

**MEMORANDUM
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: October 6, 2015

From: Ken Grehm, Director of Public Works and Facilities
By: Kevin Bell, P.E., Environmental Engineering Program Manager

Subject: Environmental Engineering / Public Hearing / Johnson Property / Annexation to
Sewer Maintenance District 1

ACTION REQUESTED

After conducting a Public Hearing to consider any protests, adopt a Resolution to annex the Johnson property, located on Hammond Drive in Auburn, California, (APN 054-190-006-000), into the boundaries of Sewer Maintenance District 1 to provide sewer service.

BACKGROUND

James Johnson is requesting that the above referenced parcel, consisting of 4.91 acres located on Hammond Drive 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, however, due to topographic constraints the parcel cannot be split into more than one lot. The annexation fee will, therefore, be based on a single lot. A legal description and plot map are attached as part of the Resolution. A vicinity map is included as Attachment 1.

In order to annex a parcel your Board must hold a Public Hearing and adopt a Resolution approving the annexation. The proposed annexation was advertised in the Auburn Journal and posted in six locations pursuant to Government Code Section 6061.

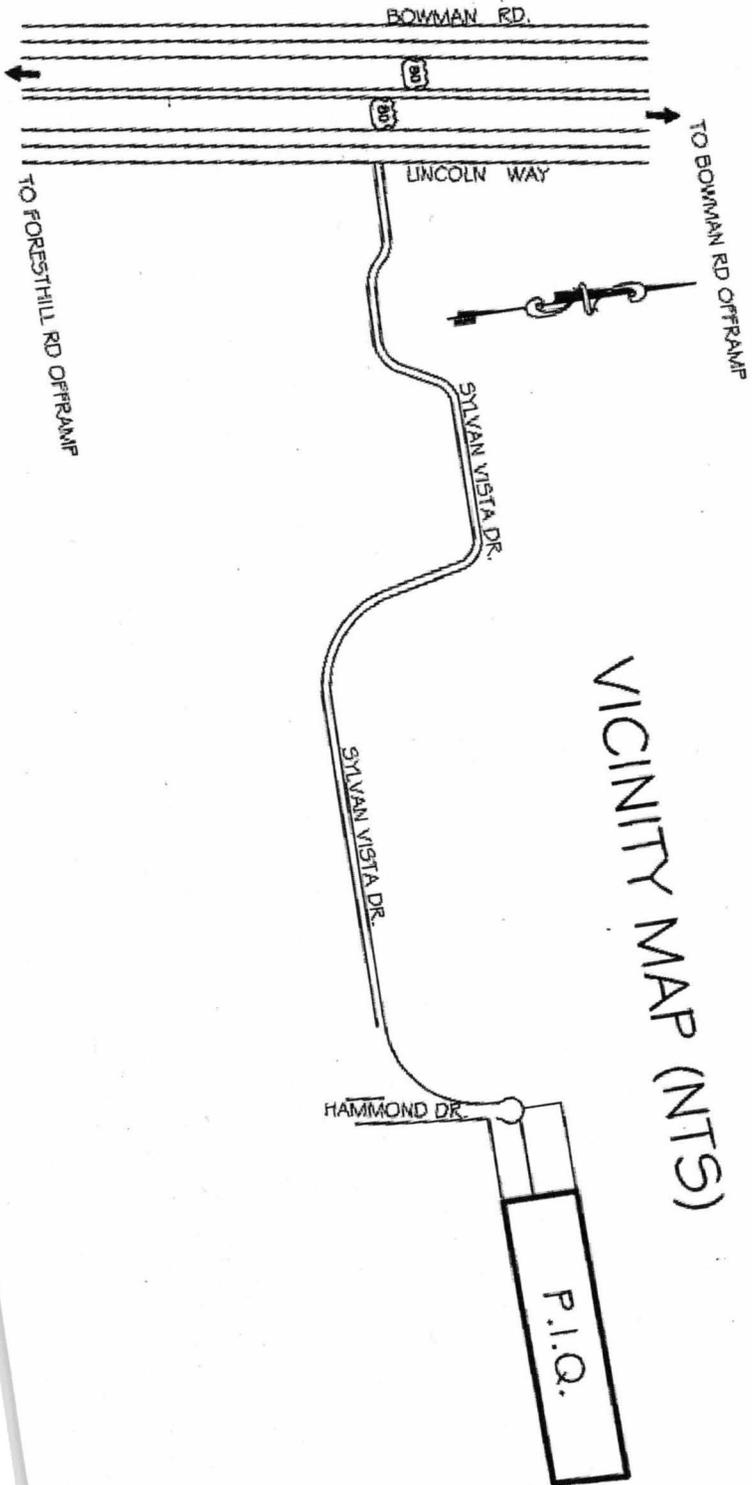
ENVIRONMENTAL CLEARANCE

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



VICINITY MAP (NTS)

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

In the matter of: A RESOLUTION ANNEXING
THE JOHNSON PROPERTY,
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.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, the Board of Supervisors hereby determines that the James Johnson property generally located on Hammond Drive, as specifically described in Exhibit "A", and shown on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to Sewer Maintenance District 1 (SMD 1). Such land contains approximately 4.91 acres.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:

1. The boundaries of SMD 1 shall be altered to include such territory upon payment of the annexation fee in effect at the time the applicant chooses to make payment, based on rates contained in Section 13.12.360 of the County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$6,344.00 which shall be deposited in the County Treasury to the credit of SMD 1.
2. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, the applicant must reapply for annexation.

Attachments: Exhibit A – Johnson Property Sewer Annexation Description
Exhibit B – Johnson Property Sewer Annexation Map

EXHIBIT A
JOHNSON PROPERTY SEWER ANNEXATION DESCRIPTION

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° 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° 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° 49' 17" West, 237.22', along said East line of the West 13.8 acres to the existing SMD1 boundary;

Thence, South 88° 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.

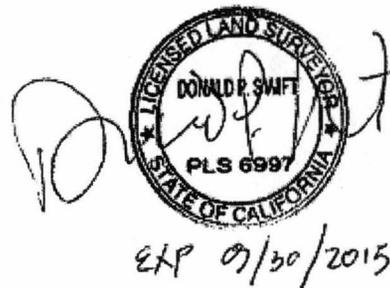
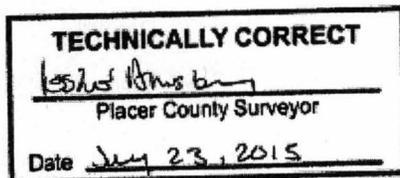
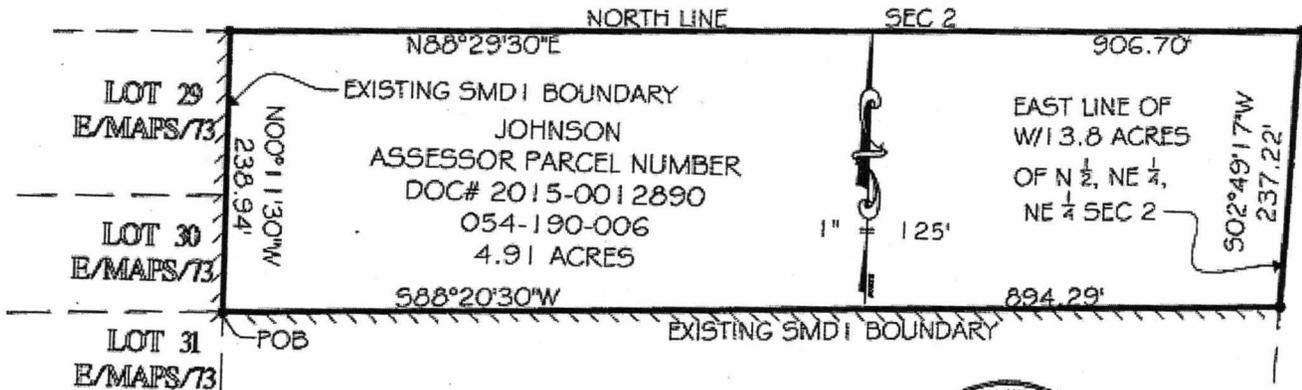


EXHIBIT B
JOHNSON PROPERTY SEWER ANNEXATION MAP

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



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3520 CEDAR SPRINGS LANE
MEADOW VISTA, CA. 95722
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TECHNICALLY CORRECT
Leslie Amis
Placer County Surveyor
Date July 23, 2015

