MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

To: **BOARD OF SUPERVISORS** Date: **MARCH 2, 2010**

From: **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF THE AMERICAN VINEYARD VILLAGE PROPERTY TO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION: After holding a public hearing approve a Resolution annexing the American Vineyard Village Property, APN 473-030-016-000, located on Vineyard Road in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173).

BACKGROUND: The owners of the American Vineyard Village property, Mourier Land Investment Corporation, are requesting that the above referenced parcel be annexed into CSA 173 for the purpose of providing sewer service to the project. The parcel consists of 19.42 acres located on Vineyard Road in Roseville. The American Vineyard Village development is proposed as 140 residential lots. A legal description, plot map and vicinity map are attached as part of the Resolution. In order to annex a parcel into the County Service Area, your Board must hold a public hearing and adopt a Resolution approving the annexation.

ENVIRONMENTAL CLEARANCE: An Environmental Impact Report (EIR) for the development of the subject property was reviewed and certified by the Placer County Board of Supervisors on December 9, 2008. The EIR included a discussion and analysis of the annexation of the property into CSA 173. Therefore, no further environmental review is necessary.

FISCAL IMPACT: Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. Additionally, American Vineyard Village is outside of the CFD #1 reimbursement agreement area; therefore no reimbursement fee is due. There is no fiscal impact to either CSA 173 or the County General Fund.

JD:WD:KK

ATTACHMENTS: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

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

In the matter of: A RESOLUTION ANNEXING THE AMERICAN VINEYARD VILLAGE PROPERTY APN 473-030-016-000, INTO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK

Resolution No._____
Ordinance No. _____
First Reading _____

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.

_____
Chairman, Board of Supervisors

Attest:
Clerk of said Board

_____

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

1. The Board of Supervisors hereby determines that the property shown on Exhibit "A", and on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to County Service Area No. 28, Zone 173 – Dry Creek. Such land contains approximately 19.42 acres.

2. The boundaries of County Service Area No. 28, Zone 173 – Dry Creek shall be altered to include such territory upon approval of the Resolution by the Board of Supervisors.

ATTACHMENTS: EXHIBIT A
EXHIBIT B
MAP

EXHIBIT A

Legal Description

Annexation into CSA 28, Zone 173
American Vineyard Village
Annexation No. 12

All that real property situated in the City of Roseville, County of Placer, State of California, located in Section 10, Township 10 North, Range 6 East, M.D.M. and being Lot twenty seven (27) and Lot twenty six (26) as shown on that certain Map entitled, "Map of the Hicken Tract", filed for record in the Office of the Recorder of said County on November 1, 1900 in Book "A" of Maps, at Page 31.

EXCEPTING THEREFROM:

Parcel 1:

The North 175 feet of the East 130 feet of Lot 27, as shown on said "Map of Hicken Tract", filed for record in the Office of the Recorder of the County of Placer, State of California, on November 1, 1900 in Book "A" of Maps, at Page 31.

Parcel 2:

All that portion of Lot 27, as shown on said "Map of Hicken Tract", filed for record in the Office of the County Recorder of Placer County, State of California, on November 1, 1900, in Book "A" of Maps, Map No. 31, described as follows:

BEGINNING at a point on the North line of said Lot 27, located North 89° 35′ 24″ East 192.38 feet from the Northwest corner of said Lot 27, measured along said line; thence South 00° 34′ 26″ East 15.00 feet to a 1 ¼ inch iron pipe monument marked L.S. 2217 located at the Northwest corner of the "Orsi" Parcel of Land, as shown on that certain "Record of Survey-Lots 25, 26, 27 and 28, Hicken Tract", filed for record in the Office of the County Recorder of said County on June 29, 1964 in Book 2 of Surveys, at Page 47; thence continuing South 00° 34′ 26″ East 175.00 to a similar monument; thence North 89° 35′ 24″ East 137.30 feet to a similar monument in the East line of said Lot 27; thence North 00° 10′ 21″ West 15.00 feet along said line to a point; thence South 89° 35′ 24″ West 130.00 feet to a point; thence North 00° 10′ 21″ West 175.00 feet to a point in the North line of said Lot 27; thence South 89° 35′ 24″ West 8.53 feet along said line to the point of beginning.

Containing 19.42 acres, more or less

APN: 473-030-016

APPROVED
PLACER COUNTY SURVEYOR
BY: [signature]
DATE: DEC 11 2009

LICENSED LAND SURVEYOR
MICHAEL R. [illegible]
Exp. 9-30-11
No. 4732
STATE OF CALIFORNIA

[signature]
12-2-09

ANNEXATION EXHIBIT

EXHIBIT B

County Service Area #28
Zone of Benefit No. 173
ANNEXATION NO. 12

CITY OF ROSEVILLE

C/L VINEYARD ROAD

473-030-015

473-030-013

473-030-014

473-030-030

473-030-027

473-030-008

SITE
19.42 AC. ±

APN: 473-030-016

473-030-029

CITY OF ROSEVILLE

LOT 26
A MAPS 31

LOT 27
A MAPS 31

473-040-008

473-040-006

473-040-005

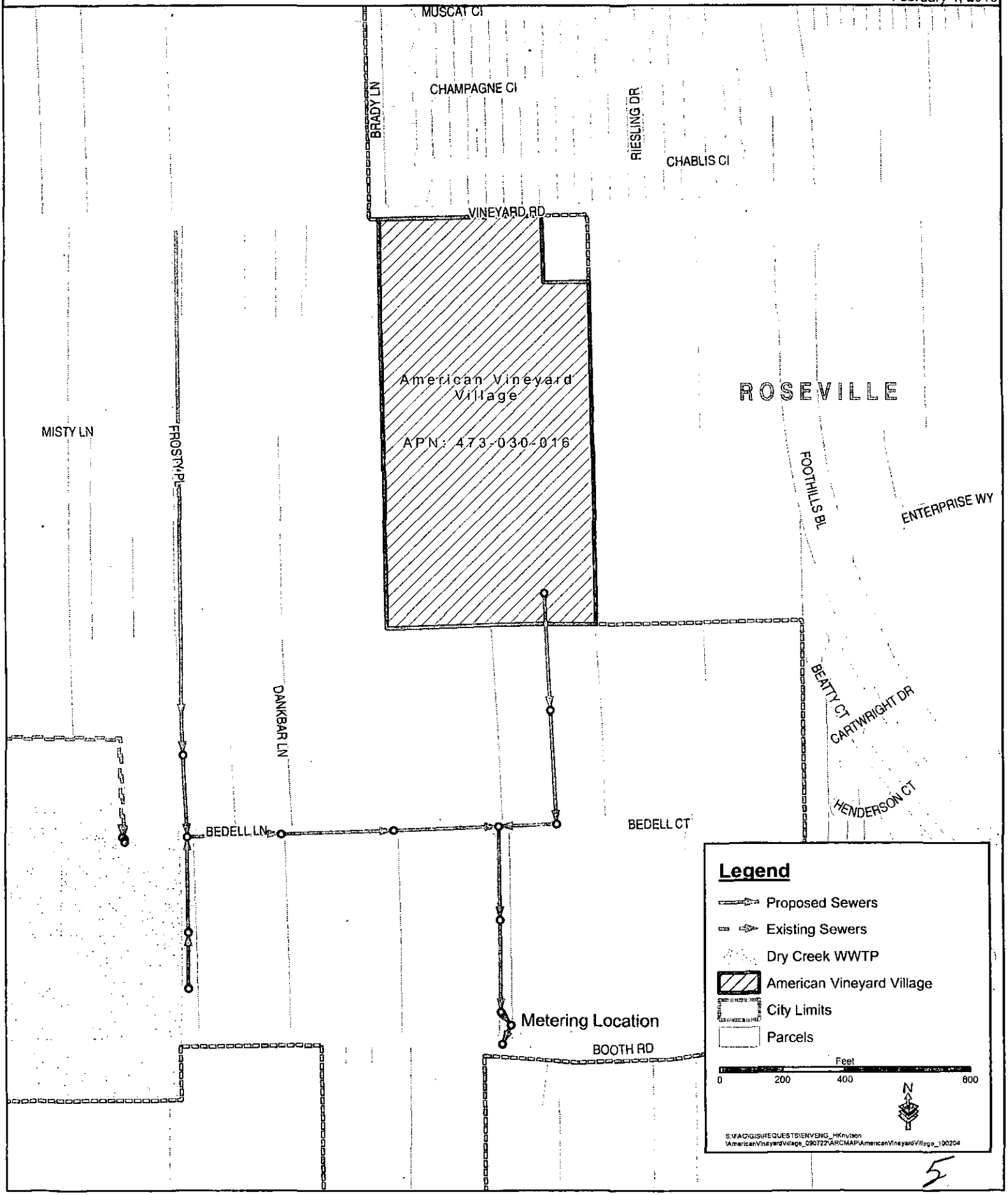
473-040-001

APPROVED
PLACER COUNTY SURVEYOR
BY: [signature]
DATE: DEC 11 2009

Exp. 9-30-11
No. 4732

12-2-09

	SCALE: 1"=200'	ANNEXATION EXHIBIT
	JOB #: 03-11-129	AMERICAN VINEYARD VILLAGE
	DATE: Nov., 2009	PLACER COUNTY , CALIFORNIA

American Vineyard Village Masterplan

February 4, 2010