

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

To: **BOARD OF SUPERVISORS**

Date: **FEBRUARY 5, 2008**

From: *JD* **JAMES DURFEE / WILL DICKINSON** *wd*

Subject: **PUBLIC HEARING: ANNEXATION OF THE DRY CREEK JOINT
ELEMENTARY SCHOOL DISTRICT PROPERTY TO COUNTY SERVICE
AREA 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION: After holding a public hearing, adopt a Resolution annexing the Dry Creek Joint Elementary School District property, APN 474-080-013, located on Cook Riolo Road in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173).

BACKGROUND: The Dry Creek Joint Elementary School District is requesting that the above referenced parcel, consisting of 38.24 acres located on Cook Riolo Road in Roseville, be annexed into CSA 173 for the purpose of providing sewer service to the West Placer Middle School. 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.

The West Placer Middle School is constructing a new sewer lift station that connects to the existing Dry Creek forcemain on a temporary basis. A new, parallel forcemain that will convey flows from the school's lift station to the City of Roseville's Dry Creek Wastewater Treatment Plant will be funded by future development in the area.

ENVIRONMENTAL CLEARANCE: An Environmental Impact Report for the development of the subject property was reviewed and certified by the Dry Creek School District Board on June 1, 2006. County staff reviewed the draft EIR which identified the connection of the Dry Creek Middle School to the existing sewer collection system as the preferred alternative.

FISCAL IMPACT: Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. Because the school's connection to the existing sewer collection system is temporary, reimbursement fees to the Dry Creek – West Placer CFD 1 property owners are not applicable and have not been assessed. If the project proceeds as expected, CSA 173 will collect approximately \$140,000 in connection fees that will be used to help fund future capacity increases.

JD:WD:KK:SR

ATTACHMENTS: RESOLUTION
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2008\ANNEXATION WEST PLACER MIDDLE SCHOOL.DOC

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

In the matter of: A RESOLUTION ANNEXING THE
DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
PROPERTY APN: 474-080-013, INTO COUNTY SERVICE
AREA 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 shown on Exhibit "A", and
on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited
by annexation to County Service Area 28, Zone 173 – Dry Creek. Such land contains
approximately 38.24 acres.
2. The boundaries of County Service Area 28, Zone 173 – Dry Creek shall be altered to
include such territory upon approval of the Resolution by the Board of Supervisors.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

T:\FAC\BSMEMO2008\ANNEXATION WEST PLACER MIDDLE SCHOOL.DOC

WEST PLACER MIDDLE SCHOOL
SEWER ANNEXATION
CSA #28
ZONE 173
ANNEXATION #8

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property situated in the unincorporated area, County of Placer, State of California. Described as follows:

The southwest quarter of the northwest quarter of Section 9, Township 10 North, Range 6 East Mount Diablo Meridian.

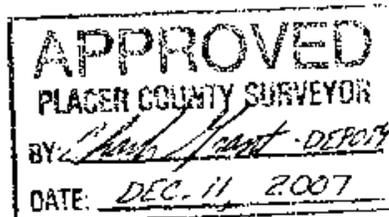
1) Excepting therefrom a strip of land 25 feet wide; along and parallel to the West boundary line, as set forth in Deed from J.M. Schellhous to Placer County, State of California, dated December 30, 1915, and recorded March 11, 1916 in Book 160 of Deeds, at Page 22.

2) Excepting therefrom a parcel of land described as follows:
Beginning at a point on the existing Easterly right of way of Cook-Riolo Road. Said point bears the following two courses from the West one-quarter corner of section 9 Township 10 North Range 6 East. (1) North 00°14'16" West 424.71 feet (2) North 89°45'44" East 25.00 feet to the true point of beginning. Thence from the true point of beginning along the easterly right of way of Cook-Riolo Road North 00°14'16" West 280.25 feet, thence leaving said easterly right of way of Cook-Riolo Road South 69°56'25" East 260.16 feet, thence South 00°14'16" East 190.00 feet; thence South 89°45'44" West 244.00 feet to the point of beginning.

RESERVING THEREFROM all mineral, oil, gas, and other hydrocarbon substances below a depth of 500 feet under such real property.

Prepared By: Warren Consulting Engineers, Inc.
160 Blue Ravine Road, Suite C
Folsom, California 95630

04-072.2.LDI



JOB NO.
04-0722
DATE
3/2/05

NW CORNER
SECTION 9
T.10N. R.6E

VINEYARD ROAD

FND 2" PIPE

SAWTELLE
474-080-001

BASELINE ROAD

VINEYARD RD.

COOK
RIOLO
ROAD

FUTURE
DRY CREEK
MIDDLE SCHOOL

JIMMY WAY

DRY CREEK BRIDGE

PFE ROAD

VICINITY MAP

25' RIGHT OF WAY TO PLACER COUNTY
PER BOOK 160 OF DEEDS PAGE 22,
RECORDED MARCH 11, 1916.

BASIS OF BEARING:
N00°14'16"W PER PARCEL MAP NO. 72130
9 PM 151

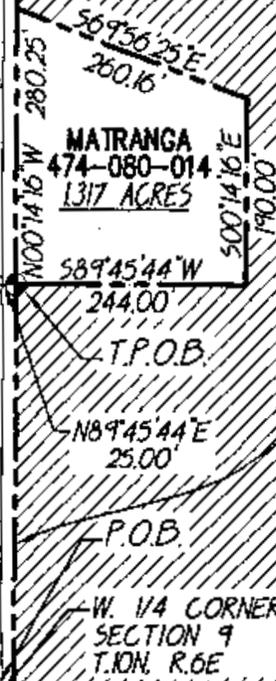
COOK-RIOLO ROAD

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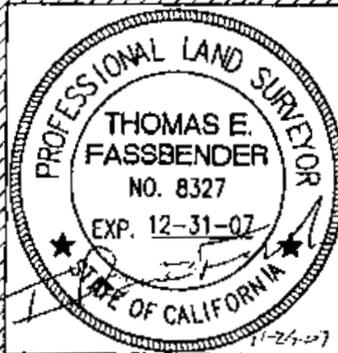
COOK-RIOLO ROAD



SW 1/4 OF NW 1/4 OF
SECTION 9 T.10N R.6E

SUBJECT PARCEL

DRY CREEK UNIFIED
474-080-013
DOC. 2005-0028977
38.24 ACRES



474-090-020

474-090-019

474-090-016

474-080-011

EXHIBIT "B"

APPROVED
PLACER COUNTY SURVEYOR
BY *Chad Hart* - DEPUTY
DATE: DEC. 11, 2007

WEST PLACER MIDDLE SCHOOL
SEWER ANNEXATION
CSA #28
ZONE 173
ANNEXATION #8

PLACER CO. CALIFORNIA

SCALE

1"=200' 1/2

04-0722 REV

**DRY CREEK
SANITARY SEWER
CSA 28 ZONE 173
ANNEXATION**

