

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

To: **BOARD OF SUPERVISORS** Date: **FEBRUARY 20, 2007**

From: *JD* **JAMES DURFEE / WILL DICKINSON** *W.D.*

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING:
ANNEXATION OF ROOKER 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 Gary and Jennifer Rooker APN 076-342-018, located on Virginia Drive in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

BACKGROUND: Gary and Jennifer Rooker are requesting that the above referenced parcel, consisting of 1.12 acres located on Virginia Drive 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 current annexation fee that applies to the subject property is \$5,500 (\$5,500 per potential lot times one lot). 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

t:\fac\bsmemo2006\ROI Rooker

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
GARY AND JENNIFER ROOKER, APN 076-342-018,
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 Gary and Jennifer Rooker, and is generally located at 6300 Virginia Drive in Auburn, as shown in Exhibit "B" attached hereto and incorporated herein, and specifically described and depicted in Exhibit "A", attached hereto and incorporated herein. Such lands contain approximately 1.12 acres.

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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 applies to the subject property as of the date of this Resolution is \$5,500 (\$5,500 per potential lot times one lot). 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'

**Sewer Maintenance District #1
Annexation # 125**

Rooker Annexation

**Lot 121 of the "Christian Valley Park Unit 9" as per map filed
February 14th 1964 in book H of Maps, page 38, Placer County Records.
Containing 1.12 Acres**

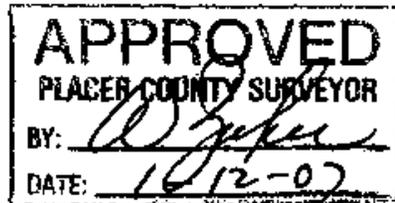


EXHIBIT "B"
 ANNEXATION No 125
 SMD No 1
 JULY 2006

POR. SW1/4 SEC.16 T.13N. R.8E. M.D.B. & M.
 Christian Valley Park Unit No. 9, M.O.R. Bk. H, Pg. 38

KENNETH WAY
 N 37° 29' 35" W
 67.00'

R=275'
 CH=551' 01" 16" E
 127.05'

Δ=26° 42' 42"
 N 64° 22' 37" W
 84.08'

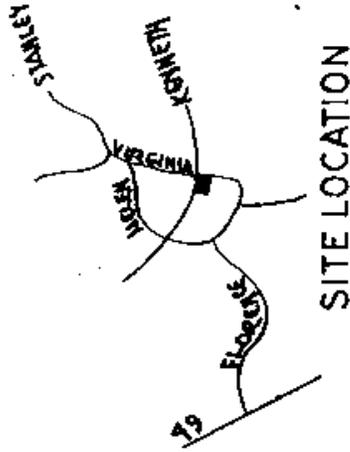
Δ=76° 01' 11"
 CH=500' 22' 63"
 Δ=2° 17' 04"
 R=970'
 38.67'

VIRGINIA DRIVE
 S 13° 55' 38" W
 126.0'

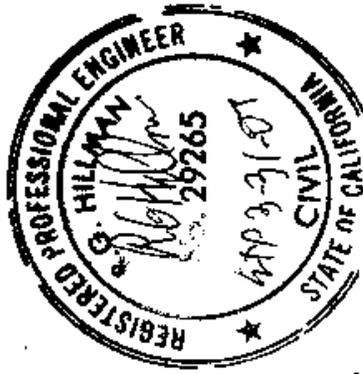
LOT 121
 UNIT 9
 APN 076 342-018
 1.12 ACRES

S 56° 02' 33" E
 316.54'

S 23° 14' 29" W
 190.0'



SITE LOCATION



APPROVED
 PLACER COUNTY SURVEYOR
 BY: [Signature]
 DATE: 1/12/07

W. JOHNSON
 CHAIRMAN

T22-047

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