

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

To: **BOARD OF SUPERVISORS** Date: **FEBRUARY 5, 2013**

From:  **JAMES DURFEE / BILL ZIMMERMAN** 

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING: ANNEXATION OF ANDREY RAKIN PROPERTY TO SEWER MAINTENANCE DISTRICT 2**

ACTION REQUESTED/RECOMMENDATION:

1. Adopt a Resolution of Intention setting the time and date to hold a Public Hearing to consider the annexation of property owned by Andrey Rakin, APN 036-180-046, located on Moss Court in Granite Bay, into the boundaries of Placer County Sewer Maintenance District 2 (SMD 2), at no net County cost.

BACKGROUND: Andrey Rakin is requesting that the above referenced parcel, consisting of 4.7 acres located on Moss Court in Granite Bay, be annexed into SMD 2 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 4.6 acres. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for your convenience.

A Public Hearing is required in order to annex the property into SMD 2. In accordance with Section 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 within 1 year of the Board's approval of same. 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 \$1,500 (\$1,500 per lot times 1 lot as allowed under the General Plan).

JD/BZ/LM

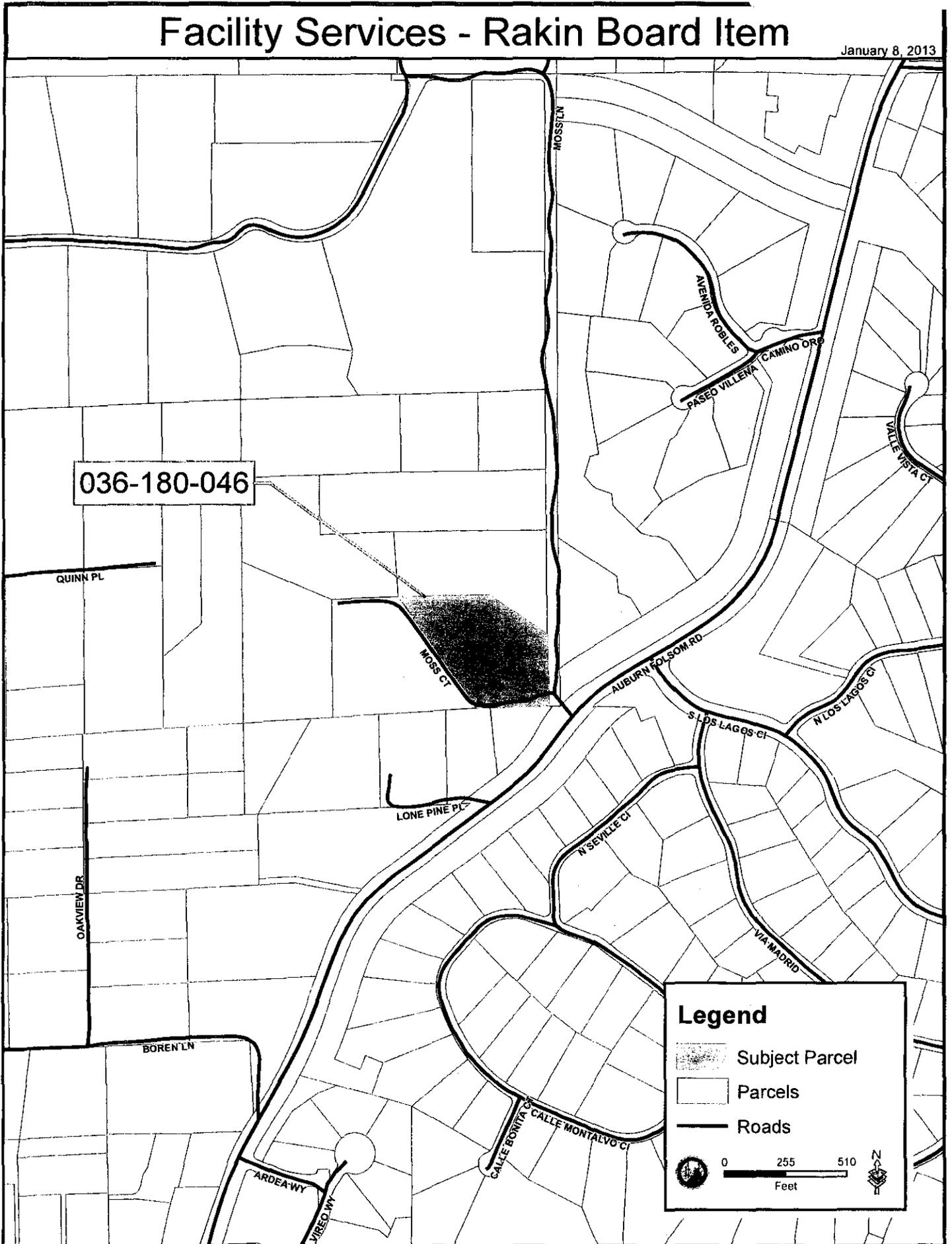
ATTACHMENT: VICINITY MAP
RESOLUTION
NOTICE OF PUBLIC HEARING

CC: COUNTY EXECUTIVE OFFICE

\\PLACERCO\DEWITT\FAC\FAC\BSMEMO2013\EE\ANNEX ROI ANDREY RAKIN.DOC

Facility Services - Rakin Board Item

January 8, 2013



036-180-046

Legend

-  Subject Parcel
-  Parcels
-  Roads

0 255 510
Feet



230

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
ANDREY RAKIN, APN 036-180-046, INTO COUNTY
SEWER MAINTENANCE DISTRICT 2

Resol. No: _____

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.

Chair, 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 2. Such land consists of the property belonging to Andrey Rakin and is generally located on Moss Court in Granite Bay, 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 4.7 acres.
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 \$1,500 (\$1,500 per lot times 1 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 2 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 Roseville Press Tribune, 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.

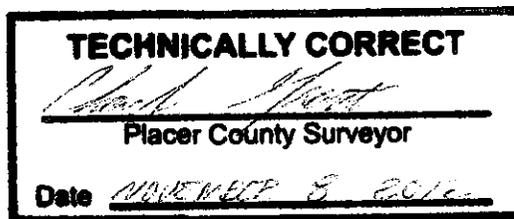
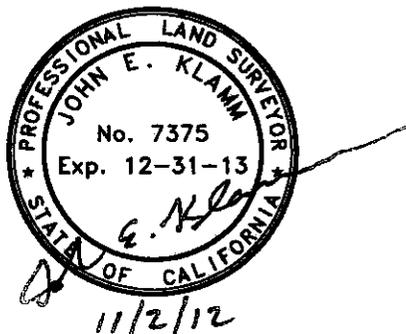
ATTACHMENTS: EXHIBIT A
EXHIBIT B

EXHIBIT "A"
EXPO FLOORS, LLC - SEWER ANNEXATION
SMD NO. 2 - ANNEXATION NO. 16

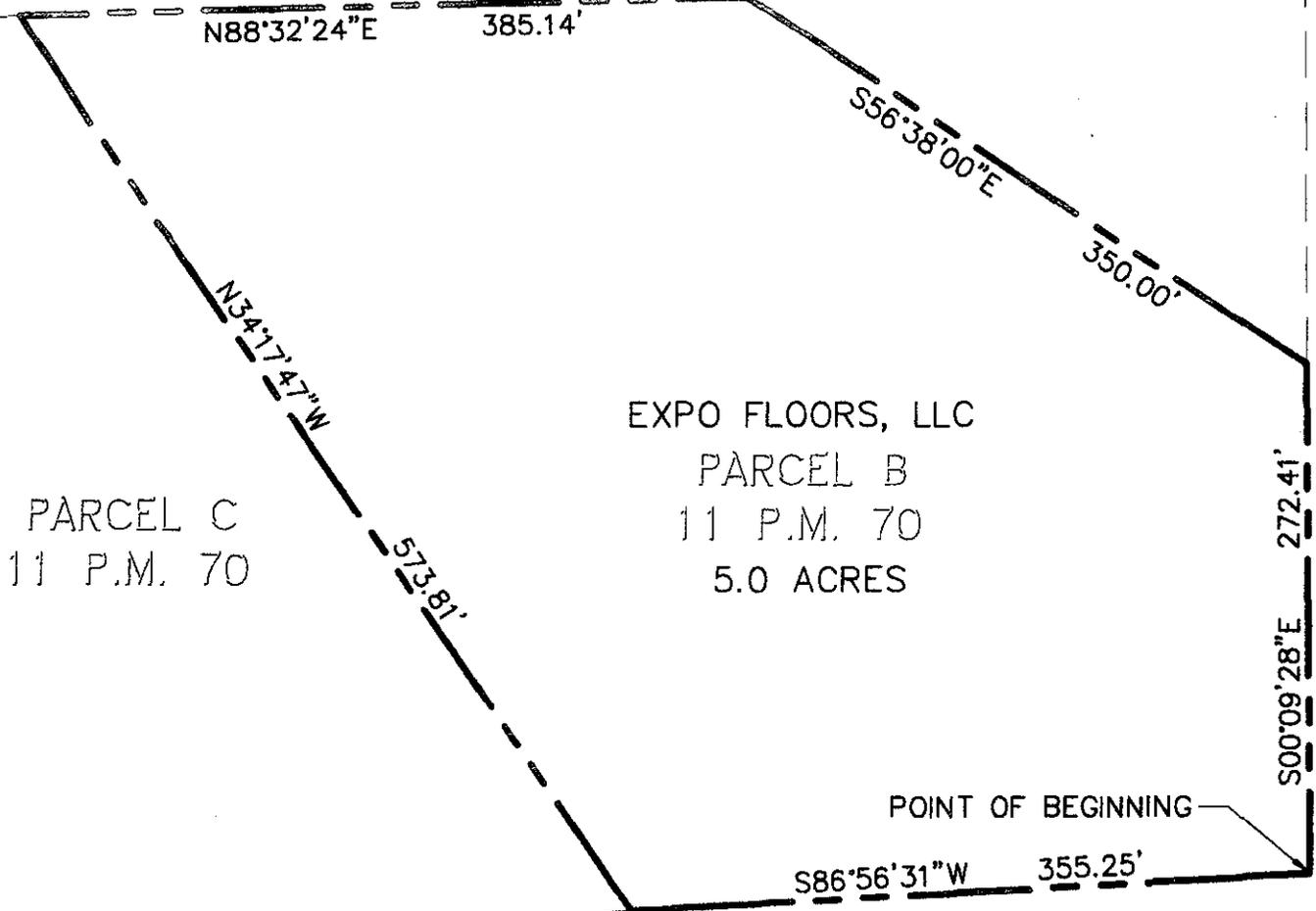
All that real property located in the Southeast quarter of the Southwest quarter of Section 24, Township 11 North, Range 7 East, M.D.M., in the County of Placer, State of California, being all of Parcel B, as shown on Parcel Map No. 72230, filed in Book 11 of Parcel Maps, at Page 70, Placer County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel B; thence from said point of beginning, along the boundary thereof, the following five (5) courses: (1) South 86°56'31" West, 355.25 feet; (2) North 34°17'47" West, 573.81 feet; (3) North 88°32'24" East, 385.14 feet; (4) South 56°38'00" East, 350.00 feet; and (5) South 00°09'28" East, 272.41 feet to the point of beginning; containing 5.00 acres, more or less.

End of Description



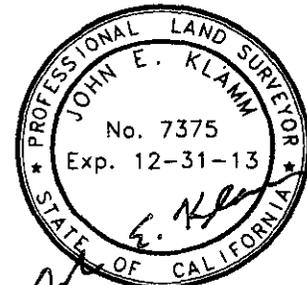
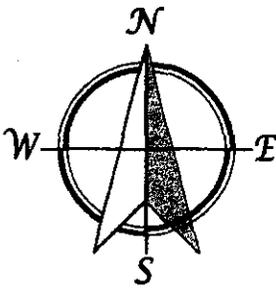
PARCEL A
11 P.M. 70



PARCEL C
11 P.M. 70

EXPO FLOORS, LLC
PARCEL B
11 P.M. 70
5.0 ACRES

POINT OF BEGINNING



J. Klamm
11/2/12

EXHIBIT "B"
 EXPO FLOORS, LLC - SEWER ANNEXATION
 SMD NO. 2 - ANNEXATION NO. 16
 PORTION OF THE S.E. ¼ OF THE S.W. ¼ OF
 SECTION 24, T.11N., R.7E., M.D.M.
 COUNTY OF PLACER, STATE OF CALIFORNIA



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

TSD ENGINEERING, INC.
 expect more.

SCALE:
 1"=100'

DATE:
 11/2/12

SHEET
 1 OF 1

NOTICE OF PUBLIC HEARING

BY WHOM: PLACER COUNTY BOARD OF SUPERVISORS

WHERE: BOARD OF SUPERVISORS CHAMBERS
ADMINISTRATIVE CENTER
175 FULWEILER AVENUE
AUBURN, CALIFORNIA

WHEN: Tuesday,

PURPOSE: NOTICE IS GIVEN that the Placer County Board of Supervisors will hold a public hearing to consider annexing certain property to County Sewer Maintenance District 2. Such property consists of APN 036-180-046, consisting of 4.7 acres, owned by Andrey Rakin and located on Moss Court in Granite Bay.

Interested persons are invited to attend or submit their written comments prior to the hearing date.

Ann Holman
Clerk of the Board of Supervisors

