

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

To: **BOARD OF SUPERVISORS**

Date: **JUNE 26, 2007**

From: ~~J~~ **JAMES DURFEE / WILL DICKINSON** *W.D.*

Subject: **PUBLIC HEARING: ANNEXATION OF BROOKWOOD ESTATES
PROPERTY TO COUNTY SERVICE AREA NO. 28, ZONE 173 – DRY
CREEK**

ACTION REQUESTED/RECOMMENDATION: After holding a public hearing, approve a Resolution annexing the Brookwood Estates, APN 023-260-034, located at 3771 P.F.E. Road, Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173).

BACKGROUND: Brookwood Estates is requesting that the above referenced parcel, consisting of 8.53 acres, be annexed into CSA 173 for the purpose of providing sewer service to a 16-lot development which was approved by the Planning Commission on June 16, 2006. A legal description, plot map and vicinity map are attached as part of the Resolution. In order to annex a parcel into the County Service Area, your Board must hold a public hearing and adopt a Resolution approving the annexation.

ENVIRONMENTAL CLEARANCE: An Environmental Impact Report (EIR) for the development of the subject property was reviewed and certified by the Placer County Planning Commission on June 16, 2006. The EIR included a discussion and analysis of the annexation of the property into CSA 173. Therefore, no further environmental review is necessary.

FISCAL IMPACT: Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. A Reimbursement Agreement with the Dry Creek-West Placer CFD #1 Property Owners for construction of sewer facilities requires payment of a reimbursement fee by properties that did not participate in the agreement. The CPI adjusted cost per Equivalent Dwelling Unit (EDU) as delineated in the reimbursement agreement for Area A is \$5,827/EDU. This calculates to a total reimbursement payment of \$93,232. Placer County will disburse this fee to the Dry Creek-West Placer CFD #1 Property Owners as required by the agreement.

JD:WD:lm

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\Bsmemo2007\AnnexBrookwood Estates

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

In the matter of: **A RESOLUTION ANNEXING THE
BROOKWOOD ESTATES, APN: 023-260-034 INTO COUNTY
SERVICE AREA NO. 28, ZONE 173 – DRY CREEK**

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 described in Exhibit "A", and on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to County Service Area No. 28, Zone 173 – Dry Creek. Such land contains approximately 8.53 acres, subdivided into 16 lots as approved by the Planning Commission on June 16, 2006.
2. The boundaries of County Service Area No. 28, Zone 173 – Dry Creek shall be altered to include such territory upon payment of the \$93,232, which shall be deposited into the County Treasury to the credit of the Service Area. The funds will then be disbursed to the Dry Creek-West Placer CFD #1 Property Owners in accordance with the Reimbursement Agreement for Construction of Sewer Facilities and Reclaimed Water Line between the County of Placer and the Dry Creek-West Placer CFD #1 Property Owners approved on October 24, 2001.
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



EXHIBIT "A"
PLACER COUNTY
BROOKWOOD ESTATES ANNEXATION
TO CSA 28 ZONE 173
ANNEXATION #6

THE LAND DESCRIBED HEREIN SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS.

A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE QUARTER OF SECTION 17.

TENCE FROM SAID POINT OF BEGINNING.

COURSE 1: ALONG THE NORTH LINE OF SECTION 17, SOUTH 87°48'59" WEST FOR A DISTANCE 330.01 FEET.

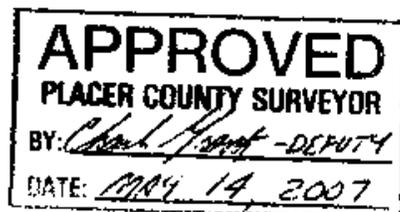
COURSE 2: THENCE SOUTH 01°39'29" EAST FOR A DISTANCE 1110.10 FEET MORE OR LESS TO THE PLACER AND SACRAMENTO COUNTY BOUNDARY.

COURSE 3: THENCE ALONG SAID COUNTY BOUNDARY SOUTH 86°14'08" EAST FOR A DISTANCE OF 330.93 FEET MORE OR LESS TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION.

COURSE 4: THENCE ALONG SAID EAST LINE, NORTH 01°37'51" WEST FOR A DISTANCE 1144.40 FEET TO **THE POINT OF BEGINNING.**

APN:023-260-034
CONTAINS 8.53 ACRES MORE OR LESS

SEE EXHIBIT "B" ATTACHED HERETO AND BEING A PART OF THIS DESCRIPTION.



We take your position precisely.

PFE ROAD CO RD NO B0002

S87°48'59"W 2641.01(OA)

1320.51

7 8
17 990.49

POB

N 1/4 COR SEC 17
FND 2" BRASS DISK
STAMPED:

NW COR SEC 17
FND 2" BRASS DISK
STAMPED:



1110.10
S01°39'29"E

PFE PARTNERS, LP

APN 023-260-033

APN 023-260-034
8.53± ACRES

EAST LINE OF THE WEST
1/2 OF THE NORTHWEST
1/4 OF SECTION 17

1144.40
S01°37'51"E

APN 023-260-002

APPROVED
PLACER COUNTY SURVEYOR
BY: *Charles J. Hart-DEPUTY*
DATE: MAY 14, 2007

ANTELOPE MEADOWS
UNIT 5
218 MAPS 8

PLACER COUNTY
SACRAMENTO COUNTY

330.93
S86°14'08"E

ANTELOPE MEADOWS
UNIT 1
226 MAPS 12

EXHIBIT 'B'

BROOKWOOD ESTATES

ANNEXATION TO CSA

28, ZONE 173

ANNEXATION NO. 6

A PORTION OF

SECTION 17, T.10 N., R.6 E., M.D.M.

PLACER COUNTY, CALIFORNIA

SCALE: 1"=200' MAY 4, 2006

**ANDREGG
GEOMATICS**

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DRY CREEK SANITARY SEWER CSA 28 ZONE 173 ANNEXATION



**BROOKWOOD
ESTATES
023-260-034**

