



M E M O R A N D U M
PUBLIC WORKS AND FACILITIES
ENVIRONMENTAL ENGINEERING DIVISION
County of Placer

TO: Board of Supervisors **DATE:** March 8, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Kevin Bell, Engineering Program Manager
SUBJECT: Environmental Engineering / Public Hearing / Morris Property / Annexation

ACTION REQUESTED

After conducting a Public Hearing to consider public testimony, adopt a Resolution to annex the Morris property, located at 1791 Vineyard Road in Roseville (APN 473-030-013-000), into the boundaries of County Service Area 28, Zone of Benefit 173 – Dry Creek to provide sewer service.

BACKGROUND

Matthew and Tracey Morris are requesting that 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 of Benefit 173 – Dry Creek (ZOB 173) for the purpose of providing sewer service to the parcel. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for your convenience.

In order to annex a parcel your Board must hold a Public Hearing and adopt a Resolution approving the annexation. On February 9, 2016, in accordance with Section 4896 and 4897 of the Health and Safety Code, your Board adopted a Resolution of Intention establishing the time and date for a Public Hearing. The Public Hearing for the proposed annexation was advertised in the Roseville Tribune and posted in six locations pursuant to Government Code Section 6061.

ENVIRONMENTAL IMPACT

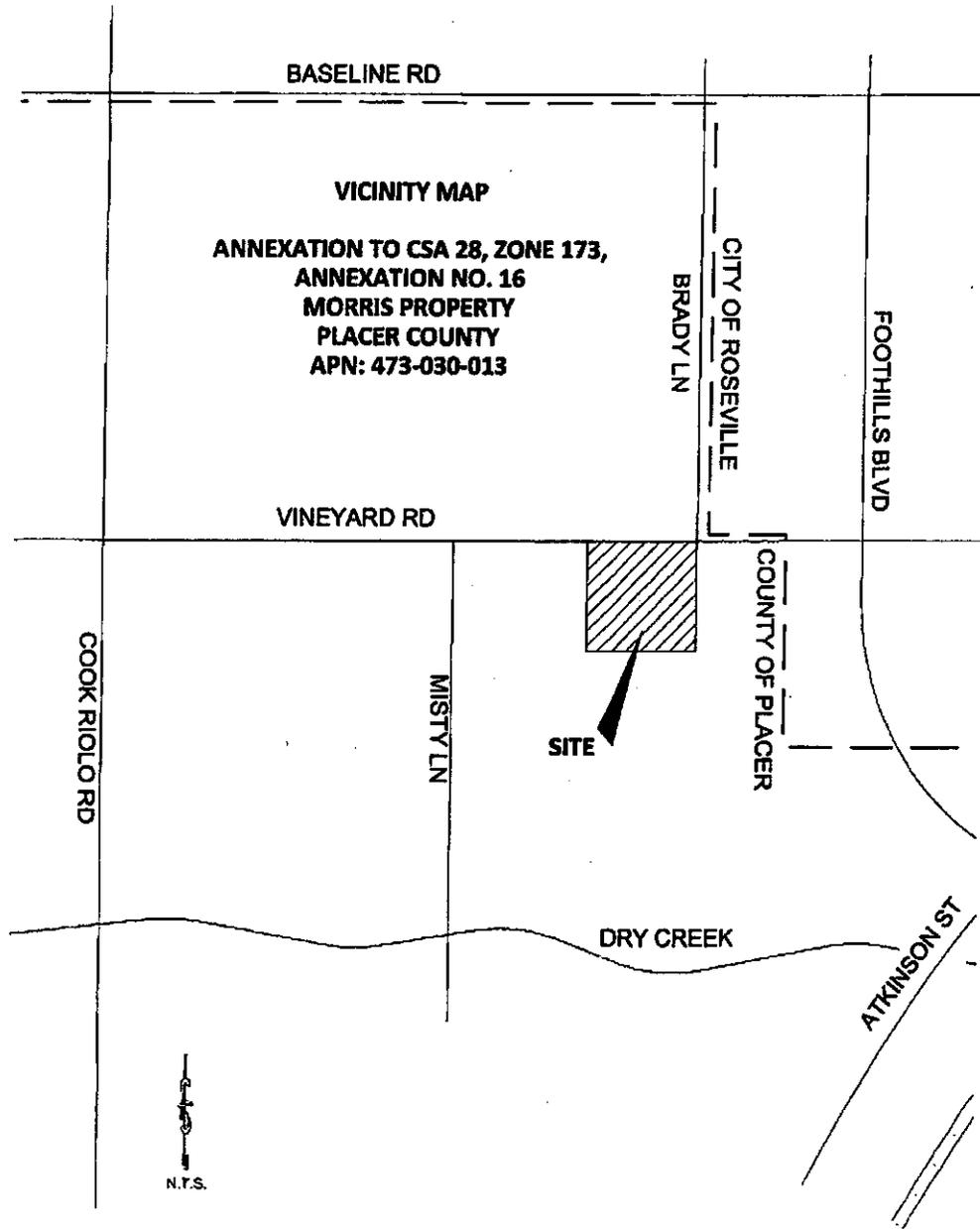
The annexation of individual parcels is categorically exempt from environmental review pursuant to section 15319 (b) "Annexations of Existing Facilities and Lots for Exempt Facilities" of the California Environmental Quality Act Guidelines

FISCAL IMPACT

Placer County Code Section 13.12.260 does not specify annexation fees for ZOB 173. 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 \$1,779.00). Placer County will disburse this fee to John Mourier Construction, Inc., as required by the Agreement.

ATTACHMENTS

Vicinity Map
Resolution



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

In the matter of: A Resolution annexing the
Property of Matthew and Tracey Morris, APN
473-030-013-000, into County Service Area 28,
Zone of Benefit 173 – Dry Creek District

Resolution 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, with this Resolution the Board of Supervisors hereby determines that the Matthew and Tracey Morris property located at 1791 Vineyard Road, 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 County Service Area 28, Zone of Benefit 173 Dry Creek District. Such land contains approximately 1.07 acres.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California:

1. The boundaries of County Service Area 28, Zone of Benefit 173 – Dry Creek District shall be altered to include such territory upon payment of \$1,779.00 which shall be deposited into the County Treasury to the credit of the Service Area. The funds will then be disbursed to John Mourier Construction Inc. in accordance with the Reimbursement Agreement.
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.

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

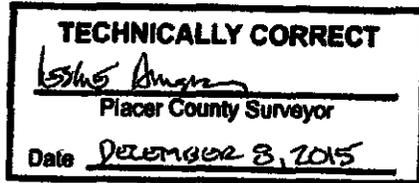


EXHIBIT 'B'

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'

[Signature] 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
[Signature]
Placer County Surveyor
Date December 8, 2015

