

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MARCH 21, 2006**

From:  **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF THE DUNMORE PROPERTY INTO  
COUNTY SEWER MAINTENANCE DISTRICT NO. 1**

**ACTION REQUESTED:** Conduct a Public Hearing to consider the annexation of the Dunmore Communities property, APN 052-080-012-510, located at 12520 New Airport Rd in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1); and approve a Resolution annexing the property into SMD No. 1.

**BACKGROUND:** Dunmore Communities is requesting that the above referenced parcel, consisting of 13.99 acres located at 12520 New Airport Rd in Auburn, be annexed into SMD No. 1 for the purpose of providing sewer service to a 37-lot development which was approved by the Planning Commission on April 29, 2004. A legal description and plot map are attached as part of the Resolution. In order to annex a parcel into the sewer district, your Board must hold a public hearing and adopt a Resolution approving the annexation.

**ENVIRONMENTAL CLEARANCE:** A mitigated Negative Declaration (EIAQ 3769) was approved with the project.

**FISCAL IMPACT:** The Placer County Code, Chapter 13, Section 13.12.260, specifies that the owners of property annexed into SMD No. 1 must pay an annexation fee. This fee is placed into the Sewer District Reserve Funds and used for pipe system and treatment plant upgrading. Pursuant to the formula included in the Code, the annexation fee for the subject property is \$64,354.

JD/WD/EW/lm

ATTACHMENTS: RESOLUTION  
EXHIBITS A AND B  
LETTER REQUEST FROM DUNMORE COMMUNITIES

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

In the matter of: A RESOLUTION ANNEXING THE  
PROPERTY OF DUNMORE COMMUNITIES,  
APN 052-080-012, INTO COUNTY SEWER  
MAINTENANCE DISTRICT NO. 1

Resolution No: \_\_\_\_\_  
Ord. 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

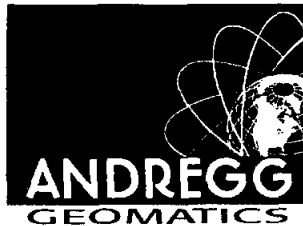
BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as  
follows:

- I. The Board of Supervisors hereby determines that the property shown on Exhibit "A",  
attached hereto and incorporated herein, and the map entitled Exhibit "B", attached hereto  
and incorporated herein, will be benefited by annexation to County Sewer Maintenance  
District No. 1.
2. The boundaries of County Sewer Maintenance District No. 1, shall be altered to include  
such territory upon payment of the sum of \$64,354.00, which shall be deposited in the  
County Treasury within 90 days after acceptance of this Resolution to the credit of the  
Sewer District.

ATTACHMENTS: EXHIBIT A  
EXHIBIT B

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January 17, 2006



**Briar Meadows Estates Annexation to SMD # 1  
Annexation No. ~~121~~ 122**

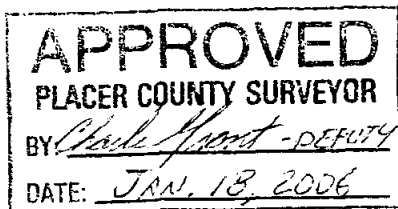
**EXHIBIT A**

The parcel of land described in the Grant Deed to Briar Meadows Estates, LLC recorded in Instrument No. 2005-0019101, Official Records of Placer County, located in a portion of the South half of the Northeast quarter of Section 33, Township 13 North, Range 8 East, M.D.M., Placer County, California.

BEGINNING at an iron pin set at the East end of a 1341.21 foot tangent in the South line of the county road, from said iron pin the Northeast corner of Section 33, Township 13 North, Range 8 East, M.D.B.&M., bears North 32°15'20" East, 1578.53 feet; and running thence along the South line of said county road South 89°13' West 1321.17 feet to an iron pin; thence South 00°40' East 207.44 feet to an iron pin; thence South 00°40' East 107.14 feet to an iron pin set in a fence line: thence along the fence line the following four courses and distances: North 84°02' East 100.57 feet, North 89°07' East 312.84 feet, South 00°14' West 342.07 feet and North 89°12' East 341.41 feet; thence South 63°43' East 38.34 feet to a three quarter inch iron pipe; thence South 63°43' East 74.11 feet to the centerline of the existing railroad; thence along the centerline of the existing railroad North 45°35' East 493.71 feet; thence along the centerline of the existing railroad on the arc of a curve to the right represented by the chord North 49°20' East 423.39 feet; thence along the centerline of the existing railroad on the arc of a curve to the right represented by the chord North 57°13' East 126.47 feet to a point from which the point of beginning bears North 86°00' West 309.43 feet; thence along the centerline of the existing railroad along the arc of a curve to the right a distance of 62 feet; more or less, to the North line of the South half of the Northeast quarter of said Section 33; thence Westerly along the said North line of the South half of the Northeast quarter a distance of 261 feet, more or less, to the South line of said county road: thence along the South line of said county road on the arc of a curve to the right whose radius is 700 feet for a distance of 100.00 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof that lies within the boundaries of the railroad right of way.

Containing 13.98 ± acres more or less.





October 3, 2005

Placer County Department of Facility Services  
Special Districts Division  
Attention: Ed Wydra  
11444 "B" Avenue  
Auburn, CA 95603-4905

RE: Briar Meadows Estates (SUB-425)

Dear Mr. Wydra:

I write regarding the above-referenced Briar Meadows Estates Subdivision, a 37-lot development which was approved by the Placer County Planning Commission on April 29, 2004. Condition #74 requires annexation into the Placer County Sewer Maintenance District No. 1.

Since approval of the subdivision, Dunmore Communities has assumed ownership of the development. As such, I am attaching with this written request a metes and bounds description and map of the property prepared by Andregg Geomatics. Additionally, I've attached a check in the amount of \$450 to cover annexation processing fees.

Please advise me of any additional information you may require or if I may be of any further assistance in expediting this annexation process.

Sincerely,



Brad Michalk, AICP  
Senior Entitlement Manager

WWW.DUNMORECOMMUNITIES.COM

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