

**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 ENGELSTAD 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 Lance Engelstad, 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 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.

**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).

ATTACHMENT: RESOLUTION  
NOTICE OF PUBLIC HEARING

cc: COUNTY EXECUTIVE OFFICE

JD/WD/lm

t:\fac\bsmemo2007\ROI ENGELSTAD

# 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  
LANCE ENGELSTAD, APN 051-100-049,  
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 Cobblestone Homes Inc., and is generally located on Kemper Road in Auburn, as specifically described in Exhibit "A" attached hereto and incorporated herein, and as shown and depicted in Exhibit "B" attached hereto and incorporated herein. Such lands contain approximately 5.9 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 \$32,450 (\$5,500 per acre times 5.9 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

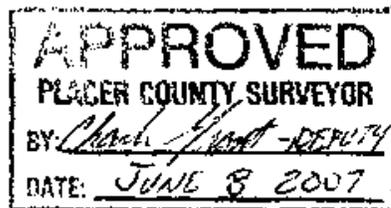
EXHIBIT 'A'

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'

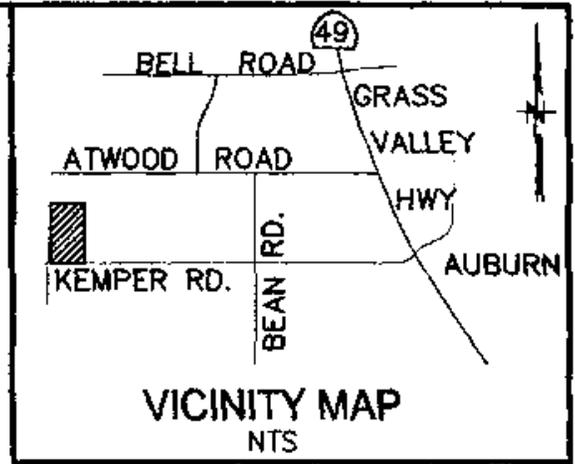


S00°15'28"W  
948.99'

N00°15'00"E  
672.39'

PARCEL "D"  
16 PM 70

N89°19'42"E  
260.00'



**APPROVED**  
 PLACER COUNTY SURVEYOR  
 BY: *Charles Hunt* - 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

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# SEWER MAINTENANCE DISTRICT #1 ANNEXATION



## Legend

SMD1 SEWER  
DISTRICT BOUNDARY  
AREAS

