

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

To: Honorable Board of Supervisors

Date: June 16, 2015

From: Ken Grehm, Facility Services Interim Director

By: Kevin Bell, P.E., Environmental Engineering Program Manager

Subject: Public Hearing: Annexation of Hare Property to Sewer Maintenance District 1

ACTION REQUESTED:

1. After holding a Public Hearing to consider any protests, adopt a Resolution to annex the property owned by James and Emily Hare, APN 076-262-003-000, located on Christian Valley Road in Auburn into the boundaries of Sewer Maintenance District 1 for the purpose of providing sewer service.

BACKGROUND: James and Emily Hare are requesting that the above referenced existing parcel, consisting of 1.31 acres located at 3465 Christian Valley Road in Auburn, be annexed into Sewer Maintenance District 1 (SMD 1) for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 2.3 acres; however, existing lots which are smaller than the current zoning are allowed to annex. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for your convenience.

In order to annex a parcel into SMD 1 your Board must hold a Public Hearing and adopt a Resolution approving the annexation. The proposed annexation was advertised in the Auburn Journal and posted in three locations pursuant to Government Code Section 6061.

ENVIRONMENTAL CLEARANCE: The annexation of individual parcels is categorically exempt from environmental review pursuant to Section 15319(b) "Annexations of Existing Facilities and Lots for Exempt Facilities" of the California Environmental Quality Act Guidelines.

FISCAL IMPACT: Placer County Code Section 13.12.260 specifies that the owners of property annexed into a sewer maintenance district or county service area must pay an annexation fee. The applicant will be charged the annexation fee in effect at the time they choose to make payment, based on rates contained in Section 13.12.350. The current annexation fee that applies to the subject property is \$6,344.00 (\$6,344.00 per lot times 1 lot as allowed under the General Plan).

ATTACHMENTS: VICINITY MAP
RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

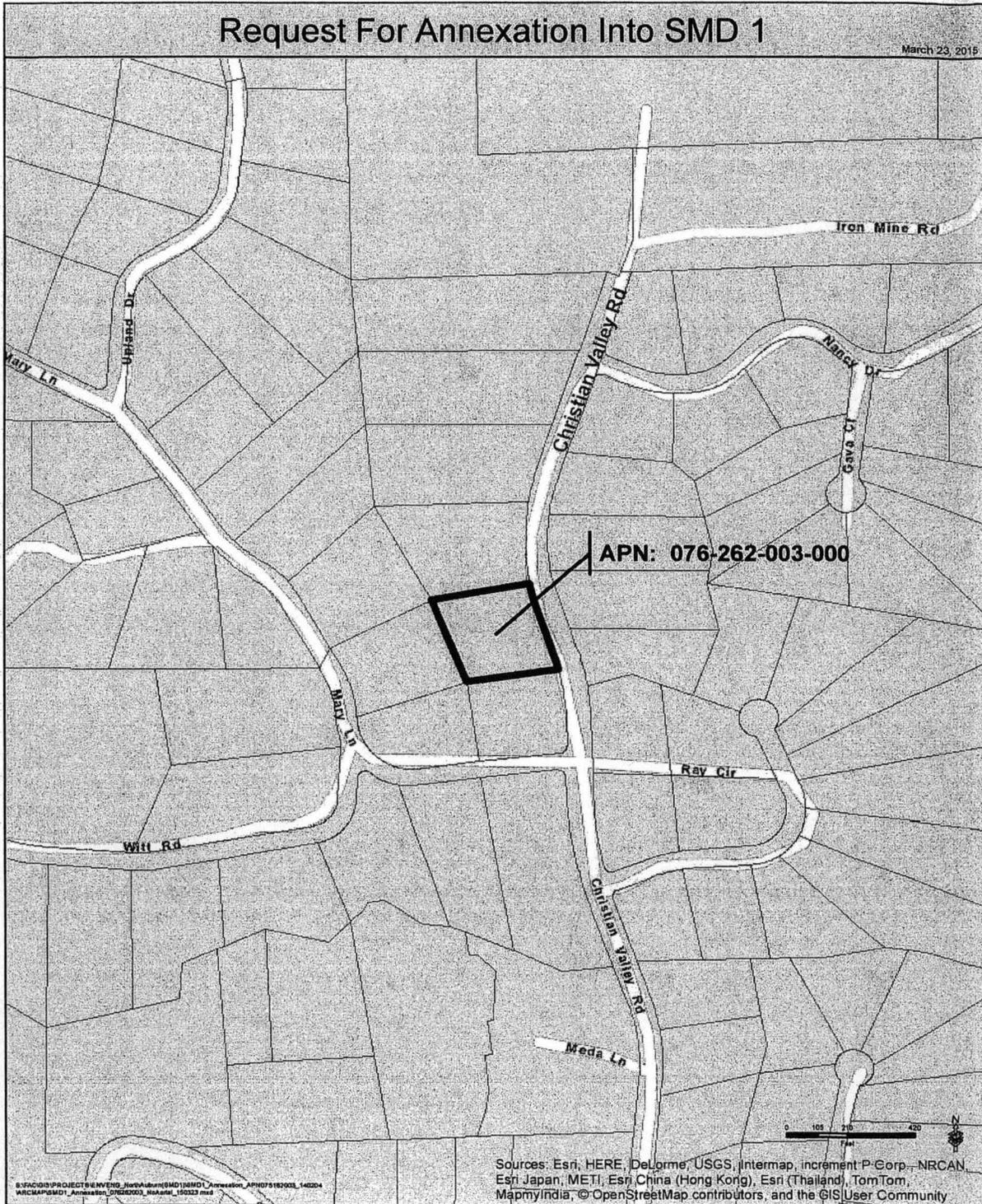
KG/BZ/KB/KK/LM

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ATTACHMENT A
VICINITY MAP

Request For Annexation Into SMD 1

March 23, 2015



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ARCMAP\SMD1_Annexation_076262003_03a.mxd, 10/23/15.mxd

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P-Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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

In the matter of: A RESOLUTION ANNEXING THE
PROPERTY OF JAMES AND EMILY HARE,
APN: 076-262-003-000, INTO SEWER
MAINTENANCE DISTRICT 1

Resolution 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, the Board of Supervisors hereby determines that the property generally located at 3465 Christian Valley Road, as specifically described in Exhibit "A", and shown on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to Sewer Maintenance District 1 (SMD 1). Such land contains approximately 1.31 acres.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:

1. The boundaries of SMD 1 shall be altered to include such territory upon payment of the annexation fee in effect at the time the applicant chooses to make payment, based on rates contained in Section 13.12.350 of the County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$6,344.00 (\$6,344.00 per lot times 1 potential lot as allowed under the General Plan), which shall be deposited in the County Treasury to the credit of SMD 1.
2. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, the applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

EXHIBIT A
HARE PROPERTY SEWER ANNEXATION DESCRIPTION

Exhibit A
Hare Property Sewer Annexation
SMD NO. 1
Annexation No. 140

All that real property located in the Southwest quarter of Section 10 and the Northwest quarter of Section 15 Township 13 North Range 8 East Mount Diablo Base and Meridian in the County of Placer, State of California, being Lot 52 as shown on Christian Valley Park Unit No. 1 Subdivision Map Filed in Book G of Maps Page 62., Placer County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 52; thence from said point of beginning, along the boundary thereof, the following six (6) courses: (1) S 88 37' 04"W 242.31'; (2) N 23 30' 00"W 238.00'; (3) N 85 50' 20"E 258.02'; (4) a non-tangent curve to the left with a radius of 510.00' and a chord of S 17 00' 02"E 53.38'; (5) S 20 00' 00"E 154.91'; (6) a curve to the right with a radius of 520.00' and a chord of S 18 00' 01"E 36.30'. to the point of beginning; containing 1.31 acres, more or less.



James F. Hare, Jr.

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|----------------------------|
| TECHNICALLY CORRECT |
| <i>Leslie Amerson</i> |
| Placer County Surveyor |
| Date <i>March 16, 2015</i> |

EXHIBIT B
HARE PROPERTY SEWER ANNEXATION MAP

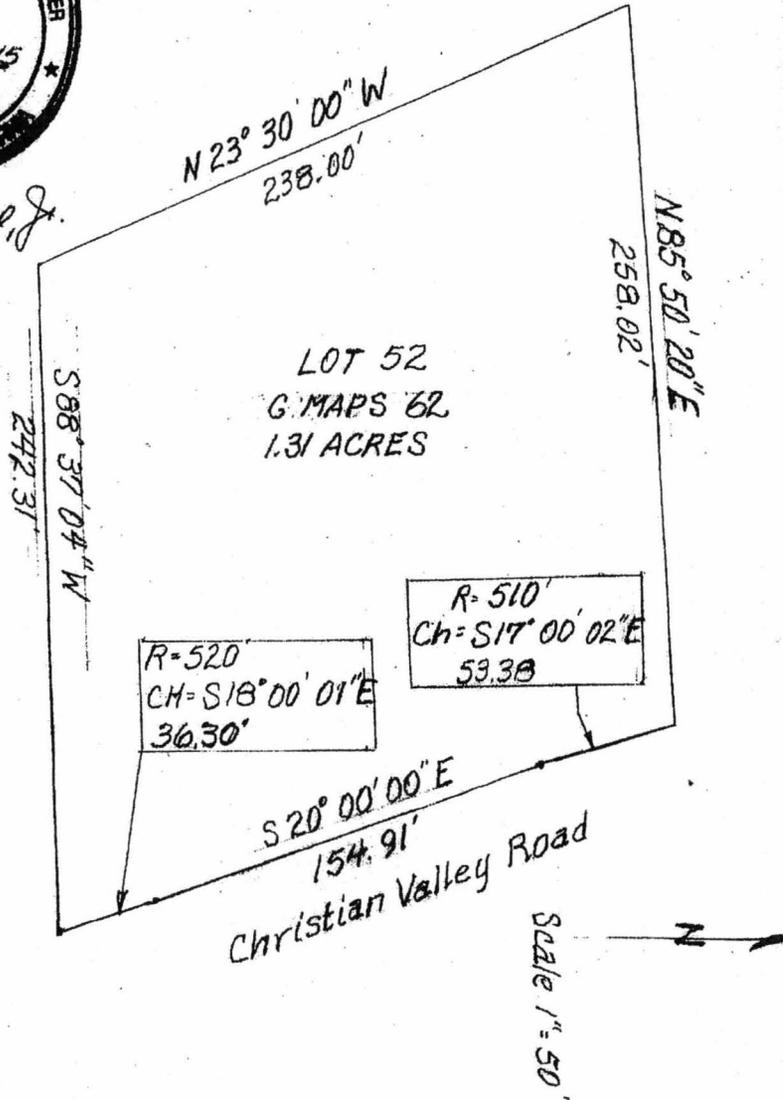
EXHIBIT B
HARE PROPERTY SEWER
ANNEXATION
SMD NO.1 ANNEXATION NO. 140

Parcel # 76-262-003

TECHNICALLY CORRECT
James F. Hare, Jr.
Placer County Surveyor
Date March 16, 2015



James F. Hare, Jr.



Sheet 1 of 1

