

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

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 28, 2007**

From: **JD JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF KEMPER WOODS
(COBBLESTONE HOMES, INC.) PROPERTY TO COUNTY SEWER
MAINTENANCE DISTRICT NO. 1**

ACTION REQUESTED/RECOMMENDATION: After conducting a Public Hearing, adopt a Resolution annexing the Cobblestone Homes, Inc. property, APN 051-090-031, located on Kemper Road in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

BACKGROUND: Cobblestone Homes, Inc., is requesting that the above referenced parcel, consisting of 24.4 acres located on Kemper Road in Auburn, be annexed into SMD No. 1 for the purpose of providing sewer service. The approximate location of this property is shown on the attached vicinity map. The General Plan provides for a minimum lot size of 0.4 acres. 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: 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 specifies that the owners of property annexed into a Sewer District or County Service Area must pay an 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 current annexation fee that applies to the subject property is \$134,200 (\$5,500 per acre times 24.4 acres).

JD:WD:lm

ATTACHMENTS: RESOLUTION
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2007\ANNEX KEMPERWOODS.DOC

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

In the matter of: A RESOLUTION ANNEXING KEMPER
WOODS, THE PROPERTY OF COBBLESTONE HOMES, INC.,
APN: 051-090-031, INTO SEWER MAINTENANCE
DISTRICT NO. 1

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.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

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 Sewer Maintenance District No. 1. Such land contains approximately
24.4 acres.
2. The boundaries of Sewer Maintenance District No. 1 shall be altered to include such
territory upon payment of the annexation fee in effect at the time the applicant chooses to
make payment, based on rates contained in Section 13.12.350 of the County Code. The
annexation fee that applies to the subject property as of the date of this Resolution is
\$134,200 (\$5,500 per acre times 24.4 acres), which shall be deposited in the County
Treasury to the credit of the Sewer District
3. This determination is only valid for one year. Should the applicant fail to pay the required
annexation fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

T:\FAC\Bsmemo2007\Annex KemperWoods.doc



EXHIBIT 'A'
KEMPER WOODS SEWER ANNEXATION
SEWER MAINTENANCE DISTRICT NO.1
ANNEXATION NO. 132

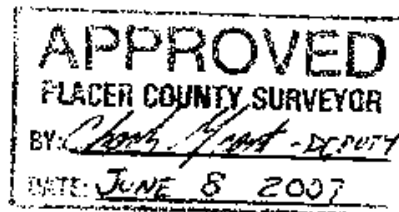
All that portion of the Grant Deed from Blackstone Partners Development 1 LLC to Cobblestone Homes Inc. recorded in February 18, 2005 in Document No. 2005-0020525, Placer County Recorder's Office being more particularly described as follows.

A portion of the Southeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 8 East, M.D.B. & M., unincorporated Auburn, Placer County, California.

Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 32, Township 13 North, Range 08 East, MDB&M a point at the intersection of Bean Road and Kemper Road, thence North 89°14'40" East along the North line of the Southeast quarter of the Southeast quarter of said section for a distance of 1308.72 to the East line of said section, thence leaving said North line, South 00°18'26" East along the East line of said section for a distance of 806.64 feet to the northeast corner of that grant deed to Kotval et al, recorded in Book 1330 OR Page 458, thence leaving said East line and along the north line of said Kotval deed, South 89°01'40" West for a distance of 1315.06 to the northwest corner of said Kotval deed, being a point on the West line of the Southeast quarter of the Southeast quarter of said section 32, thence North 00°08'12" East along said West line for a distance of 811.69 feet more or less to the Northwest corner of the Southeast quarter of the Southeast quarter of said section 32 and the Point of Beginning.

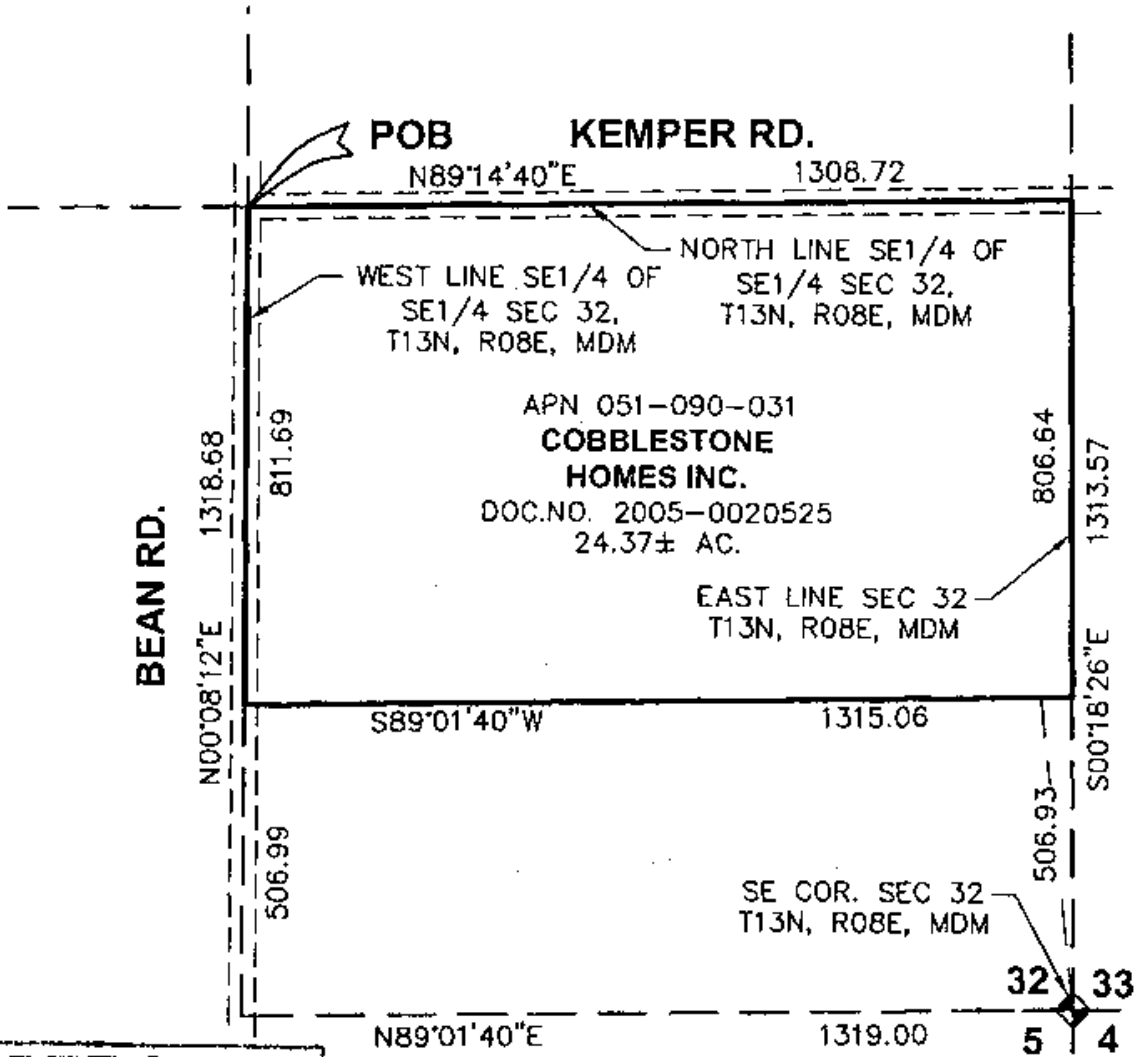
The Basis of Bearings of this legal description is the North line of the Southeast quarter of the Southeast quarter of Section 32 Township 13 North, Range 08 East, MDM as shown on the Record of Survey No. 1333 filed in Book 11 of Surveys at Page 38, Placer County Records, shown as North 89°14'40" East.

Containing approximately 24.4 acres.



X:\ltd2\1256701\docs\Sewer Annexation V2.doc

We take your position precisely.



APPROVED
 PLACER COUNTY SURVEYOR
 BY: *Paul Grant* - DEPUTY
 DATE: *AUG. 16 2007*



EXHIBIT 'B'
KEMPER WOODS SEWER ANNEXATION

**SEWER MAINTENANCE DISTRICT NO. 1
 ANNEXATION NO. 132**

**A PORTION OF
 SECTION 32, T.13 N., R.08 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=300' AUGUST 13, 2007**

**ANDREGG
 GEOMATICS**
 www.andregg.com

SEWER MAINTENANCE DISTRICT #1 ANNEXATION

