

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

To: **BOARD OF SUPERVISORS** Date: **AUGUST 28, 2007**

From: **JAMES DURFEE / WILL DICKINSON** (WWD)

Subject: **PUBLIC HEARING: ANNEXATION OF ENGELSTAD  
PROPERTY TO COUNTY SEWER MAINTENANCE DISTRICT NO. 1**

**ACTION REQUESTED/RECOMMENDATION:** After conducting a Public Hearing, adopt a Resolution annexing the Lance Engelstad property, APN 051-100-049, located on Kemper Road in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

**BACKGROUND:** Lance Engelstad is requesting that the above referenced parcel, consisting of 5.9 acres located on Kemper Road in Auburn, be annexed into SMD No. 1 for the purpose of providing sewer service. The approximate location of this property is shown on the attached vicinity map. The General Plan provides for a minimum lot size of 0.9 acres. A legal description and plot map are attached as part of the Resolution. In order to annex a parcel into the Sewer District, your Board must hold a Public Hearing and adopt a Resolution approving the annexation.

**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 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 \$32,450 (\$5,500 per acre times 5.9 acres).

JD:WD:lm

ATTACHMENTS: RESOLUTION  
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2007\ANNEX ENGELSTADDOC

# Before The Board of Supervisors County of Placer, State Of California

In the matter of: A RESOLUTION ANNEXING THE  
PROPERTY OF LANCE ENGELSTAD  
APN: 051-100-049, INTO SEWER MAINTENANCE  
DISTRICT NO. 1

Resolution No. \_\_\_\_\_  
Ordinance No. \_\_\_\_\_  
First Reading \_\_\_\_\_

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

\_\_\_\_\_  
Chairman, Board of Supervisors

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

1. The Board of Supervisors hereby determines that the property shown on Exhibit "A", and  
on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited  
by annexation to Sewer Maintenance District No. 1. Such land contains approximately 5.9  
acres.
2. The boundaries of Sewer Maintenance District No. 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  
\$32,450 (\$5,500 per acre times 5.9 acres), which shall be deposited in the County  
Treasury to the credit of the Sewer District.
3. This determination is only valid for one year. Should the applicant fail to pay the required  
annexation fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A  
EXHIBIT B

T:\FAC\Bsmemo2007\Annex Engelstad.doc

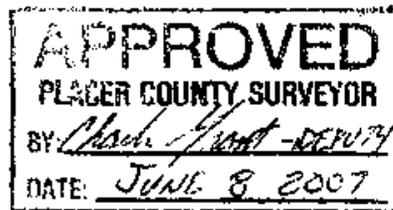
EXHIBIT 'A'

ANNEXATION TO  
SEWER MAINTENANCE DISTRICT #1  
ANNEXATION # 131

A PORTION OF SECTION 32, T. 13N., R. 8 E., M.D.M., ALSO BEING A  
PORTION OF PARCEL MAP P-73195, FILED IN BOOK 16, PARCEL MAPS,  
PAGE 70, DESCRIBED AS FOLLOWS;

Parcel D, of Parcel Map P-73195 filed April 16, 1980 in Book 16 of Parcel Maps,  
page 70, Official Records Placer County.

Containing 5.90 acres.



S89°27'35"W  
335.40'

N15°30'00"E  
287.15'

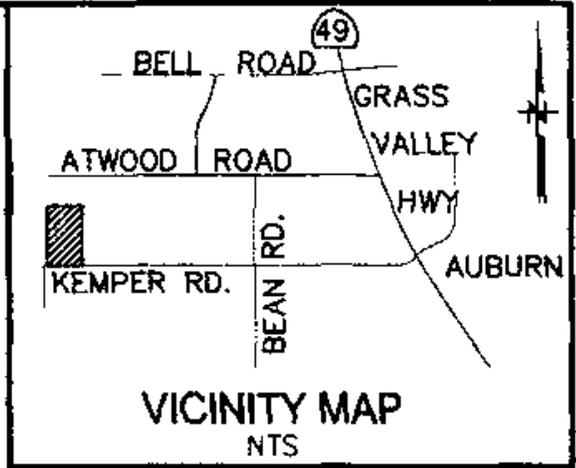


S00°15'28"W  
948.99'

N00°15'00"E  
672.39'

PARCEL "D"  
16 PM 70

N89°19'42"E  
260.00'



**APPROVED**  
PLACER COUNTY SURVEYOR  
BY: *Charles Mont* - DEPUTY  
DATE: JUNE 8 2007



EXHIBIT "B"  
PARCEL MAP NO. 73195  
PARCEL D, BOOK 16, PARCEL MAPS, PAGE 70  
**ANNEXATION TO SMD #1  
ANNEXATION NO. 131**  
A PORTION OF SECTION 32, T. 13 N., R. 8 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE 1"=100'  
APRIL 2007

**A.R. ASSOCIATES**  
275 NEVADA STREET AUBURN, CA 95603  
ph: (530) 888-1288

# SEWER MAINTENANCE DISTRICT #1 ANNEXATION

