



MEMORANDUM
PUBLIC WORKS AND FACILITIES
ENVIRONMENTAL ENGINEERING DIVISION
County of Placer

TO: Board of Supervisors DATE: June 7, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Kevin Bell, P.E., Environmental Engineering Program Manager
SUBJECT: Environmental Engineering / Annexation / Morgan Place / 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 annexing the CNC Roseville LLC property (known as Morgan Place), located at the southeast corner of Walerga and PFE Roads, Roseville (APN 023-220-013-000), into the boundaries of County Service Area 28, Zone 173 – Dry Creek to provide sewer service.

BACKGROUND

CNC Roseville LLC is requesting that the above referenced parcel, consisting of 12.96 acres located at the southeast corner of Walerga and PFE Roads, Roseville, be annexed into the boundaries of County Service Area 28, Zone 173 – Dry Creek for the purpose of providing sewer service to the 80-lot subdivision known as Morgan Place. The proposed development density is consistent with the Placer County General Plan. 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 25, 2006 the Placer County Planning Commission adopted the Final Environmental Impact Report 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.

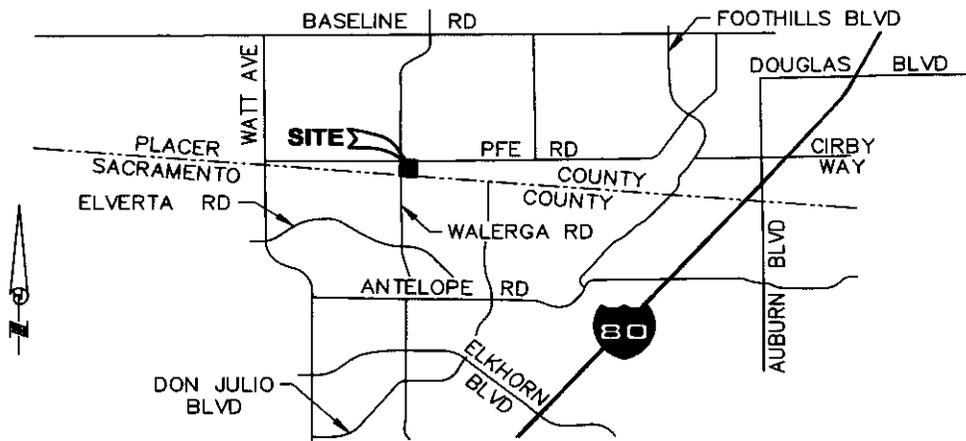
FISCAL IMPACT

Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. An Amended Reimbursement Agreement with the Dry Creek-West Placer CFD #1 property owners for construction of sewer facilities requires payment of a reimbursement fee by properties that did not participate in the Amended Agreement. The cost per Equivalent Dwelling Unit (EDU) as delineated in the Amended Agreement is \$2,723/EDU. This calculates to a total reimbursement payment of \$217,840 (\$2,723/EDUs x 80 proposed EDUs). Placer County will disburse this fee to the Dry Creek-West Placer CFD #1 property owners as required by the Amended Agreement.

ATTACHMENTS

Vicinity Map
Resolution

Vicinity Map



VICINITY MAP
NO SCALE
ANNEXATION TO CSA 28, ZONE 173,
ANNEXATION NO. 17
MORGAN PLACE
APN: 023-221-013

EXHIBIT "B"
ANNEXATION INTO CSA 28, ZONE 173
ANNEXATION NO. 17
MORGAN PLACE
APN 023-221-013
A PORTION OF
SECTION 18, T10N R6E, MDBM
COUNTY OF PLACER, CALIFORNIA
SCALE: 1"=200' MARCH 2016

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

In the matter of: A Resolution of intention to set a date and time for a Public Hearing to consider annexing the CNC Roseville, LLC property, located at the southeast corner of Walerga and PFE Roads, Roseville (APN 023-220-013-000), into the boundaries of County Service Area 28, Zone 173 – Dry Creek

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:

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, CNC Roseville LLC is the owner of the property located at the southeast corner of Walerga and PFE Roads, Roseville (APN 023-220-013-000), known as Morgan Place; and

WHEREAS, the LLC 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 set a time and place for a Public Hearing to consider the annexation of the parcel into CSA 28, Zone 173 – Dry Creek.

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 CNC Roseville LLC, and is generally located at the southeast corner of Walerga and PFE Roads, 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 12.96 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 reimbursement fee. The applicant will be charged the reimbursement fee in effect at the time they choose to make payment, based on rates contained in the Amended Reimbursement Agreement with the Dry Creek-West Placer CFD #1 property owners. The reimbursement fee that applies to the subject property as of the date of this Resolution is \$217,840.
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. 17
Morgan Place
APN: 023-221-013

All that portion of land located within a portion of the northeast quarter of Section 18, Township 10 North, Range 6 East, MDBM, County of Placer, State of California, described as follows:

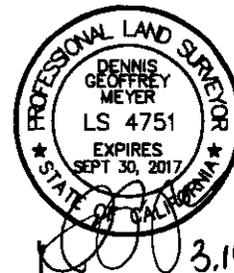
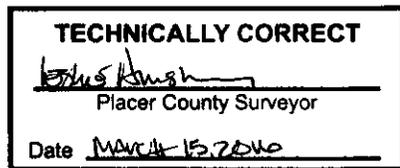
Beginning at a point on the northerly line of the northeast quarter of said Section 18 from which the north quarter corner of said Section 18 bears South 89°40'36" West, along said northerly line, a distance of 200.01 feet; thence from said **Point of Beginning**, the following seven (7) consecutive courses and distances:

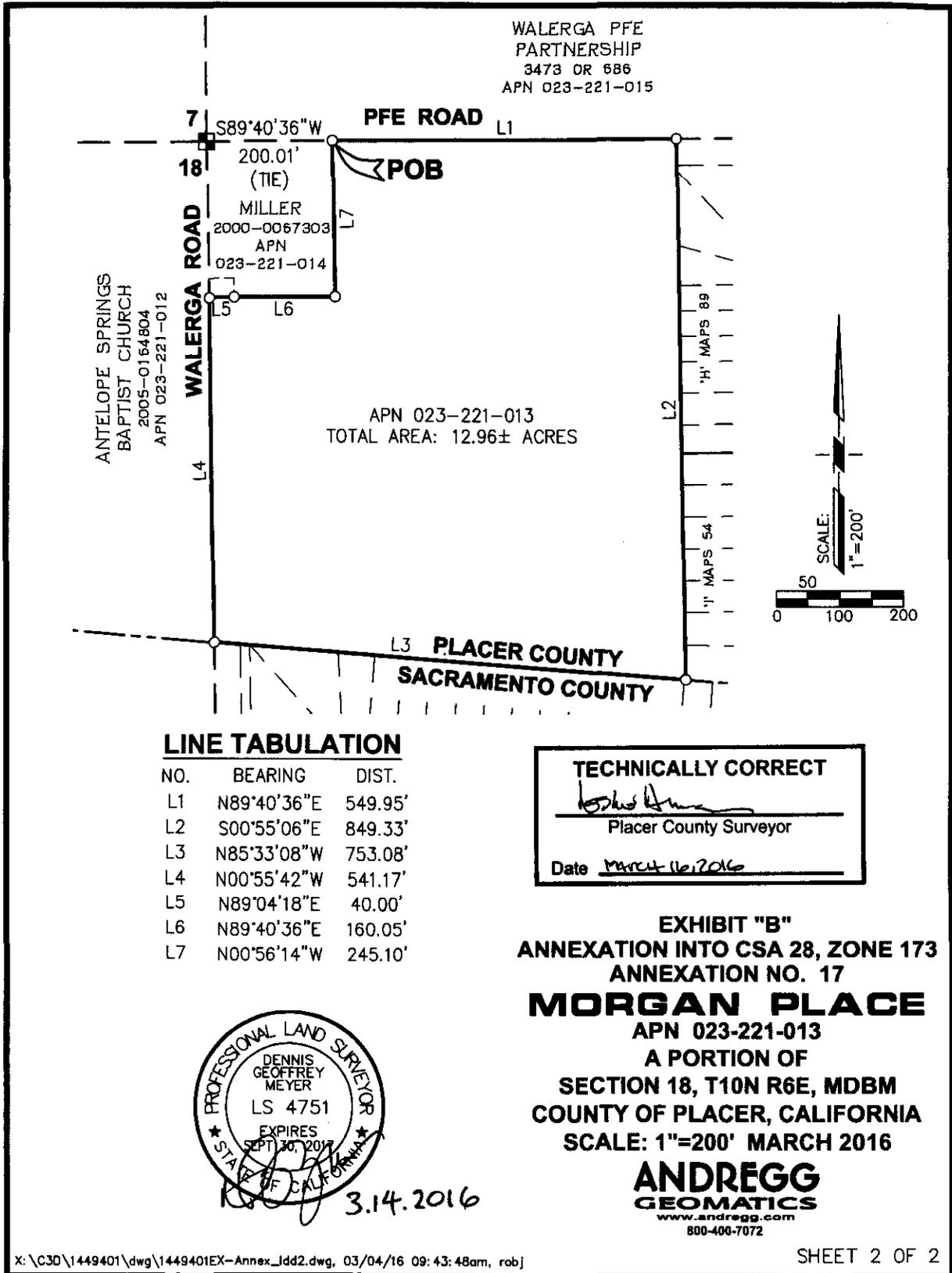
- Course 1. North 89°40'36" East, along said northerly line, a distance of 549.95 feet,
- Course 2. leaving said northerly line, South 00°55'06" East, along the westerly lines of the subdivision maps filed for record in Book H of Maps at Page 89, Placer County Records and Book I of Maps at Page 54, Placer County Records, a distance of 849.33 feet to a point on the county line common to Placer County and Sacramento County,
- Course 3. North 85°33'08" West, along said county line, a distance of 753.08 feet to a point on the westerly line of the northeast quarter of said Section 18,
- Course 4. North 00°55'42" West, along said westerly line, a distance of 541.17 feet,
- Course 5. leaving said westerly line and at right angles to said westerly line, North 89°04'18" East, a distance of 40.00 feet to the southwest corner of the tract of land described in the gift deed to Ricky L. Miller, Trustee, recorded in Document No. 2000-0067303, Official Records of Placer County hereinafter referred to as the Miller Parcel,
- Course 6. North 89°40'36" East, along the southerly line of said Miller Parcel, a distance of 160.05 feet to the southeast corner thereof and
- Course 7. North 00°56'14" West, a distance of 245.10 feet to the **Point of Beginning**.

Containing an area of 12.96 acres, more or less.

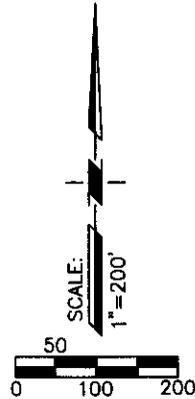
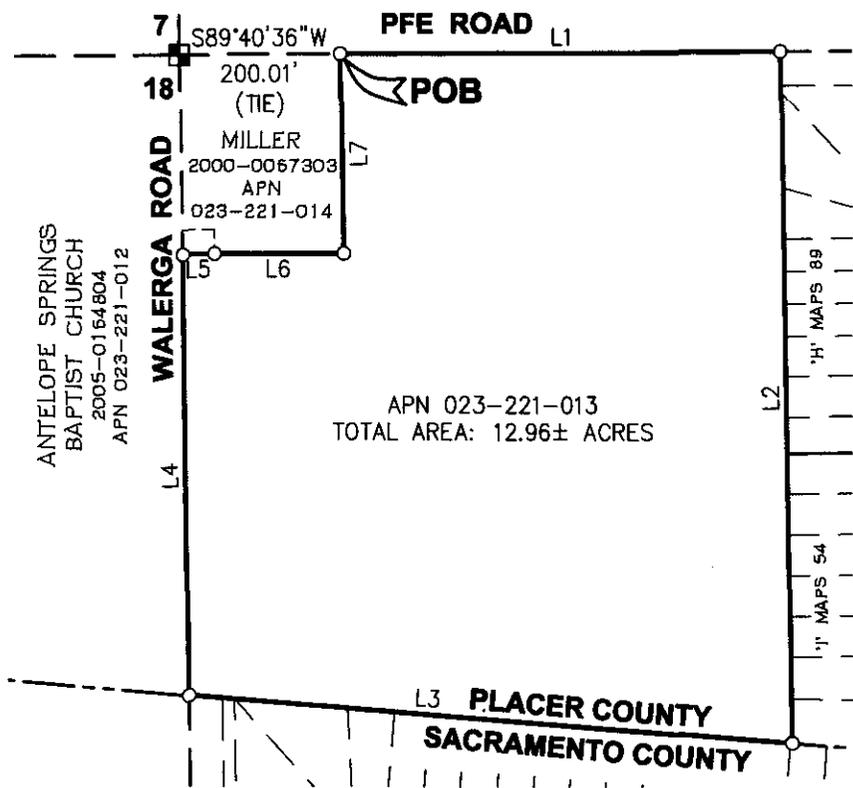
The above described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.





WALERGA PFE
PARTNERSHIP
3473 OR 686
APN 023-221-015



LINE TABULATION

NO.	BEARING	DIST.
L1	N89°40'36"E	549.95'
L2	S00°55'06"E	849.33'
L3	N85°33'08"W	753.08'
L4	N00°55'42"W	541.17'
L5	N89°04'18"E	40.00'
L6	N89°40'36"E	160.05'
L7	N00°56'14"W	245.10'

TECHNICALLY CORRECT
[Signature]
Placer County Surveyor
Date March 16, 2016



EXHIBIT "B"
ANNEXATION INTO CSA 28, ZONE 173
ANNEXATION NO. 17
MORGAN PLACE
APN 023-221-013
A PORTION OF
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