and improvement services, including capital replacement.
5. **Benefit Assessment.** The road and drainage facility maintenance services will be financed through a benefit assessment, pursuant to §25215.3 of Government Code.
6. **Name of Zone.** The name of the zone shall be Shinn Ranch Zone of Benefit No. 98616 within County Service Area No. 9.

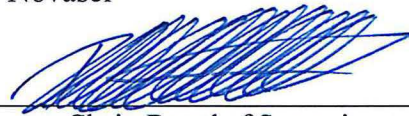
7. **Public Hearing.** The Board hereby sets a public hearing for August 16, 2016 at 11:00 a.m. at the meeting place of the Board of Supervisors located at 330 Fair Lane, Placerville, California to consider formation of the Shinn Ranch Zone of Benefit No. 98616 within County Service Area No. 9. At the hearing, the Board will hear and consider any protests to the formation of the zone from the property owners. Written protests must be filed with the Clerk of the Board at or before the time fixed for the hearing. If, at the conclusion of the public hearing, the Board determines that more than 50% of the property owners who own more than 50% of the assessed value of taxable property in the proposed zone have filed written objections to the formation, the Board shall determine that a majority protest exists and terminate the proceedings. If a majority protest does not exist, the Board may proceed to form a zone, contingent upon approval of the benefit assessment to fund services.
8. **Notice of Hearing.** The Clerk of the Board is directed to cause notice of the public hearing be given as required under Government Code section 25217(d).
9. **Effective Date.** This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 19th day of July, 2016, by the following vote of said Board:

Attest:  
James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

Ayes: Veerkamp, Ranalli, Mikulaco, Frentzen  
Noes: None  
Absent: Novasel

  
Chair, Board of Supervisors  
Ron Mikulaco

**EXHIBIT "A"**  
**Shinn Ranch Zone of Benefit**

All that real property situated in the State of California, County of El Dorado, located in Section 34 and the Southeast quarter of Section 33, Township 10 North, Range 10 East, M.D.M., being more particularly described as follows:

Beginning at the center quarter corner of said Section 34; thence from said point of beginning, along the East-West centerline of said Section 34,

(1) North 89°39'40" East, 660.00 feet; thence, parallel with said North-South centerline,  
(2) South 02°07'28" West, 660.00 feet; thence, parallel with said East-West centerline,  
(3) South 89°39'40" West, 660.00 feet to the North-South centerline of said Section 34; thence, along said North-South centerline

(4) South 02°07'28" West, 670.36 feet to a point located on the northerly boundary of Parcel 1, as shown on the Parcel Map filed in Book 49 of Parcel Maps, at Page 110, said point being the Northwest corner of Tract 8, as shown on the Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Parcel 1, the following eight (8) courses:

(5) North 89°49'52" East, 23.87 feet;  
(6) South 00°59'23" East, 93.36 feet;  
(7) South 01°01'01" West, 473.40 feet;  
(8) South 09°56'59" East, 55.45 feet;  
(9) South 02°58'31" West, 23.73 feet;  
(10) South 23°24'31" West, 24.66 feet;  
(11) North 88°17'29" West, 424.21 feet; and

(12) South 49°24'39" West, 589.55 feet to the northeasterly line of Fine Court, as shown on said Parcel Map; thence, along said northeasterly line and the northwesterly prolongation thereof, the following four (4) courses:

(13) along a non-tangent curve concave northeasterly, having a radius of 175.00 feet, the radius point of which bears North 64°40'35" East, through a central angle of 03°05'44", with an arc length of 9.45 feet, said arc being subtended by a chord bearing North 23°46'33" West, 9.45 feet;

(14) North 22°13'41" West, 130.03 feet;

(15) along a tangent curve concave southwesterly, having a radius of 225.00 feet, through a central angle of 58°54'44", with an arc length of 231.35 feet, said arc being subtended by a chord bearing North 51°41'03" West, 221.29 feet; and

(16) North 81°08'24" West, 89.75 feet to the westerly line of Shinn Ranch Road; thence, along the westerly and northerly lines of said Shinn Ranch Road, the following thirteen (13) courses:

(17) South 08°51'36" West, 182.78 feet;

(18) along a tangent curve concave northwesterly, having a radius of 275.00 feet, through a central angle of  $100^{\circ}51'11''$ , with an arc length of 484.06 feet, said arc being subtended by a chord bearing South  $59^{\circ}17'12''$  West, 423.94 feet;

(19) North  $70^{\circ}17'13''$  West, 64.34 feet;

(20) along a tangent curve concave northeasterly, having a radius of 275.00 feet, through a central angle of  $39^{\circ}40'37''$ , with an arc length of 190.44 feet, said arc being subtended by a chord bearing North  $50^{\circ}26'55''$  West, 186.65 feet;

(21) along a reverse curve concave southwesterly, having a radius of 325.00 feet, through a central angle of  $41^{\circ}54'10''$ , with an arc length of 237.69 feet, said arc being subtended by a chord bearing North  $51^{\circ}33'40''$  West, 232.42 feet;

(22) North  $72^{\circ}30'45''$  West, 173.21 feet;

(23) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of  $37^{\circ}19'04''$ , with an arc length of 146.55 feet, said arc being subtended by a chord bearing South  $88^{\circ}49'43''$  West, 143.97 feet;

(24) South  $70^{\circ}10'11''$  West, 52.71 feet;

(25) along a tangent curve concave northerly, having a radius of 175.00 feet, through a central angle of  $52^{\circ}28'19''$ , with an arc length of 160.27 feet, said arc being subtended by a chord bearing North  $83^{\circ}35'40''$  West, 154.72 feet;

(26) North  $57^{\circ}21'30''$  West, 115.58 feet;

(27) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of  $33^{\circ}11'31''$ , with an arc length of 130.34 feet, said arc being subtended by a chord bearing North  $73^{\circ}57'16''$  West, 128.53 feet;

(28) South  $89^{\circ}26'59''$  West, 614.54 feet; and

(29) along a tangent curve concave northeasterly, having a radius of 30.00 feet, through a central angle of  $112^{\circ}03'00''$ , with an arc length of 58.67 feet, said arc being subtended by a chord bearing North  $34^{\circ}31'31''$  West, 49.76 feet to the easterly line of Kingvale Road; thence, along said easterly line, the following two (2) courses:

(30) South  $21^{\circ}29'59''$  West, 55.39 feet; and

(31) along a tangent curve concave northeasterly, having a radius of 40.00 feet, through a central angle of  $112^{\circ}02'35''$ , with an arc length of 78.22 feet, said arc being subtended by a chord bearing South  $34^{\circ}31'19''$  East, 66.34 feet to the North line of Gold County Drive; thence, along said northerly line,

(32) South  $89^{\circ}26'59''$  West, 118.39 feet to the westerly boundary of Tract 5, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along said westerly boundary,

(33) North  $28^{\circ}34'17''$  East, 78.44 feet to the southerly boundary of Tract 3, as shown on the Record of Survey filed in Book 27 of Record of Surveys, at Page 37; thence, along said southerly boundary,

(34) South  $89^{\circ}20'37''$  West, 5.70 feet to the westerly line of Kingvale Road; thence, along said westerly line, the following three (3) courses:

(35) North  $21^{\circ}29'58''$  East, 159.27 feet;

(36) along a tangent curve concave westerly, having a radius of 225.00 feet, through a central angle of  $31^{\circ}13'16''$ , with an arc length of 122.61 feet, said arc being subtended by a chord bearing North  $05^{\circ}53'20''$  East, 121.09 feet; and

(37) North  $09^{\circ}43'18''$  West, 900.48 feet to the southeasterly line of Mother Lode Drive; thence, along said southeasterly line, the following seven (7) courses:

(38) along a non-tangent curve concave northwesterly, having a radius of 2060.00 feet, the radius point of which bears North  $25^{\circ}26'07''$  West, through a central angle of  $05^{\circ}33'46''$ , with an arc length of 200.00 feet, said arc being subtended by a chord bearing North  $61^{\circ}47'00''$  East, 199.92 feet;

(39) North  $53^{\circ}18'02''$  East, 202.90 feet;

(40) North  $53^{\circ}18'02''$  East, 252.56 feet;

(41) South  $36^{\circ}41'58''$  East, 20.00 feet;

(42) North  $53^{\circ}18'02''$  East, 250.00 feet;

(43) North  $36^{\circ}41'58''$  West, 20.00 feet; and

(44) North  $53^{\circ}18'02''$  East, 196.61 feet to the northerly boundary of Tract 2, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Tract 2, the following three (3) courses:

(45) South  $84^{\circ}11'12''$  East, 542.74 feet;

(46) South  $88^{\circ}57'58''$  East, 225.37 feet; and

(47) South  $02^{\circ}27'39''$  East, 177.74 feet to the centerline of Slate Creek; thence, generally along said centerline, the following thirty-three (33) courses:

(48) North  $61^{\circ}42'59''$  East, 62.14 feet;

(49) North  $60^{\circ}26'30''$  East, 35.64 feet;

(50) North  $75^{\circ}27'25''$  East, 13.60 feet;

(51) North  $68^{\circ}59'12''$  East, 33.92 feet;

(52) North  $81^{\circ}32'49''$  East, 35.13 feet;

(53) North  $87^{\circ}13'07''$  East, 46.30 feet;

(54) North  $81^{\circ}31'41''$  East, 20.95 feet;

(55) North  $74^{\circ}05'29''$  East, 20.65 feet;

(56) North  $54^{\circ}45'23''$  East, 21.69 feet;

(57) North  $43^{\circ}59'35''$  East, 31.25 feet;

(58) North  $48^{\circ}17'47''$  East, 48.22 feet;

(59) North  $59^{\circ}21'11''$  East, 10.03 feet;

(60) North  $74^{\circ}02'39''$  East, 21.10 feet;

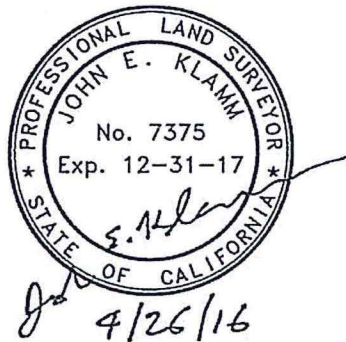
(61) North  $73^{\circ}40'58''$  East, 15.72 feet;

(62) North  $76^{\circ}50'12''$  East, 18.66 feet;

(63) North  $82^{\circ}28'11''$  East, 24.51 feet;

(64) North  $88^{\circ}30'35''$  East, 151.58 feet;

- (65) South 69°02'54" East, 7.17 feet;
- (66) North 88°17'57" East, 13.31 feet;
- (67) North 71°40'08" East, 15.10 feet;
- (68) North 83°25'21" East, 19.58 feet;
- (69) North 89°25'17" East, 57.97 feet;
- (70) South 70°03'13" East, 10.02 feet;
- (71) South 82°05'43" East, 20.61 feet;
- (72) South 82°31'35" East, 38.55 feet;
- (73) South 78°41'10" East, 10.99 feet;
- (74) South 69°18'44" East, 17.46 feet;
- (75) South 75°33'50" East, 23.41 feet;
- (76) South 82°22'20" East, 10.68 feet;
- (77) North 86°42'46" East, 22.26 feet;
- (78) North 79°29'16" East, 23.59 feet;
- (79) North 82°40'59" East, 24.20 feet; and
- (80) North 87°48'05" East, 10.84 feet; thence, leaving said centerline of Slate Creek,
- (81) North 02°27'39" West, 575.43 feet to the southerly boundary of said Tract A, as shown on said Record of Survey filed in Book 30 of Record of Surveys, at Page 71; thence, along said southerly boundary,
- (82) North 71°59'37" East, 1065.87 feet to said North-South centerline of Section 34; thence, along said North-South centerline,
- (83) South 02°07'28" West, 561.16 feet to the point of beginning; containing 165.389 acres, more or less.



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 110, THE BEARING OF WHICH IS GIVEN AS N89°57'31"E.

**LEGEND**

- DIMENSION POINT
- ZONE OF BENEFIT BOUNDARY

**EXHIBIT "B"**  
**BOUNDARY MAP**

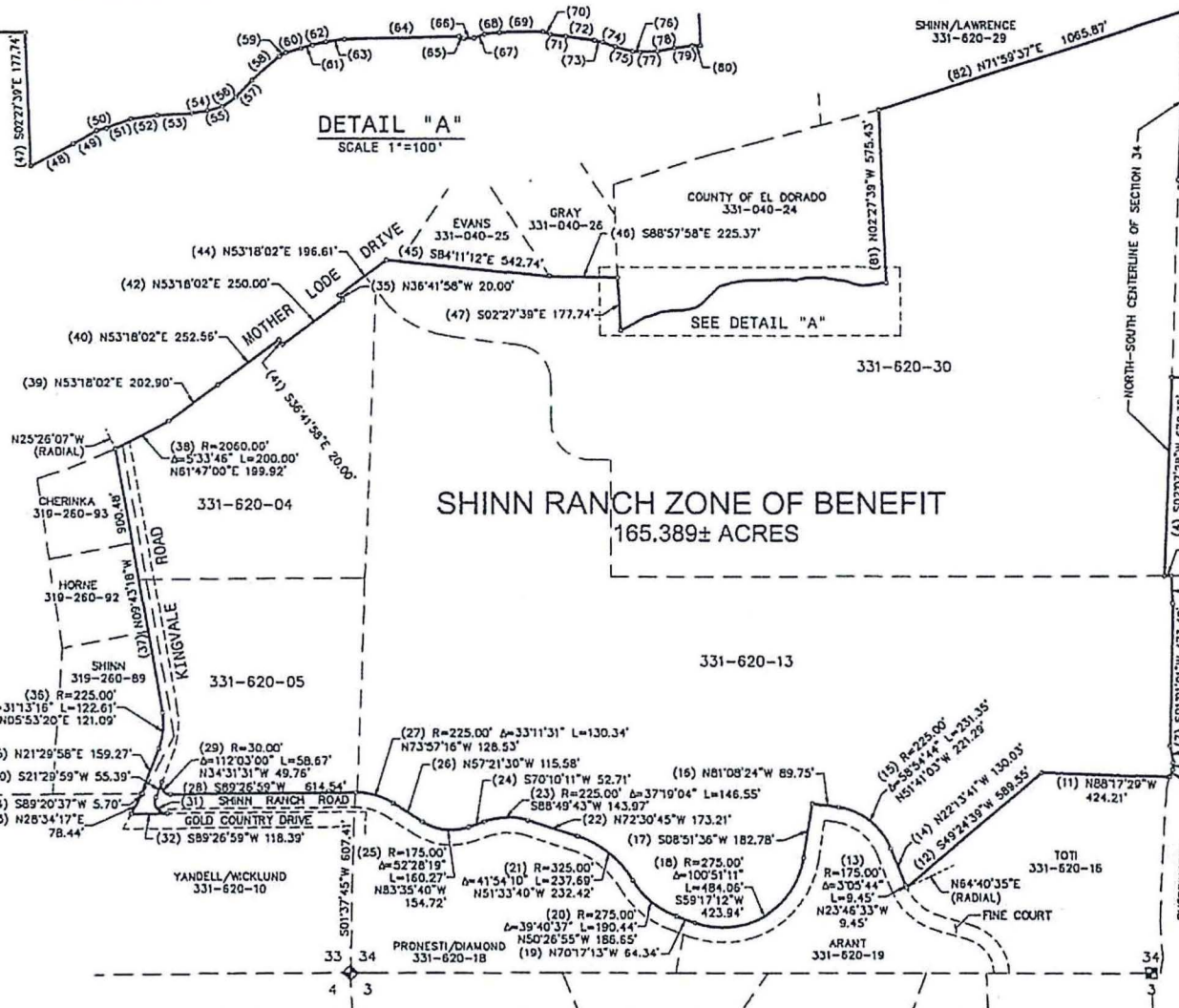
**SHINN RANCH ZONE OF BENEFIT**  
A PORTION OF THE S.E. 1/4 OF SECTION 34 AND  
A PORTION OF SECTION 34, T. 10 N., R. 10 E., M.D.M.  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
APRIL 2016 SCALE: 1"=250'

**SURVEYOR'S STATEMENT**

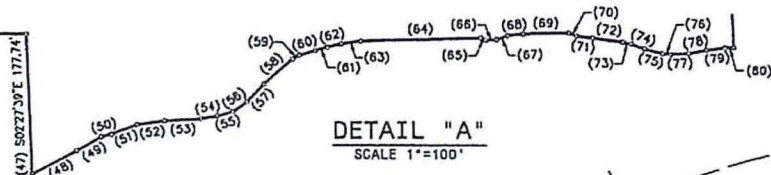
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

*John E. Klamm*  
JOHN E. KLAMM, L.S. 7375  
LICENSE EXPIRES: 12-31-17

4/13/16  
DATED

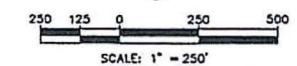
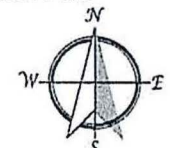
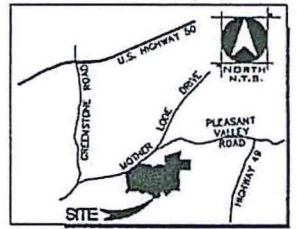


**DETAIL "A"**  
SCALE 1"=100'



COURSE	LINE TABLE DIRECTION	LENGTH
(48)	N61°42'59"E	62.14'
(49)	N60°28'30"E	35.64'
(50)	N75°27'25"E	13.60'
(51)	N88°59'12"E	33.92'
(52)	N81°32'49"E	35.13'
(53)	N87°13'07"E	46.30'
(54)	N81°31'41"E	20.95'
(55)	N74°05'29"E	20.85'
(58)	N54°45'23"E	21.89'
(57)	N43°59'35"E	31.25'
(58)	N48°17'47"E	48.22'
(59)	N59°21'11"E	10.03'
(60)	N74°02'39"E	21.10'
(61)	N73°40'58"E	15.72'
(62)	N78°50'12"E	18.66'
(63)	N82°28'11"E	24.51'
(64)	N88°30'35"E	151.58'
(65)	S69°02'54"E	7.17'
(66)	N88°17'57"E	13.31'
(67)	N71°40'08"E	15.10'
(68)	N83°25'21"E	19.58'
(69)	N89°25'17"E	57.97'
(70)	S70°03'13"E	10.02'
(71)	S82°05'43"E	20.61'
(72)	S82°31'35"E	38.55'
(73)	S78°41'10"E	10.99'
(74)	S69°18'44"E	17.46'
(75)	S75°33'50"E	23.41'
(76)	S82°22'20"E	10.68'
(77)	N86°42'46"E	22.26'
(78)	N79°29'16"E	23.59'
(79)	N82°40'59"E	24.20'
(80)	N87°48'05"E	10.84'

COURSE	RADIUS	DELTA	LENGTH	CHORD
(31)	R=40.00'	Δ=112°02'35"	L=78.22'	S34°31'19"E 66.34'



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