

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

To: Honorable Board of Supervisors Date: February 9, 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 annexation of the Morris property, located at 1791 Vineyard Road in Roseville (APN 473-030-013-000), into the boundaries of County Service Area 28, Zone 173 – Dry Creek to provide sewer service.

BACKGROUND

Matthew and Tracey Morris are requesting the above referenced parcel, consisting of 1.07 acres located at 1791 Vineyard 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 parcel. The Placer County General Plan provides for a minimum lot size of 0.46 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 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.

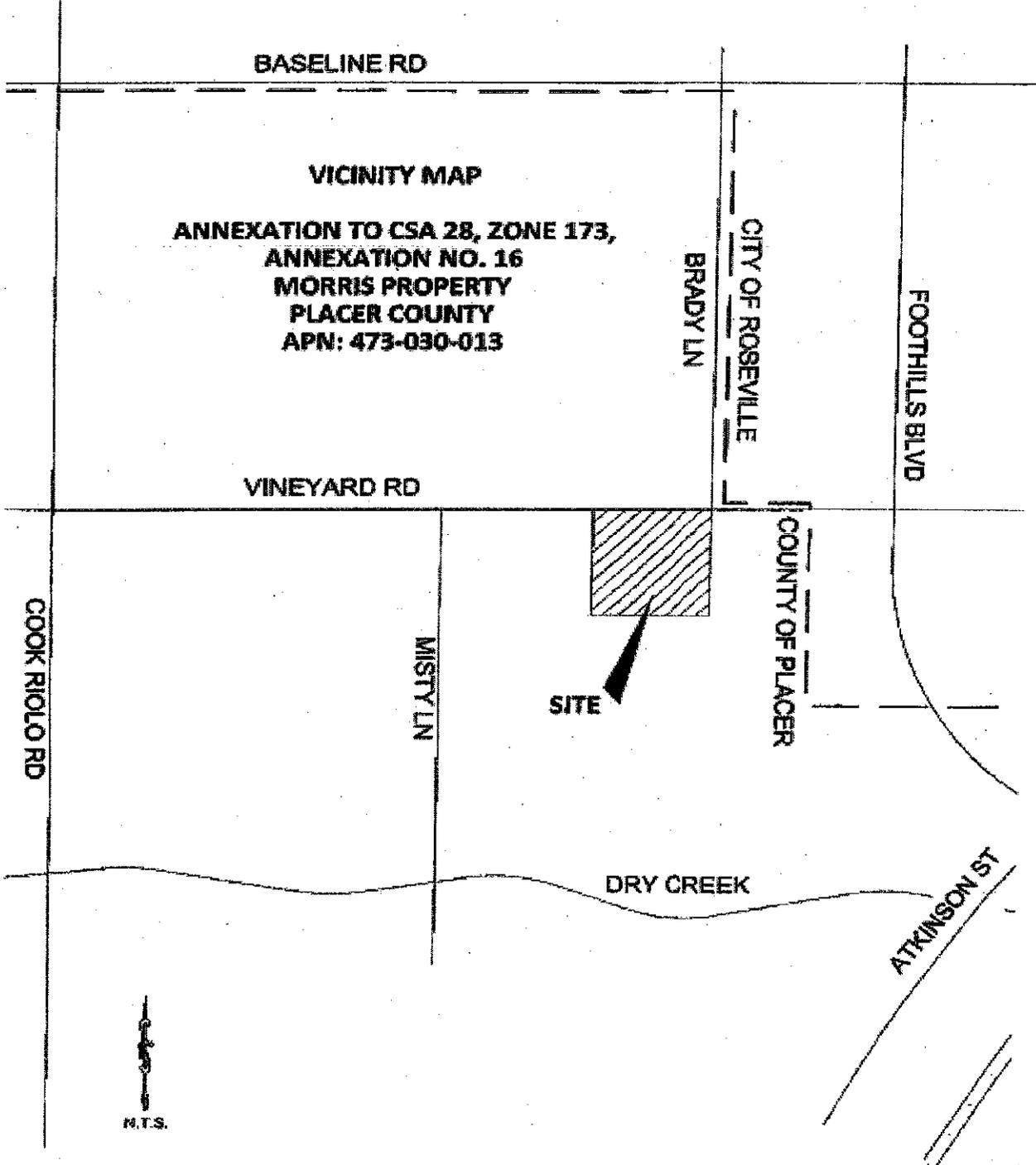
ENVIRONMENTAL CLEARANCE

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 does not specify annexation fees for County Service Area, Zone 173 – Dry Creek. A Reimbursement Agreement with John Mourier Construction, Inc., for construction of sewer facilities requires payment of a reimbursement fee by properties that did not participate in the Agreement. The cost per Equivalent Dwelling Unit (EDU) as delineated in the Agreement is \$1,779.00. This calculates to a total reimbursement payment of \$1,779.00 (1 EDU X \$1,799.00). Placer County will disburse this fee to John Mourier Construction, Inc., as required by the Agreement.

Attachment 1 – Vicinity Map
Attachment 2 – Resolution



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 Matthew
and Tracey Morris, APN 473-030-013-000,
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 _____, 2016, 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, Matthew and Tracey Morris are the owners of the property located at 1791 Vineyard Road, APN 473-030-013-000; and

WHEREAS, they have requested annexation into CSA 28, Zone 173 – Dry Creek 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 CSA 28, Zone 173 – Dry Creek. Such land consists of the property belonging to Matthew and Tracey Morris, and is generally located at 1791 Vineyard Road, Roseville 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 1.07 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.

Resol No. _____

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 \$1,779.00.
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. 16
MORRIS PROPERTY
PLACER COUNTY
APN: 473-030-013

ALL THAT LAND AS DESCRIBED IN DOCUMENT NO. 2012-0058327 AS SHOWN ON THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE RECORDER OF PLACER COUNTY FILED APRIL 3, 2013, IN BOOK 22 OF SURVEYS, AT PAGE 29 AND DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 25 OF HICKEN TRACT FILED IN BOOK A OF MAPS, AT PAGE 31 PLACER COUNTY RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DEED RECORDED SEPTEMBER 20, 1974, IN BOOK 1594, PAGE 398, OFFICIAL RECORDS; Thence SOUTH 89°43'58" WEST 185.91 FEET; THENCE ALONG THE EASTERLY LINE OF DEED RECORDED JULY 7, 1975, IN BOOK 1651, PAGE 636, OFFICIAL RECORDS, NORTH 00°37'45" WEST 249.61 FEET TO THE RIGHT OF WAY LINE OF VINEYARD ROAD BEING 33 FEET WIDE; THENCE LEAVING SAID DEED 1651 O.R. 636 AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF VINEYARD ROAD NORTH 89°38'59" EAST 186.87 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00°24'29" EAST 249.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 1.07 ACRES

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL TO THAT SHOWN ON RECORD OF SURVEY FILED IN BOOK 22 OF SURVEYS, AT PAGE 29 PLACER COUNTY RECORDS.


11-24-15
KRISTOPHER KLIMA, PLS 8602

TECHNICALLY CORRECT

Placer County Surveyor
Date December 8, 2015



EXHIBIT 'B'

ANNEXATION TO CSA 28, ZONE 173, ANNEXATION NO. 16
MORRIS PROPERTY
PLACER COUNTY
APN: 473-030-013



VINEYARD RD.

N89°38'59"E
186.87'

KL 11-24-15

APN: 473-030-012

N00°37'45"W 249.61'

DOC NO 2012-0058327
MORRIS PROPERTY
APN: 473-030-013
1.07 ACRES

S00°24'29"E 249.88'

APN: 473-190-010

PRIVATE SEWER EASEMENT
PER DOC# 2012-0101171 O.R.

APN: 473-190-009

P.O.B.

APN: 473-210-061

S89°43'58"W
185.91'

APN: 473-030-014



1"=40'

TECHNICALLY CORRECT

KLIMA

Placer County Surveyor

Date December 8, 2015