

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

To: **BOARD OF SUPERVISORS** Date: **NOVEMBER 5, 2013**
From: ^{MD} **MARY DIETRICH / BILL ZIMMERMAN**
Subject: **PUBLIC HEARING: ANNEXATION OF CALIFORNIA AMERICAN WATER
PROPERTY TO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION:

1. Hold a Public Hearing and adopt a Resolution annexing the California American Water property, APN 023-221-051, located on the south side of Walerga Road, north of PFE Road in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek for the purpose of providing sewer service to their water tank booster station, at no net County cost.

BACKGROUND: California American Water (CalAm) is requesting that the above referenced parcel, consisting of 2.034 acres located on the south side of Walerga Road, north of PFE Road, in Roseville, be annexed into Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173) for the purpose of providing sewer service to their water tank booster station. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for your convenience. In order to annex a parcel into CSA 173, your Board must hold a Public Hearing and adopt a Resolution approving the annexation.

ENVIRONMENTAL CLEARANCE: A Negative Declaration for the development of the subject property was reviewed and certified by the Placer County Planning Commission on October 7, 2007. 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 was entered into in 2001 with the Dry Creek-West Placer Community Facilities District 1 property owners for construction of the sewer and reclaimed water facilities for this area. At the time estimated costs were used to develop the reimbursement fees with the intent of revising the Agreement once the actual costs were determined.

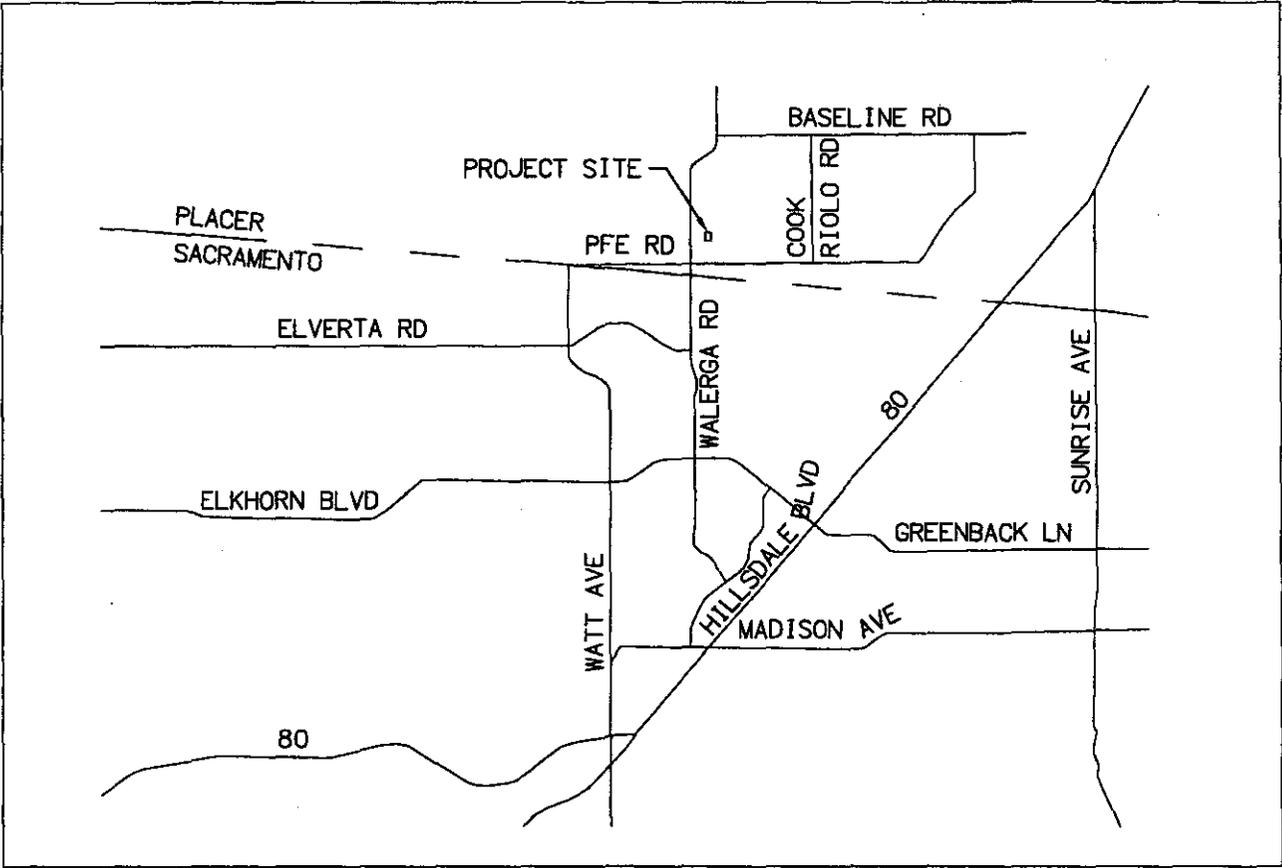
Concurrently on today's Board agenda is an amendment to the original Agreement finalizing the total costs and distribution thereof, and setting a new district-wide reimbursement fee. Under the original Agreement the Consumer Price Index (CPI) adjusted cost per Equivalent Dwelling Unit (EDU) for Area B would be \$5,592/EDU, for a total payment of \$5,592. Under the Amended Agreement the CPI adjusted cost per EDU would be \$2,723/EDU for a total payment of \$2,723. The Applicant will be charged the reimbursement fee in effect at the time they choose to make payment. This action will have no net County cost.

JD/BZ/KK/LM

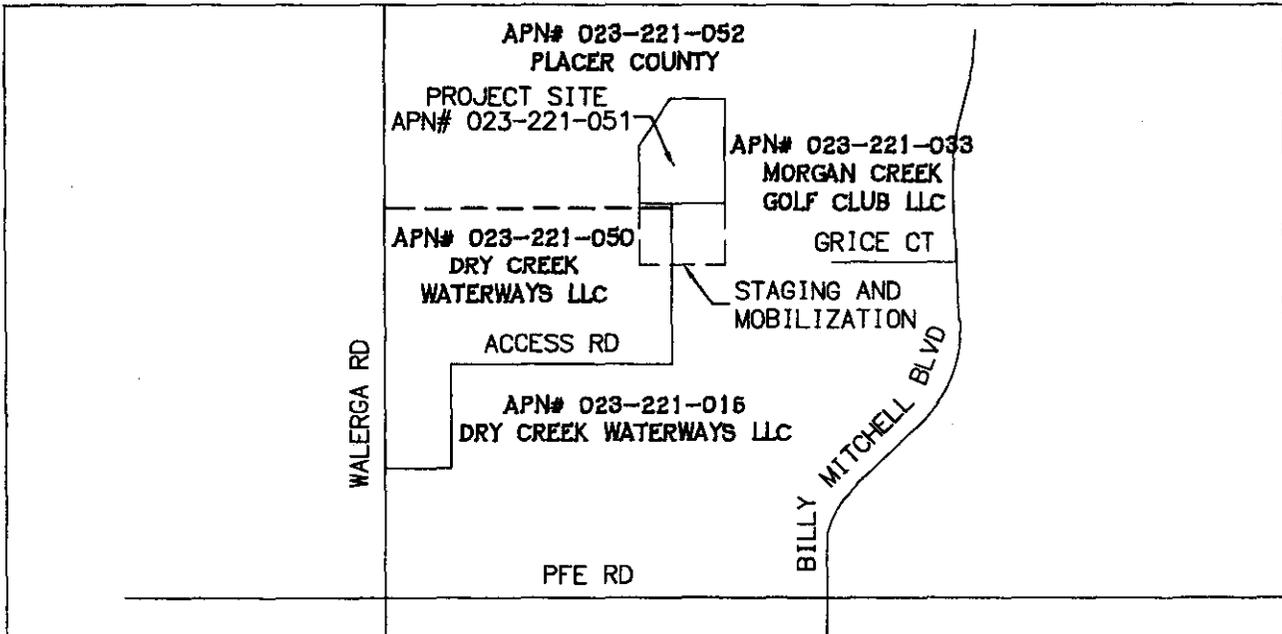
ATTACHMENTS: VICINITY MAP
RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

FAC\BSMEMO2013\EE\ANNEX CALAM WATER.DOC



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



PLANNING ■ DESIGN ■ CONSTRUCTION

2101 ARENA BOULEVARD, SUITE 250
SACRAMENTO, CALIFORNIA 95834-2303
916.928.1113 • FAX 916.928.1117 • www.RBF.com

MARCH 3, 2008

J.N. 60-100156

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

In the matter of: A RESOLUTION ANNEXING CALIFORNIA
AMERICAN WATER PROPERTY, APN: 023-221-051-000
INTO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK

Resolution 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.

Attest:
Clerk of said Board

Chair, 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 on Exhibit "A", and shown 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 2.034 acres.
2. The boundaries of County Service Area 28, Zone 173 – Dry Creek shall be altered to include such territory upon payment of the reimbursement fee in effect at the time the applicant chooses to make payment, which shall be deposited into the County Treasury to the credit of the Service Area. The funds shall then be disbursed to the Dry Creek-West Placer CFD #1 property owners in accordance with the Reimbursement Agreement and any subsequent Board approved amendments for Construction of Sewer Facilities and Reclaimed Water Line between the County of Placer and the Dry Creek-West Placer CFD #1 property owners.
3. This determination is only valid for one year. Should the applicant fail to pay the required reimbursement fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

REV 9/13

RBF CONSULTING
2101 Arena Boulevard, Suite 250
Sacramento, CA 95834

April 15, 2008
JN 60-100156

Walerga Road Tank and Booster Station Project
Sewer Annexation CSA #28 Zone 173
Annexation No. 10

EXHIBIT "A"

LEGAL DESCRIPTION

All that real property situated in the County of Placer, State of California described as follow:

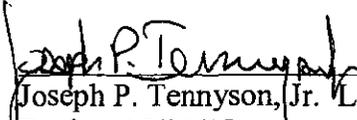
Being a portion of Parcel "B" of Parcel Map P-71277 as shown on that certain map filed in the office of the Recorder of the County of Placer, State of California in Book 7 of Parcel Map at Page 13 and further described as follows:

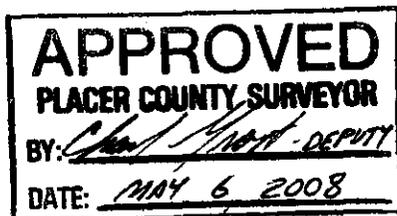
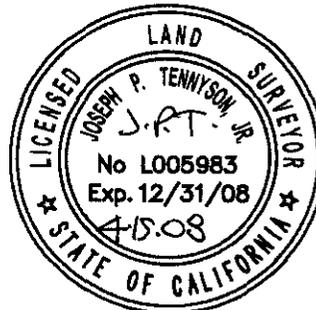
BEGINNING at a point in the easterly line of the aforesaid Parcel "B", distant thereon South 00°24'29" West 453.48 feet from the northeasterly corner of said Parcel "B"; thence, from said point of beginning, along said easterly line of said Parcel "B", South 00°24'29" West 345.00 feet; thence, leaving said easterly line, South 89°35'31" West 280.00 feet; thence, North 00°24'29" West 185.00 feet; thence, North 31°35'50" East 188.68 feet; thence, North 89°35'31" East 180.00 feet to the point of **BEGINNING**.

CONTAINING 2.034 Acres

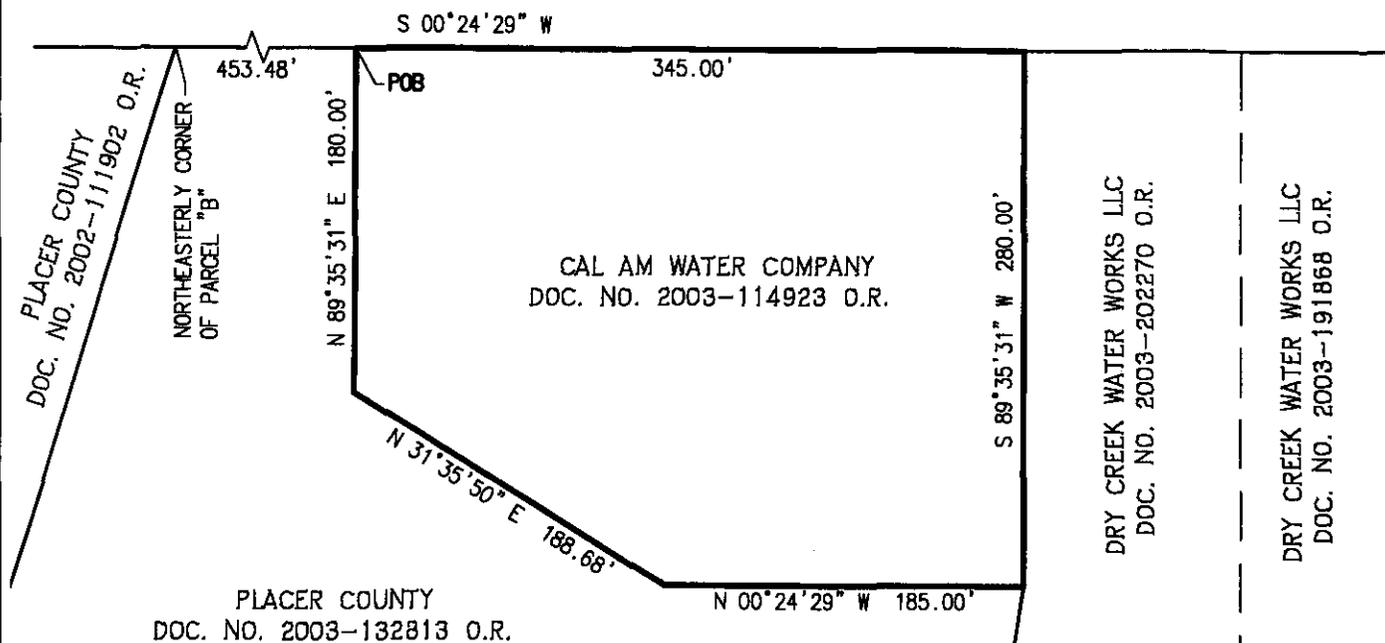
SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Records.

EXHIBIT "B" attached and by this reference made a part hereof.


Joseph P. Tennyson, Jr. LS 5983 4.15.2008
Expires 12/31/08 Date



L MAPS 83



PLACER COUNTY
DOC. NO. 2003-132813 O.R.

DRY CREEK WATER WORKS LLC
DOC. NO. 2003-202270 O.R.

DRY CREEK WATER WORKS LLC
DOC. NO. 2003-191868 O.R.

PARCEL

B

PARCEL *A*

PARCEL MAP P-71277

7 PM 13

APPROVED
PLACER COUNTY SURVEYOR
 BY: *Chad Hunt* - DEPUTY
 DATE: *MAY 6, 2008*

SCALE: 1"=100'

EXHIBIT "B"

SKETCH TO ACCOMPANY A
 LEGAL DESCRIPTION FOR
 WALERGA ROAD TANK AND
 BOOSTER STATION PROJECT
 SEWER ANNEXATION CSA #28
 ZONE 173 ANNEXATION NO. 10



Joseph P. Tennyson 4-15-2008
 JOSEPH P. TENNYSON, JR. DATE
 P.L.S. 5983 EXP. 12-31-08



PLANNING ■ DESIGN ■ CONSTRUCTION

2101 ARENA BOULEVARD, SUITE 250
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APRIL 15, 2008

J.N. 60-100156

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