

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

To: **BOARD OF SUPERVISORS** Date: **JANUARY 23, 2007**

From: *J* **JAMES DURFEE / WILL DICKINSON**

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING:
ANNEXATION OF MASON PROPERTY TO COUNTY SEWER
MAINTENANCE DISTRICT NO. 1**

ACTION REQUESTED/RECOMMENDATION: Adopt a Resolution of Intention setting the time and date to hold a Public Hearing to consider the annexation of property owned by Gordie and Patti Mason APN 076-030-057, located on Creekhaven Road in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

BACKGROUND: Gordie and Patti Mason are requesting that the above referenced parcel, consisting of 4.7 acres located on Creekhaven Road in Auburn, be annexed into SMD No. 1 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 4.6 acres. The owner has prepared a legal description and plot map of the parcel. These documents, along with a vicinity map, are attached as part of the Resolution of Intention.

A Public Hearing is required in order to annex the property into the District. In accordance with Section No. 4896 of the Health and Safety Code, your Board must adopt a Resolution of Intention establishing a date for a Public Hearing at least three weeks in advance of the Public Hearing. The attached Resolution satisfies that requirement.

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 annexation fee that will apply to the subject property as of February 5, 2007 is \$5,500 (\$5,500 per potential lot times one lot allowed per the General Plan). This fee is placed into a reserve fund and is used for capital improvement projects within the district.

ATTACHMENT: RESOLUTION
NOTICE OF PUBLIC HEARING

JD/WD/lm

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

In the matter of: A RESOLUTION OF INTENTION
TO SET A TIME AND DATE FOR A PUBLIC HEARING
TO CONSIDER ANNEXING THE PROPERTY OF
GORDIE AND PATTI MASON, APN 076-030-057,
INTO COUNTY SEWER MAINTENANCE DISTRICT NO. 1.

Resol. No: _____
Ord. 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.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

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

1. The Board of Supervisors intends to annex a certain parcel of land to County Sewer Maintenance District No. 1. Such land consists of the property belonging to Gordie and Patti Mason and is generally located at 4720 Creekhaven Road in Auburn, as shown in Exhibit "A" attached hereto and incorporated herein, and specifically described and depicted in Exhibit "B", attached hereto and incorporated herein. Such lands contain approximately 4.7 acres.

2. The Board of Supervisors shall hold a hearing (at least three weeks after the date of adoption of this Resolution), at the hour of _____, on Tuesday, _____ in the Board of Supervisors Chambers, County Administrative Center, 175 Fulweiler Avenue, Auburn, California to hear any objections there may be to such annexation.
3. Upon conclusion of such hearing, the Board of Supervisors may determine that such territory will be benefited by annexation to the Sewer District and may order the boundaries of the Sewer District altered to include such benefited territory upon payment of the applicable 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 annexation fee that will apply to the subject property as of February 5, 2007 is \$5,500 (\$5,500 per potential lot times one lot allowed by the General Plan). This sum shall be deposited in the County Treasury to the credit of the Sewer District.
4. The Clerk of the Board of Supervisors shall cause notice of the time, place and purpose of the hearing to be given by:
 - a. Posting, in three conspicuous places within the territory proposed to be annexed and three conspicuous places within Sewer Maintenance District No. 1, notices headed "Notice of Public Hearing" in letters not less than one inch in height and including a diagram of the territory proposed to be annexed.
 - b. Publishing once in the Auburn Journal, the newspaper of general circulation that the Board deems most likely to give notice to hearing to the inhabitants, a notice showing the boundaries of the territory proposed to be annexed by means of a diagram.

Attachments: Exhibit A
Exhibit B

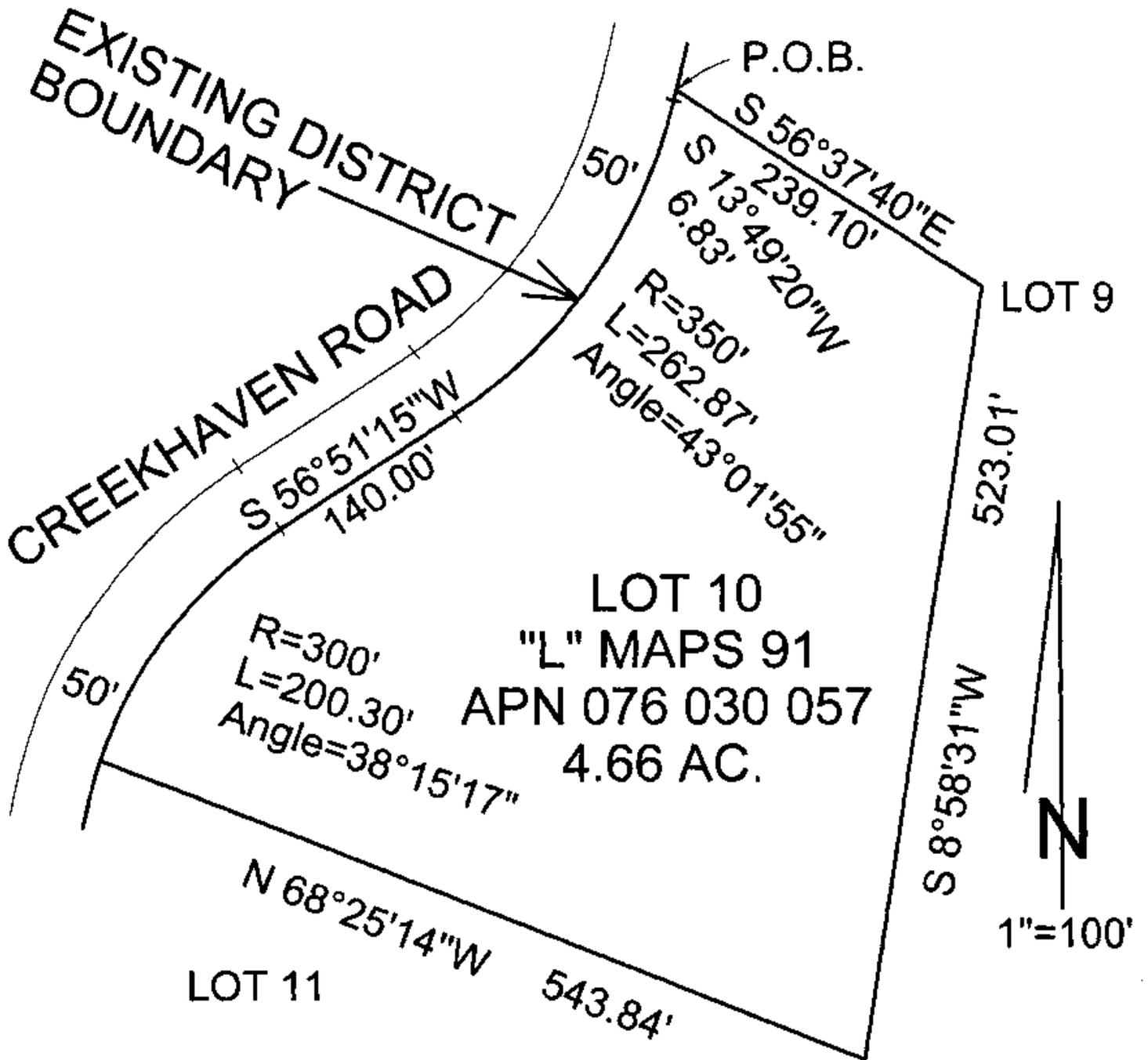


EXHIBIT "A" ANNEXATION NUMBER 128 TO
 SEWER MAINTENANCE DISTRICT NO.1
 GORDIE & PATRICIA MASON PROPERTY
 LOT 10 OF CREEKHAVEN
 BOOK "L" MAPS, PAGE 91 P.C.R.
 POR. NE 1/4 SEC. 19, T13N-R8E, M.D.M.
 RALPH MILLER, LS 3639 DEC. 2006



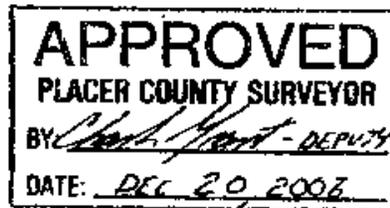
APPROVED
 PLACER COUNTY SURVEYOR
 BY: *[Signature]* -DEPUTY
 DATE: DEC 20 2006

**EXHIBIT "B" ANNEXATION NUMBER 128 TO
SEWER MAINTENANCE DISTRICT NO. 1
GORDIE & PATRICIA MASON PROPERTY LOT 10 CREEKHAVEN SUBDIVISION**

Portion of Creekhaven Subdivision as shown on the map thereof filed in Book "L" of Maps at Page 91, Placer County Records. Located in the Northeast Quarter of Section 19, Township 13 North, Range 8 East, M.D.M. Unincorporated Territory of Placer County, California.

Beginning at the most Northerly corner of Lot 10 of Creekhaven Subdivision as shown on the map thereof filed in Book "L" of Maps at Page 91, Placer County Records being a point on the Easterly boundary of Creekhaven Road being also a point on the existing boundary of Placer County Sewer Maintenance District No. 1; thence from the point of beginning along the boundaries of said Lot 10 on the following three (3) consecutive courses:- (1) South 56°37'40" East 239.10 feet, (2) South 08°58'31" West 523.01 feet and (3) North 68°25'14" West 543.84 feet to the Easterly boundary of the aforementioned Creekhaven Road and a point on the existing boundary of said Sewer Maintenance District No. 1; thence along the boundaries of said Sewer Maintenance District No. 1 on the following four (4) consecutive courses: (1) from a tangent that bears North 18°35'58" East along the arc of a curve to the right, having a radius of 300 feet, a central angle of 38°15'17" and an arc length of 200.30 feet, (2) North 56°51'15" East 140.00 feet, (3) along the arc of a curve to the left having a radius of 350 feet, a central angle of 43°01'55" and an arc length of 262.87 feet and (4) North 13°49'20" East 6.83 feet to the point of beginning.

Contains approximately 4.66 acres



NOTICE OF PUBLIC HEARING

BY WHOM: PLACER COUNTY BOARD OF SUPERVISORS

WHERE: BOARD OF SUPERVISORS CHAMBERS
ADMINISTRATIVE CENTER
175 FULWEILER AVENUE
AUBURN, CALIFORNIA

WHEN: Tuesday,

PURPOSE: NOTICE IS GIVEN that the Placer County Board of Supervisors will hold a public hearing to consider annexing certain property to County Sewer Maintenance District No. 1. Such property consists of APN 076-030-057 and is owned by Gordie and Patti Mason located at 4720 Creekhaven Road, in Auburn, and is approximately 4.7 acres.

Interested persons are invited to attend or submit their written comments prior to the hearing date.

Ann Holman
Clerk of the Board of Supervisors