

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

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 7, 2007**

From:  **JAMES DURFEE / WILL DICKINSON** 

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING: ANNEXATION OF KEMPER WOODS (COBBLESTONE HOMES, INC.) 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 Cobblestone Homes Inc., APN 051-090-031 located on Kemper Road in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

BACKGROUND: Cobblestone Homes Inc., is requesting that the above referenced parcel, consisting of 24.4 acres located on Kemper 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 0.9 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 Nos. 4896 and 4897 of the Health and Safety Code, your Board must adopt a Resolution of Intention establishing a time and 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. A Mitigated Negative Declaration for the Kemper Woods project (EIAQ 3769) was approved by the Placer County Planning Commission on June 22, 2006.

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 \$134,200 (\$5,500 per acre times 24.4 acres).

ATTACHMENT: RESOLUTION
NOTICE OF PUBLIC HEARING

cc: COUNTY EXECUTIVE OFFICE

JD/WD/lm

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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 \$134,200 (\$5,500 per acre times 24.4 acres). 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'
KEMPER WOODS SEWER ANNEXATION
SEWER MAINTENANCE DISTRICT NO.1
ANNEXATION NO. 132

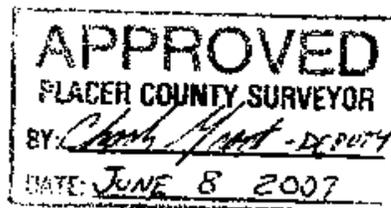
All that portion of the Grant Deed from Blackstone Partners Development I LLC to Cobblestone Homes Inc. recorded in February 18, 2005 in Document No. 2005-0020525, Placer County Recorder's Office being more particularly described as follows.

A portion of the Southeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 8 East, M.D.B. & M., unincorporated Auburn, Placer County, California.

Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 08 East, MDB&M a point at the intersection of Bean Road and Kemper Road, thence North 89°14'40" East along the North line of the Southeast quarter of the Southeast quarter of said section for a distance of 1308.72 to the East line of said section, thence leaving said North line, South 00°18'26" East along the East line of said section for a distance of 806.64 feet to the northeast corner of that grant deed to Kotval et al, recorded in Book 1330 OR Page 458, thence leaving said East line and along the north line of said Kotval deed, South 89°01'40" West for a distance of 1315.06 to the northwest corner of said Kotval deed, being a point on the West line of the Southeast quarter of the Southeast quarter of said section 32, thence North 00°08'12" East along said West line for a distance of 811.69 feet more or less to the Northwest corner of the Southeast quarter of the Southeast quarter of said section 32 and the Point of Beginning.

The Basis of Bearings of this legal description is the North line of the Southeast quarter of the Southeast quarter of Section 32 Township 13 North, Range 08 East, MDM as shown on the Record of Survey No. 1333 filed in Book 11 of Surveys at Page 38, Placer County Records, shown as North 89°14'40" East.

Containing approximately 24.4 acres.



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We take your position precisely.

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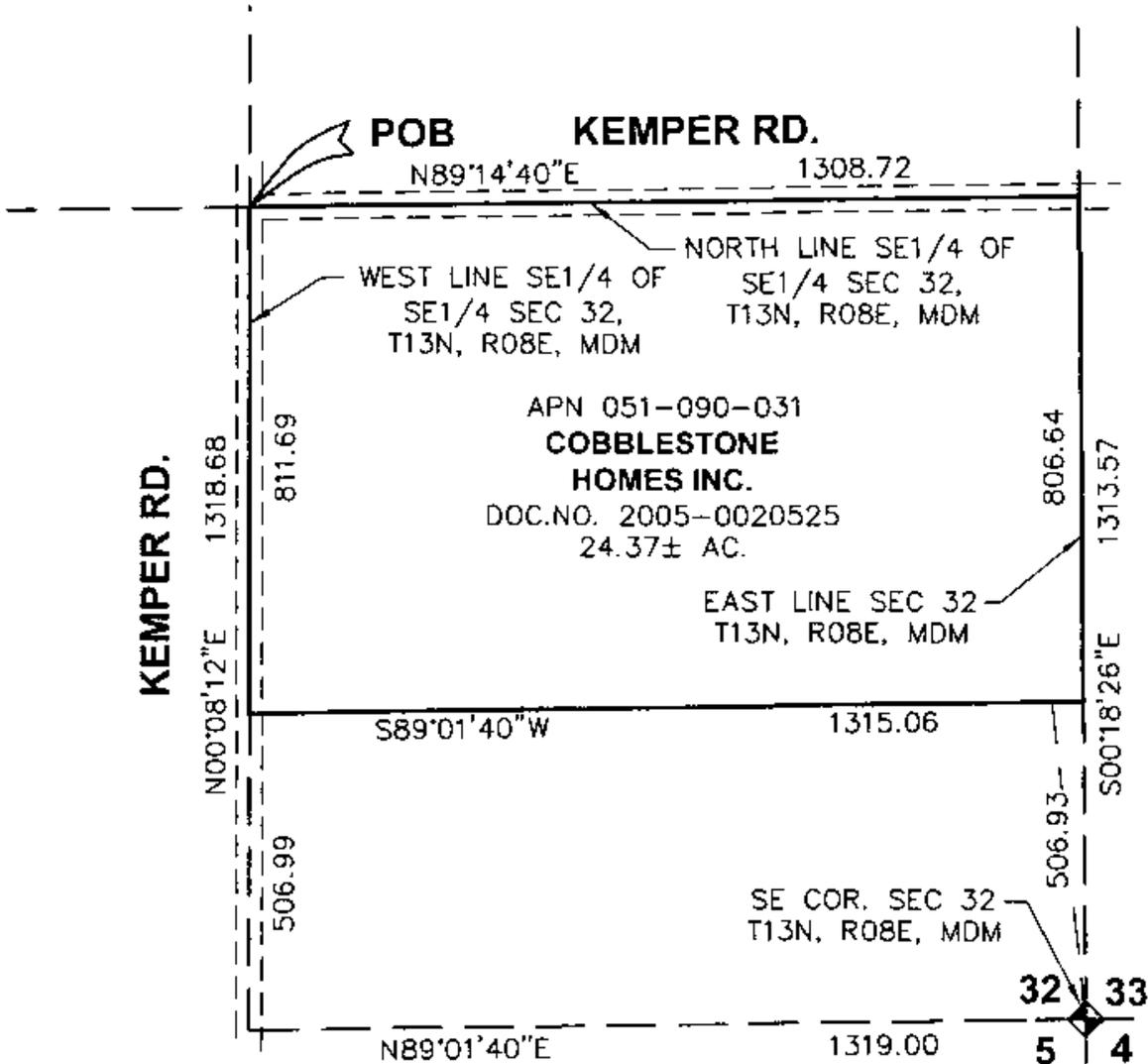
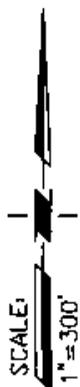


EXHIBIT 'B'
KEMPER WOODS SEWER ANNEXATION

**SEWER MAINTENANCE DISTRICT NO. 1
 ANNEXATION NO. 132**

**A PORTION OF
 SECTION 32, T.13 N., R.08 E., M.D.M.
 PLACER COUNTY, CALIFORNIA**

SCALE: 1"=300' MAY 11, 2007



APPROVED
 PLACER COUNTY SURVEYOR
 BY: *[Signature]* - DEPUTY
 DATE: JUNE 8 2007

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SEWER MAINTENANCE DISTRICT #1 ANNEXATION

