

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

To: Honorable Board of Supervisors Date: August 26, 2014

From: ^{MD} Mary Dietrich, Facility Services Director
By: Kevin Bell, Environmental Engineering Program Manager *KJB*

Subject: Resolution of Intention to hold a Public Hearing: Annexation of Lynch Property to County Sewer Maintenance District 3

ACTION REQUESTED:

1. Adopt a Resolution of Intention setting the time and date to hold a Public Hearing to consider the annexation of a parcel owned by Marcia T. Lynch, APN 037-111-001-000, located on Peach Drive in Horseshoe Bar area, into the boundaries of Placer County Sewer Maintenance District 3 (SMD 3) at no net County cost.

BACKGROUND: Marcia T. Lynch is requesting that the above referenced parcel, consisting of 1.17 acres located at 3882 Peach Drive in Horseshoe Bar area, be annexed into SMD 3 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 0.4 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 the sewer district. 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. 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 \$8,880.00 (\$4,440 per lot x 2 potential lots as allowed under the General Plan). Furthermore, the applicant must provide a check for \$350 made payable to the State Board of Equalization for the recording fee charged by that State Agency.

ATTACHMENT: VICINITY MAP
RESOLUTION

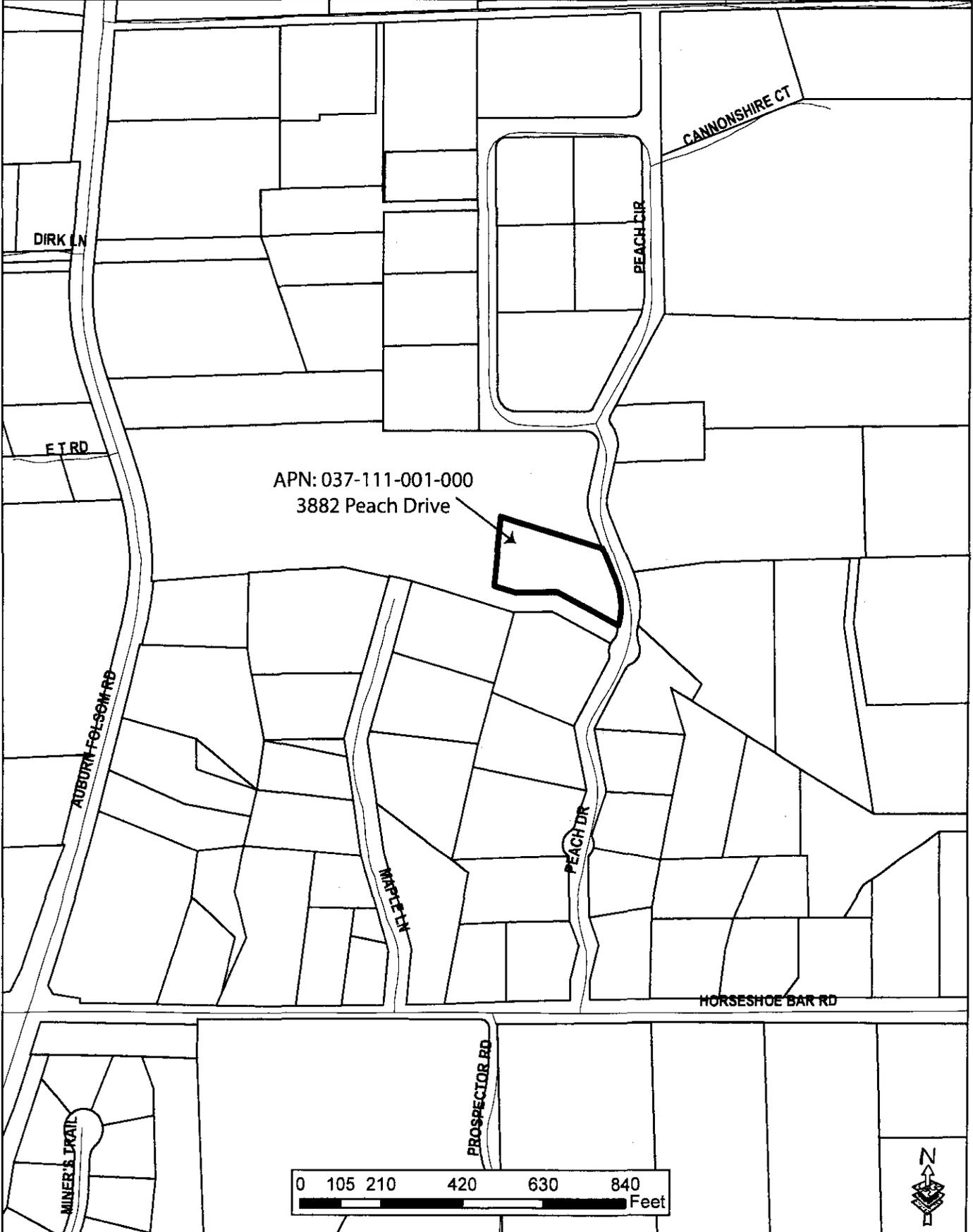
MD/BZ/KK/LM

CC: COUNTY EXECUTIVE OFFICE

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Request for Annexation into SMD 3

August 1, 2014



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 MARCIA T.
LYNCH, APN 037-111-001-000, INTO COUNTY SEWER
MAINTENANCE DISTRICT 3

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 3. Such land consists of the property belonging to Marcia T. Lynch, and is generally located at 3882 Peach Drive, Horseshoe Bar area 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 1.17 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 \$8,880.00 (\$4,440 per lot x 2 potential lots). This sum shall be deposited in the County Treasury to the credit of the Sewer District. Furthermore, the applicant must provide a check for \$350 payable to the State Board of Equalization for the recording fee charged by that State Agency.

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 3, 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 Horseshoe Bar area News, the newspaper of general circulation that the Board deems most likely to give notice of hearing to the inhabitants.

Attachments: Exhibit A
 Exhibit B

EXHIBIT A
Legal Description
Marcia T. Lynch
Annexation #35 to
Sewer Maintenance District No. 3

ALL THAT PORTION of the Southeast quarter of Section 7, Township 11 North, Range 8 East, Mount Diablo Base and Meridian, Placer County, California, **BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT an angle point in the Southerly line of the Parcel described hereby, from which point the Northwest corner of Lot 3 of the Sherwood Subdivision, as said Lot is shown upon the Map thereof, filed in the Office of the County Recorder of Placer County, in Book E of Maps, at Page 85, bears South 8°08'30" West, 50.51 feet; and the Southeast corner of said Section 7, bears South 49°02'06" East 1672.53 feet; **THENCE FROM SAID POINT OF BEGINNING:**

1. North 73°14' West , 61.36 feet to a point in a fence line;
2. Thence North 6°38'50" East, along said fence for a distance of 179.09 feet to a stake;
3. Thence South 72°00' East, 273.97 feet to a point in the Westerly line of a non-exclusive easement 50 feet in width; thence along the Westerly line of said easement the following three courses:
4. South 22°00' East, 88.95 feet to the beginning of a curve to the right having a radius of 180 feet;
5. Thence along said curve through a central angle of 34°30' for a distance of 108.38 feet (said arc being represented by the chord of South 4°45' East, 106.75 feet);
6. Thence South 12°30' West, 8.77 feet;
7. Thence North 61°11' West, 181.27 feet;
8. Thence South 89°31' West, 104.00 feet to the point of beginning;

Containing 1.17 Acres.

THIS LEGAL DESCRIPTION was prepared by me based on record data in April 2014.



Andrew R. Cassano, PLS 4370
Professional Land Surveyor
Nevada City Engineering, Inc.

Dated: June 20, 2014

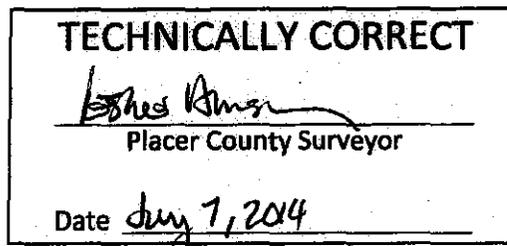
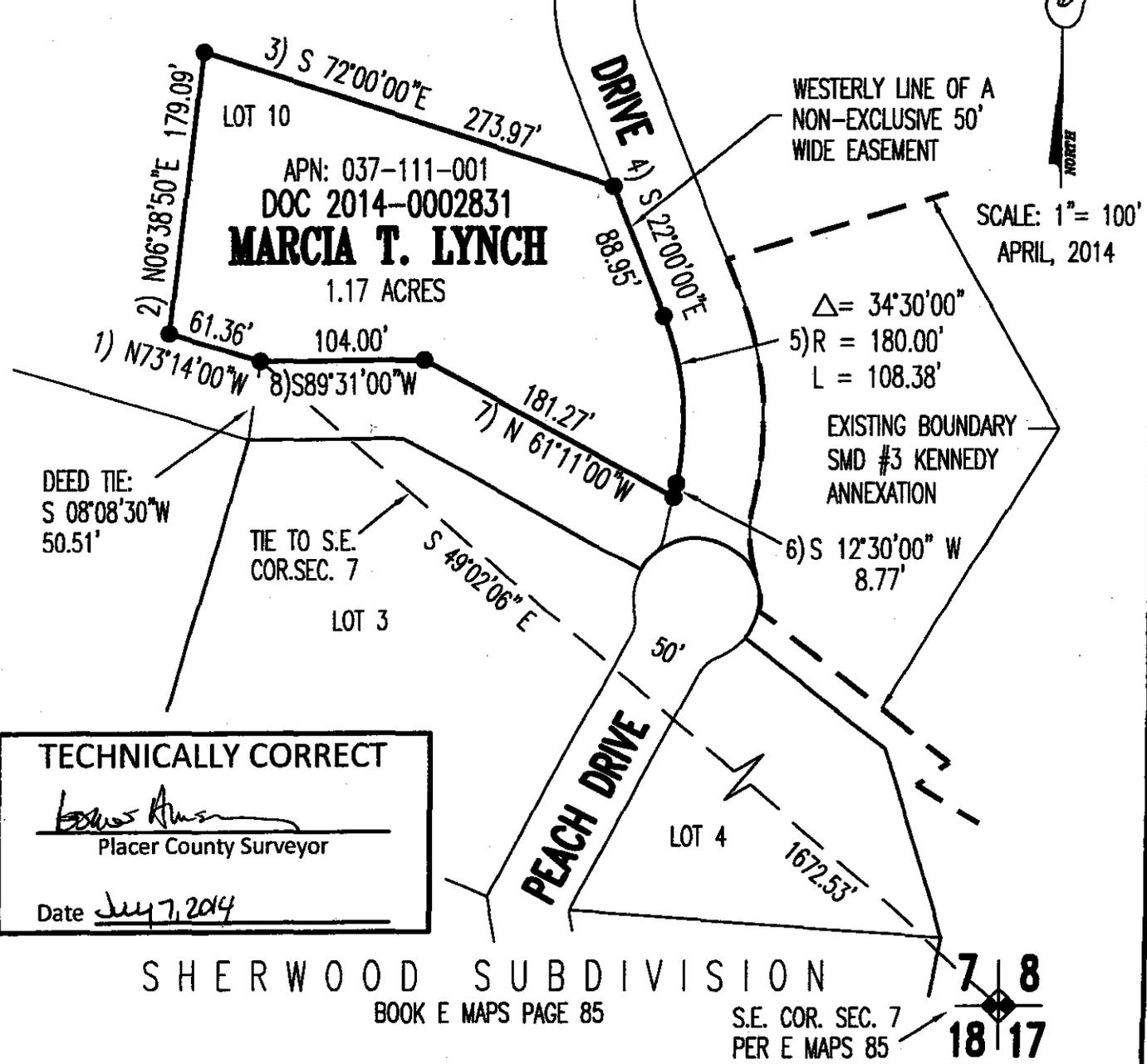


EXHIBIT "B"
LYNCH ANNEXATION # 35
 TO SEWER MAINTENANCE DISTRICT No. 3



S.E. 1/4 SECTION 7, T.11 N., R.8 E., M.D.M.
 BOOK F MAPS PAGE 8

SHERWOOD SUBDIVISION ADDITION



TECHNICALLY CORRECT
James Hansen
 Placer County Surveyor
 Date July 7, 2014

SHERWOOD SUBDIVISION
 BOOK E MAPS PAGE 85
 S.E. COR. SEC. 7
 PER E MAPS 85

7 | 8
 18 | 17

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