

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

To: Honorable Board of Supervisors Date: January 5, 2016

From: Ken Grehm, Director of Public Works and Facilities
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 HBT of Riolo Vineyards, LLC property, located on PFE Road in Roseville (APN 023-221-006-000), into the boundaries of County Service Area 28, Zone 173 – Dry Creek to provide sewer service.

BACKGROUND

HBT of Riolo Vineyards, LLC is requesting that the above referenced parcel, consisting of 30.36 acres located on the north side of PFE Road, west of Walerga Road, in Roseville, be annexed into the boundaries of County Service Area 28, Zone 173 – Dry Creek for the purpose of providing sewer service to the proposed 107-lot development. The proposed development density is consistent with Placer County General Plan as amended by your Board on May 12, 2009, through Resolution 2009-118. 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 County Service Area, Zone 173 – Dry Creek. 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.

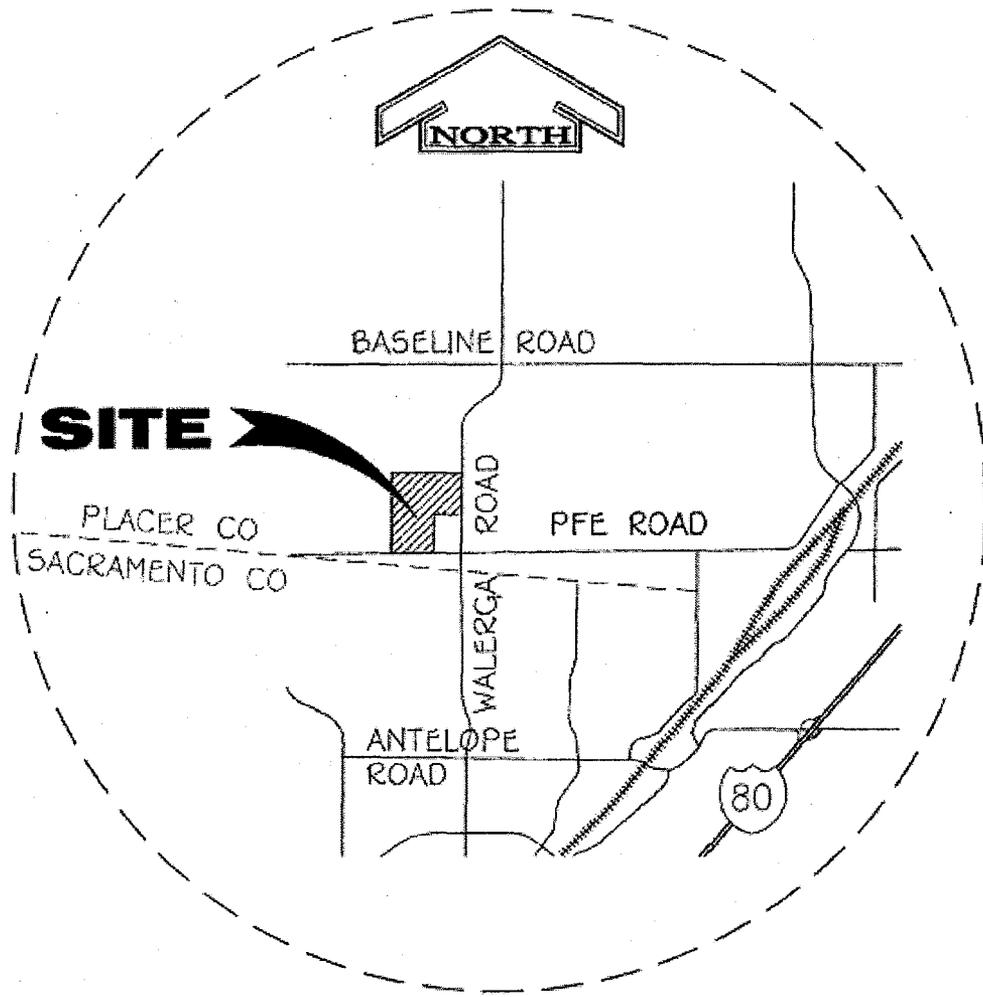
ENVIRONMENTAL CLEARANCE

On May 12, 2009, your Board adopted Resolution 2009-117 certifying the Final Environmental Impact Report (FEIR) for the development of the subject property. The FEIR contemplates that sewer services are provided by the County, who will be responsible for operations and maintenance of the sewer infrastructure within the development. Therefore, no further environmental review is necessary.

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. The annexation fee that applies to the subject property as of the date of this Resolution is \$291,361.00 (\$2,723.00 per lot x 107 proposed lots).

Attachment 1 – Vicinity Map
Attachment 2 – Resolution



VICINITY MAP

NOT TO SCALE

**ANNEXATION TO CSA 28, ZONE, 173,
ANNEXATION NO. 15**

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 HBT of
Riolo vineyards, LLC APN 023-221-006-000,
into County Service Area 28, Zone 173 – Dry Creek

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

WHEREAS, HBT of RIOLO VINEYARDS, LLC (HBT) is the owner of the property located near PFE and Walerga Roads, APN 023-221-006-000; and

WHEREAS, HBT has requested annexation into CSA 28, Zone 173 – Dry Creek for the purposes of obtaining sewer service;

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 CSA 28, Zone 173 – Dry Creek. Such land consists of the property belonging to HBT of Riolo Vineyards, LLC, and is generally located at PFE and Walerga Roads 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 30.36 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 into CSA 28, Zone 173 – Dry Creek and may order the boundaries of CSA 28, Zone 173 – Dry Creek 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 \$291,361.00.
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 CSA 28, Zone 173 – Dry Creek, 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 of hearing to the inhabitants.

Attachments: Exhibit A
Exhibit B

EXHIBIT "A"

ANNEXATION TO CSA 28, ZONE 173, ANNEXATION NO. 15
MARIPOSA OF RIOLO VINEYARDS
PLACER COUNTY, CA
APN 023-221-006

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING ALL OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, AT PAGE 75, PLACER COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING 8 COURSES:

1. NORTH 00°46'37" WEST 1344.29 FEET;
2. NORTH 89°23'13" EAST 1093.54 FEET;
3. SOUTH 00°23'43" EAST 50.00 FEET;
4. NORTH 89°23'13" EAST 221.91 FEET;
5. SOUTH 00°46'37" EAST 635.89 FEET;
6. SOUTH 89°27'26" WEST 659.98 FEET;
7. SOUTH 00°46'33" EAST 660.01 FEET
8. SOUTH 89°27'26" WEST 655.13 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL GROSS AREA OF 30.36 ACRES, MORE OR LESS.

THE ATTACHED PLAT ENTITLED "EXHIBIT B" IS MADE A PART OF THIS LEGAL DESCRIPTION.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

J.C. Koo
 WRITTEN BY: JIM C. KOO, PLS 7829
 EXP. DATE: DECEMBER 31, 2016
 DATE PREPARED: SEPTEMBER 29, 2015

