

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

To: Honorable Board of Supervisors

Date: September 1, 2015

From: Ken Grehm, Facility Services Interim Director

By: Kevin Bell, P.E., Environmental Engineering Program Manager

Subject: Environmental Engineering / Annexation / Intention to Set Public Hearing

ACTION REQUESTED

Adopt a Resolution of Intention to set the time and date to hold a Public Hearing to consider the annexation of the Johnson property located on Hammond Drive, in North Auburn (APN 054-190-006-000), into the boundaries of Sewer Maintenance District 1 to provide sewer service.

BACKGROUND: James Johnson is requesting the above referenced parcel, consisting of 4.91 acres located on Hammond Drive in Auburn, be annexed into Sewer Maintenance District 1 for the purpose of providing sewer service to the parcel. The Placer County General Plan provides for a minimum lot size of 2.3 acres. A legal description and plot map are attached as part of the Resolution. A vicinity map is included as Attachment 1.

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.

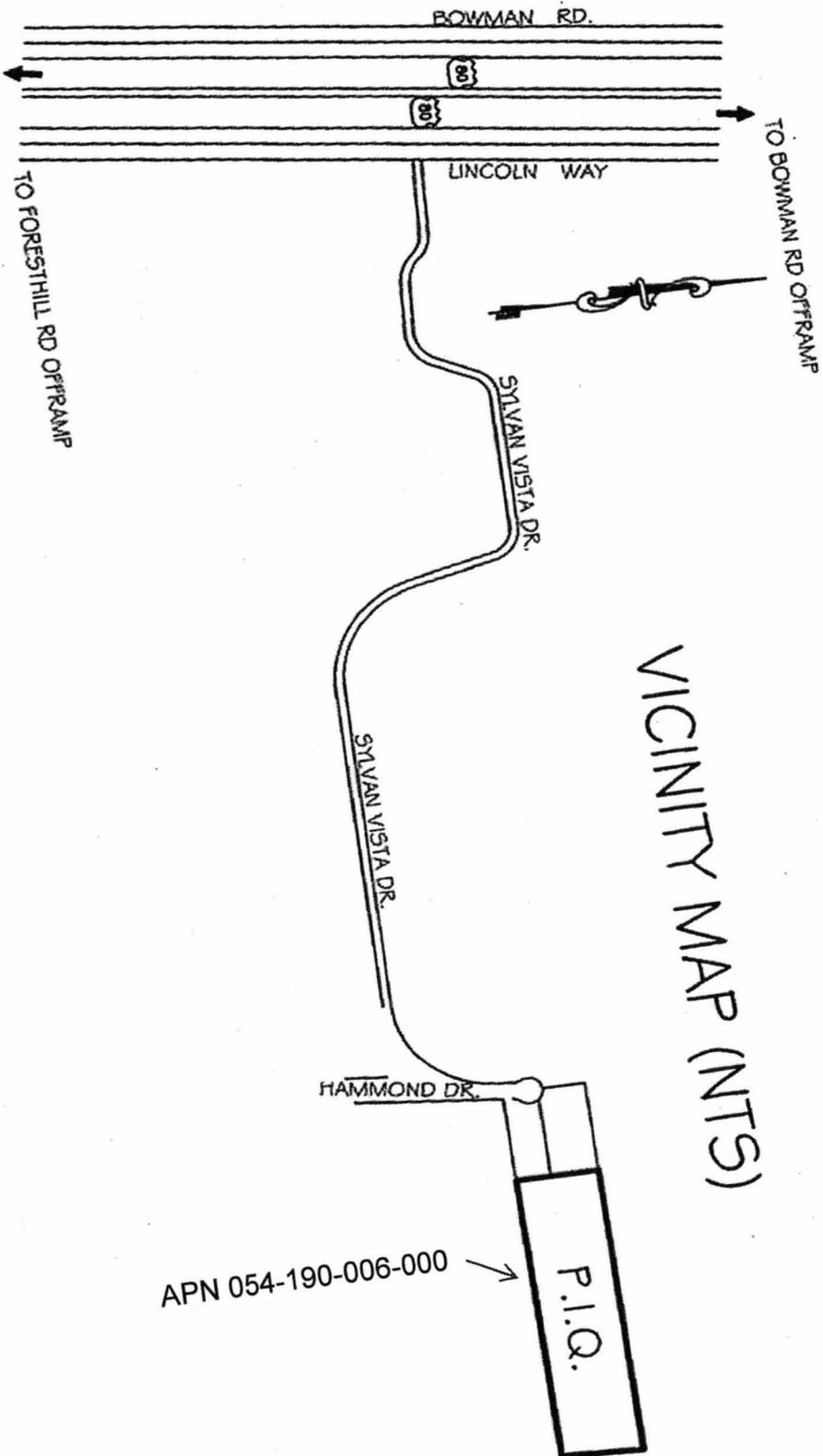
FISCAL IMPACT: Placer County Code Section 13.12.260 specifies that the owners of property annexed into a sewer maintenance district or county service area must pay an annexation fee. The applicant will be charged the annexation fee in effect at the time they choose to make payment, based on rates contained in Section 13.12.350 and 13.12.260 for parcels larger than one acre that cannot be split into more than one lot. Section 13.12.260 is applicable to this parcel and therefore the annexation fee that applies as of the date of this Resolution is \$6,344.00.

Attachment 1 – Vicinity Map

Attachment 2 – Resolution with Exhibits

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VICINITY MAP (NTS)

APN 054-190-006-000

P.I.Q.

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 JAMES
JOHNSON, APN 054-190-006-000, INTO
SEWER MAINTENANCE DISTRICT 1

Resol. No: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2015 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

WHEREAS, James Johnson is the owner of the property located on Hammond Drive, Auburn, California, APN 054-190-006-000; and,

WHEREAS, he has requested annexation into Sewer Maintenance District 1 (SMD 1) for the purposes of obtaining sewer service; and,

WHEREAS, California Health and Safety Code sections 4895 and 4896 require a Resolution to fix a time and place for a public hearing upon the question of the annexation of the territory to a district.

NOW, THEREFORE, 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 Sewer Maintenance District 1. Such land consists of the property belonging to James Johnson, and is located on Hammond Drive, Auburn as specifically described in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated herein. Such lands contain approximately 4.91 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 9:15 a.m. on Tuesday, 10/06/15, 2015 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 such territory will be benefited by annexation into SMD 1 and may order the boundaries of SMD 1 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 \$6,344.00.
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 SMD 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 the Board deems most likely to give notice of hearing to the inhabitants.

Attachments: Exhibit A – Legal Property Description
Exhibit B – Property Depiction

**EXHIBIT "A"
LEGAL DESCRIPTION
JOHNSON PROPERTY
ANNEXATION NO 141
SEWER MAINTANENCE DISTRICT #1**

That portion of Section 2 Township 12 North Range 8 East MD & M, County of Placer, State of California described as follows:

Beginning at an existing corner of SMD1 boundary, being the Northeast corner of Lot 31 as said lot is shown on the Map entitled "Sylvan Vista Estates" filed June 17, 1954 in Book E of Maps at page 73 in the Office of the County Recorder being the **True Point of Beginning**;
Thence, along the east line of said Sylvan Vista Estates and said existing SMD1 boundary, North $00^{\circ} 11' 30''$ West, 238.94' to the North line of said Section 2;

Thence, easterly along the North line of said Section 2, North $88^{\circ} 29' 30''$ East, 906.70' to the East line of the West 13.8 acres of the North half, of the Northeast quarter, of the Northeast quarter of said Section 2;

Thence, South $2^{\circ} 49' 17''$ West, 237.22', along said East line of the West 13.8 acres to the existing SMD1 boundary;

Thence, South $88^{\circ} 20' 30''$ West along said existing SMD1 boundary, 894.29' to the Northeast corner of said Lot 31 and the **True Point of Beginning**.

Said parcel containing approximately 4.91 acres.

See "Exhibit B" attached and made a part of this legal description.

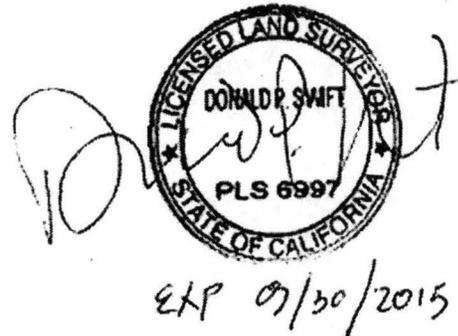
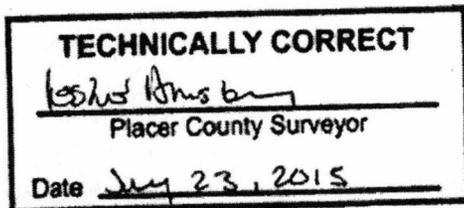
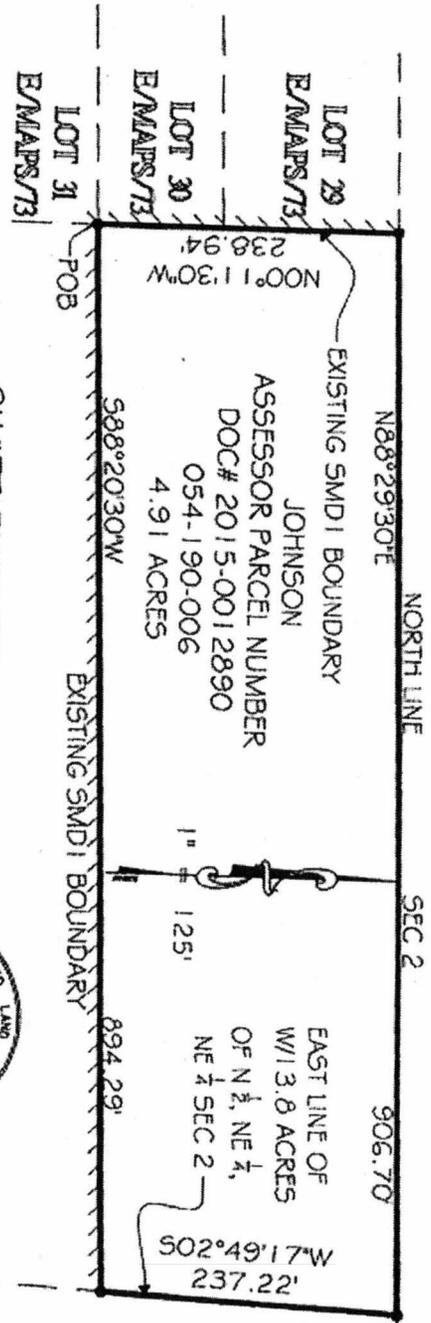


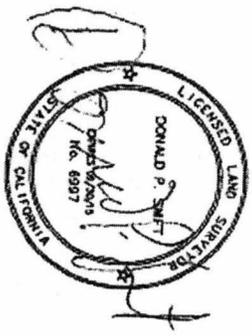
EXHIBIT B
PROPERTY DEPICTION

EXHIBIT B
JOHNSON PROPERTY
SEWER ANNEXATION
SMD NO. 1 ANNEXATION NO. 141

PORTION OF
SECTION 2, TOWNSHIP 12 NORTH,
RANGE 08 EAST, MOUNT DIABLO
BASELINE AND MERIDIAN



SWIFT ENGINEERING
3520 CEDAR SPRINGS LANE
MEADOW VISTA, CA. 95722
(530) 878-6732 CELL: (916) 838-0185
EMAIL: donswift@swiftengineering.net



TECHNICALLY CORRECT
Leslie Adams
Placer County Surveyor
Date July 23, 2015