

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

In the matter of: A Resolution of Intention to set a time and date for a public hearing to consider the property of Lennar Homes of California, Inc., consisting of APN 023-221-002-000 and a portion of APN 023-221-057, located in the Placer Vineyards area, into County Service Area 28, Zone of Benefit 173 – Dry Creek for sewer service

Resolution No.: 2020-084

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 19, 2020, by the following vote:

Ayes: WEYGANDT, HOLMES, UHLER, GUSTAFSON, GORE
Noes: NONE
Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, Lennar Homes of California, Inc. is the owner of the property generally located south of Baseline Road and west of Walerga Road in the Dry Creek area, APN 023-221-002-000 and a portion of APN 023-221-057 (the "Parcels"); and

WHEREAS, Lennar Homes of California, Inc. has requested annexation into ZOB 173 for the purposes of obtaining sewer service; and

WHEREAS, California Government Code Sections 25217 and 25217.2 require a Resolution to set a public hearing at 9:00 a.m. or as soon thereafter as possible on June 9, 2020, to consider the annexation the Parcels into County Service Area 28, Zone of Benefit 173 – Dry Creek (ZOB 173).

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

1. The Board of Supervisors intends to annex certain parcels of land into ZOB 173. Such land consists of the property belonging to Lennar Homes of California, Inc. and is generally located south of Baseline Road and west of Walerga Road in the Roseville area 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 120 acres.
2. The Board of Supervisors shall hold a hearing (at least 20 days after the date of adoption of this Resolution) at 9:00 am or as soon thereafter as possible, on Tuesday, June 9, 2020, 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 ZOB 173 and may order the boundaries of ZOB 173 altered to include such benefited territory upon payment of the applicable 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 the Amended Reimbursement Agreement with the Dry Creek-West Placer Community Facilities District #1 property owners. The annexation fee that applies to the subject property as of the date of this Resolution is \$890,421.
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. Publishing the information contained in this Resolution once in the Roseville Press Tribune, the newspaper of general circulation.
 - b. Mailing notice at least 20 days before the Public Hearing, to all owners of property within the territory proposed to be annexed.
 - c. Mailing notice at least 20 days before the Public Hearing to each city and special district that contains the territory proposed to be annexed.
 - d. Posting the information contained in this Resolution in three conspicuous places within the territory proposed to be annexed.

Attachments: Exhibit A
Exhibit B

EXHIBIT "A"
PLACER VINEYARDS PROPERTY 1A (PORTION)
ANNEXATION #25 TO DRY CREEK SEWER DISTRICT
COUNTY SERVICE AREA 28, ZONE OF BENEFIT 173
PLACER COUNTY

APN 023-221-002 AND 023-221-057

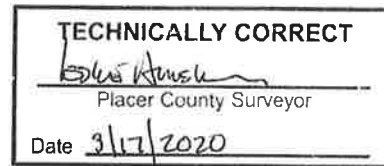
All that real property situated in the County of Placer, State of California located within Fractional Section 6 and Section 7, Township 10 North, Range 6 East, Mount Diablo Meridian, being a portion of the lands of Lennar Homes of California, Inc., a California corporation as described in that certain Grant Deed recorded July 17, 2019 as Document No. 2019-0050154, Official Records of Placer County, and as shown on that certain Record of Survey No. 2843, filed for record on October 3, 2006 in Book 19 of Surveys at Page 47, Placer County Records, more particularly described as follows:

Beginning at the southwest corner of said Section 6 as shown on said Record of Survey No. 2843; thence from the **POINT OF BEGINNING** for the following seventy-two (72) arcs, courses and distances:

1. North 89°25'57" East a distance of 262.81 feet along the south line of said Section 6;
2. leaving said south line, North 00°34'03" West a distance of 411.04 feet to a point of curvature;
3. from a radial line which bears South 01°22'57" West, 276.86 feet along the arc of a non-tangent 2471.50 foot radius curve to the left through a central angle of 06°25'06";
4. North 05°02'09" West a distance of 40.50 feet to a point of curvature;
5. from a radial line which bears South 05°02'09" East, 34.98 feet along the arc of a non-tangent 22.00 foot radius curve to the left through a central angle of 91°05'39";
6. North 06°07'48" West a distance of 178.04 feet to a point of curvature;
7. 34.10 feet along the arc of a tangent 22.00 foot radius curve to the left through a central angle of 88°49'07";
8. North 07°20'04" West a distance of 44.04 feet;
9. North 11°07'48" West a distance of 93.99 feet;
10. North 52°46'35" West a distance of 25.00 feet to a point of curvature;
11. from a radial line which bears South 04°05'55" East, 32.31 feet along the arc of a non-tangent 2055.00 foot radius curve to the left through a central angle of 00°54'03" to a point of curvature;
12. from a radial line which bears North 50°13'00" East, 42.57 feet along the arc of a non-tangent 45.00 foot radius curve to the left through a central angle of 54°11'54";
13. North 03°58'55" West a distance of 26.00 feet to a point of curvature;
14. from a radial line which bears South 03°58'55" East, 570.92 feet along the arc of a non-tangent 2010.00 foot radius curve to the left through a central angle of 16°16'28" to a point of reverse curvature;
15. 490.40 feet along the arc of a tangent 1490.00 foot radius curve to the right through a central angle of 18°51'27";
16. North 01°23'55" West a distance of 19.02 feet to a point of curvature;

17. from a radial line which bears South 03°03'47" East, 67.16 feet along the arc of a non-tangent 45.00 foot radius curve to the left through a central angle of 85°30'25";
18. North 88°34'11" East a distance of 20.00 feet;
19. North 01°25'49" East a distance of 17.45 feet;
20. North 20°50'37" East a distance of 46.64 feet;
21. North 01°25'40" East a distance of 82.94 feet;
22. North 01°23'24" West a distance of 10.16 feet;
23. North 01°25'49" East a distance of 137.17 feet;
24. North 88°34'11" West a distance of 44.31 feet to a point of curvature;
25. 170.70 feet along the arc of a tangent 500.00 foot radius curve to the left through a central angle of 19°33'38" to a point of reverse curvature;
26. 98.35 feet along the arc of a tangent 1050.00 foot radius curve to the right through a central angle of 05°22'01";
27. North 65°40'41" West a distance of 19.50 feet to a point of curvature;
28. from a radial line which bears South 65°40'41" East, 58.73 feet along the arc of a non-tangent 56.50 foot radius curve to the left through a central angle of 59°33'25" to a point of reverse curvature;
29. 18.85 feet along the arc of a tangent 33.50 foot radius curve to the right through a central angle of 32°13'58" to a point of reverse curvature;
30. 109.55 feet along the arc of a tangent 582.50 foot radius curve to the left through a central angle of 10°46'31" to a point of reverse curvature;
31. 275.54 feet along the arc of a tangent 581.50 foot radius curve to the right through a central angle of 27°08'58" to a point of reverse curvature;
32. 127.17 feet along the arc of a tangent 518.50 foot radius curve to the left through a central angle of 14°03'09";
33. North 00°40'50" West a distance of 105.17 feet to a point of curvature;
34. 43.23 feet along the arc of a tangent 25.50 foot radius curve to the right through a central angle of 97°08'24" to a point of compound curvature;
35. 243.79 feet along the arc of a tangent 379.50 foot curve to the right through a central angle of 36°48'22";
36. North 43°15'57" East a distance of 44.50 feet to a point of curvature;
37. from a radial line which bears South 43°15'57" West, 31.22 feet along the arc of a non-tangent 22.00 foot radius curve to the left through a central angle of 81°18'39";
38. North 51°57'18" East a distance of 89.18 feet;
39. North 46°53'12" West a distance of 73.27 feet;
40. North 38°45'41" East a distance of 115.21 feet to a point of curvature;
41. from a radial line which bears North 38°45'41" East, 3.59 feet along the arc of a non-tangent 648.00 foot radius curve to the right through a central angle of 00°19'02";
42. North 39°04'43" East a distance of 44.00 feet;
43. North 36°31'35" East a distance of 99.08 feet;
44. North 33°11'10" West a distance of 27.85 feet;
45. North 76°07'36" East a distance of 117.28 feet;
46. North 82°10'28" East a distance of 114.89 feet;
47. North 89°19'10" East a distance of 330.66 feet;
48. North 02°04'23" East a distance of 8.57 feet;
49. South 88°03'21" East a distance of 112.55 feet to a point of curvature;

50. from a radial line which bears South 88°03'21" East, 26.34 feet along the arc of a non-tangent 2478.00 foot radius curve to the left through a central angle of 00°36'32";
51. South 88°39'53" East a distance of 44.00 feet to a point of curvature;
52. from a radial line which bears South 88°39'53" East, 10.09 feet along the arc of a non-tangent 2522.00 foot radius curve to the right through a central angle of 00°13'45";
53. North 88°52'00" East a distance of 112.80 feet to the east line of said Document No. 2019-0050154, thence along the limits of said Document No. 2019-0050154 for the following nineteen (19) courses and distances;
54. South 01°08'00" East a distance of 2305.93 feet;
55. South 14°12'52" East a distance of 117.37 feet;
56. South 89°25'57" West a distance of 362.27 feet;
57. South 29°20'12" West a distance of 400.87 feet;
58. South 13°39'37" West a distance of 118.81 feet;
59. North 78°54'51" West a distance of 170.35 feet;
60. South 57°17'24" West a distance of 233.54 feet;
61. South 83°32'54" West a distance of 260.36 feet;
62. North 32°48'43" West a distance of 170.52 feet;
63. South 84°33'39" West a distance of 76.95 feet;
64. South 51°09'56" West a distance of 160.84 feet;
65. South 16°53'36" East a distance of 72.75 feet;
66. South 52°09'57" West a distance of 115.15 feet;
67. North 82°55'28" West a distance of 179.79 feet;
68. South 49°14'03" West a distance of 261.14 feet;
69. South 05°37'47" East a distance of 92.50 feet;
70. South 35°16'22" West a distance of 145.48 feet;
71. South 49°55'39" West a distance of 677.60 feet to the west line of said Section 7; and
72. North 01°00'09" West a distance of 1466.46 feet to the Point of Beginning.



Containing 120.101 acres of land, more or less.

See Exhibit "B", plats to accompany descriptions, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Paul Ferguson, Jr.

Paul Ferguson, Jr. PLS 9265

License Expiration Date: 03-31-2022

Date: 3-14-2020

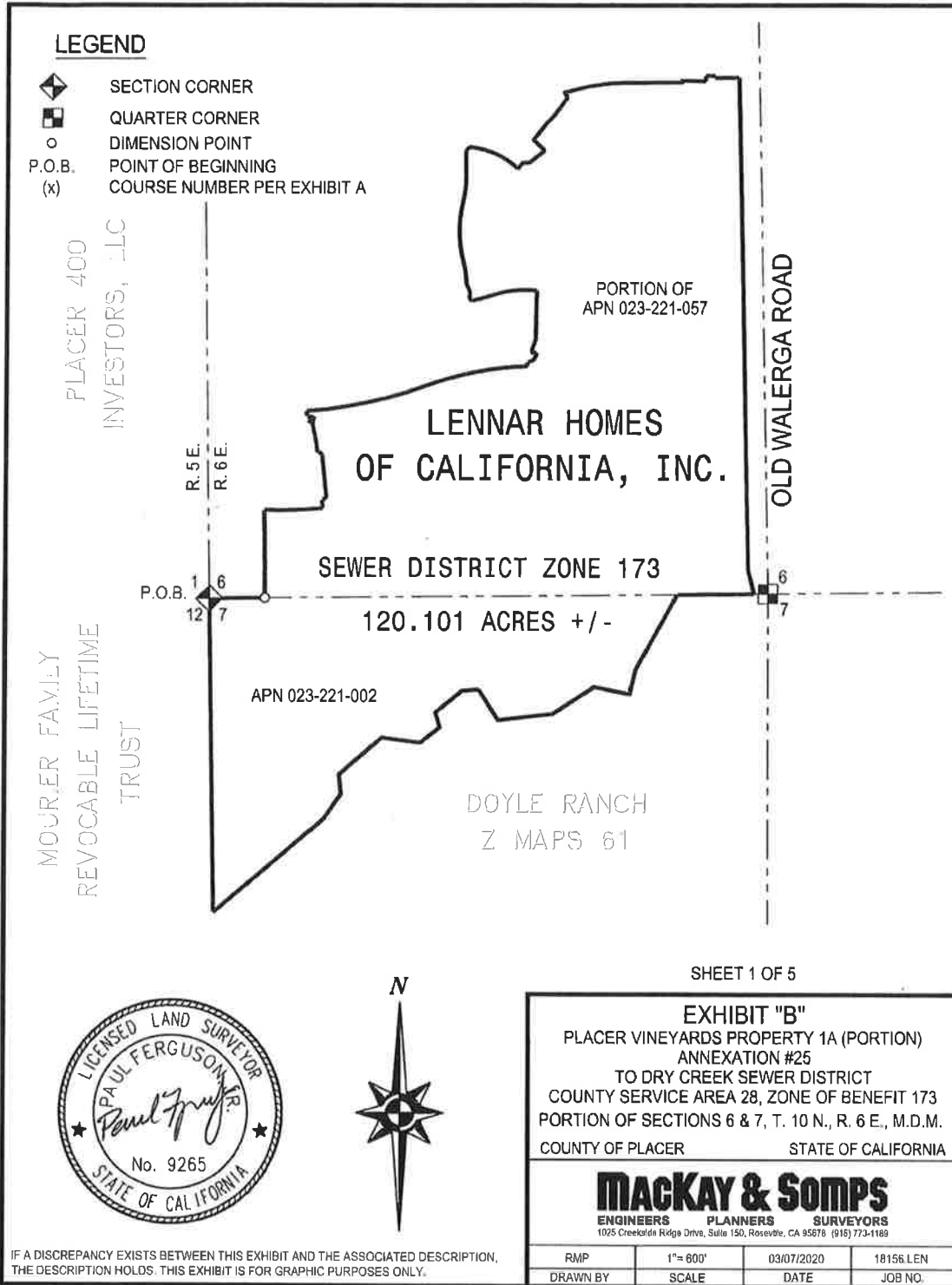


Description prepared by:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678

P:\18156\Overall\SRV\Mapping\Desc\PROPERTY 1A\SEWER-ZONE 232\DESC ZONE 173.docx

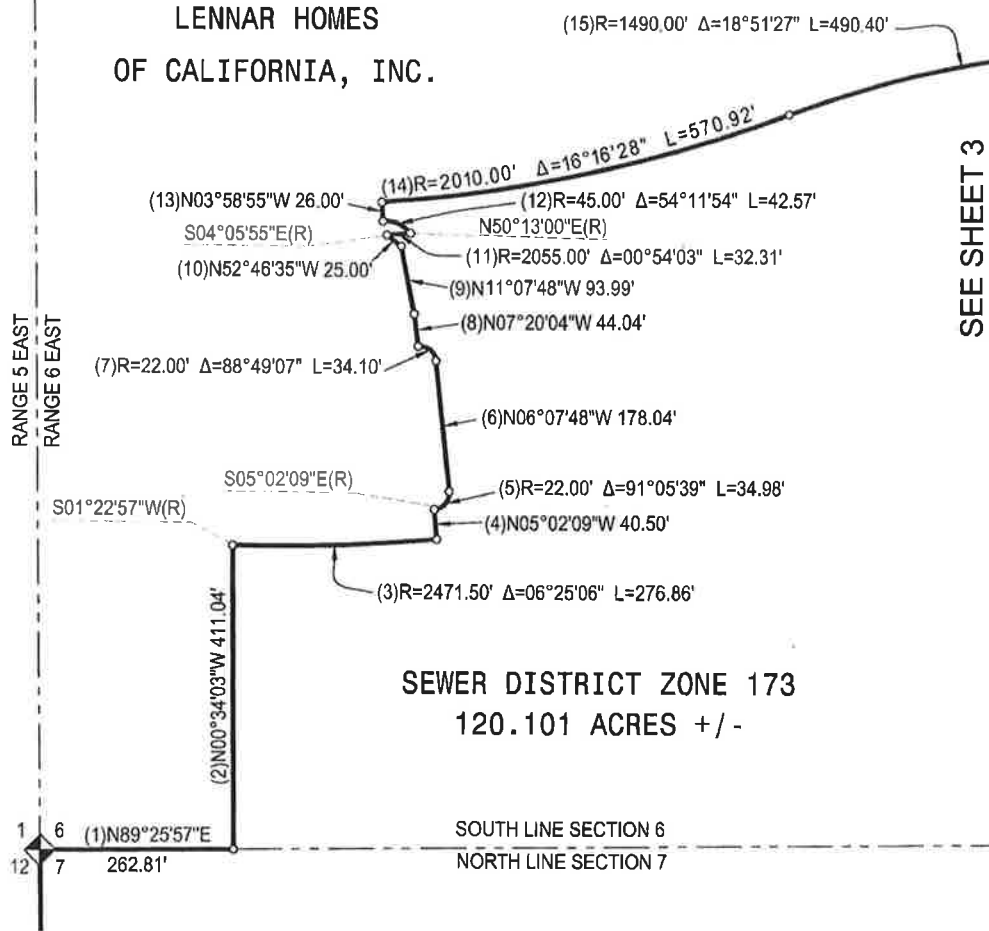


LENNAR HOMES
OF CALIFORNIA, INC.

(15)R=1490.00' Δ=18°51'27" L=490.40'

RANGE 5 EAST
RANGE 6 EAST

SEE SHEET 3



SEWER DISTRICT ZONE 173
120.101 ACRES +/-

SEE SHEET 5



SHEET 2 OF 5

EXHIBIT "B"
PLACER VINEYARDS PROPERTY 1A (PORTION)
ANNEXATION #25
TO DRY CREEK SEWER DISTRICT
COUNTY SERVICE AREA 28, ZONE OF BENEFIT 173
PORTION OF SECTIONS 6 & 7, T. 10 N., R. 6 E., M.D.M.
COUNTY OF PLACER STATE OF CALIFORNIA

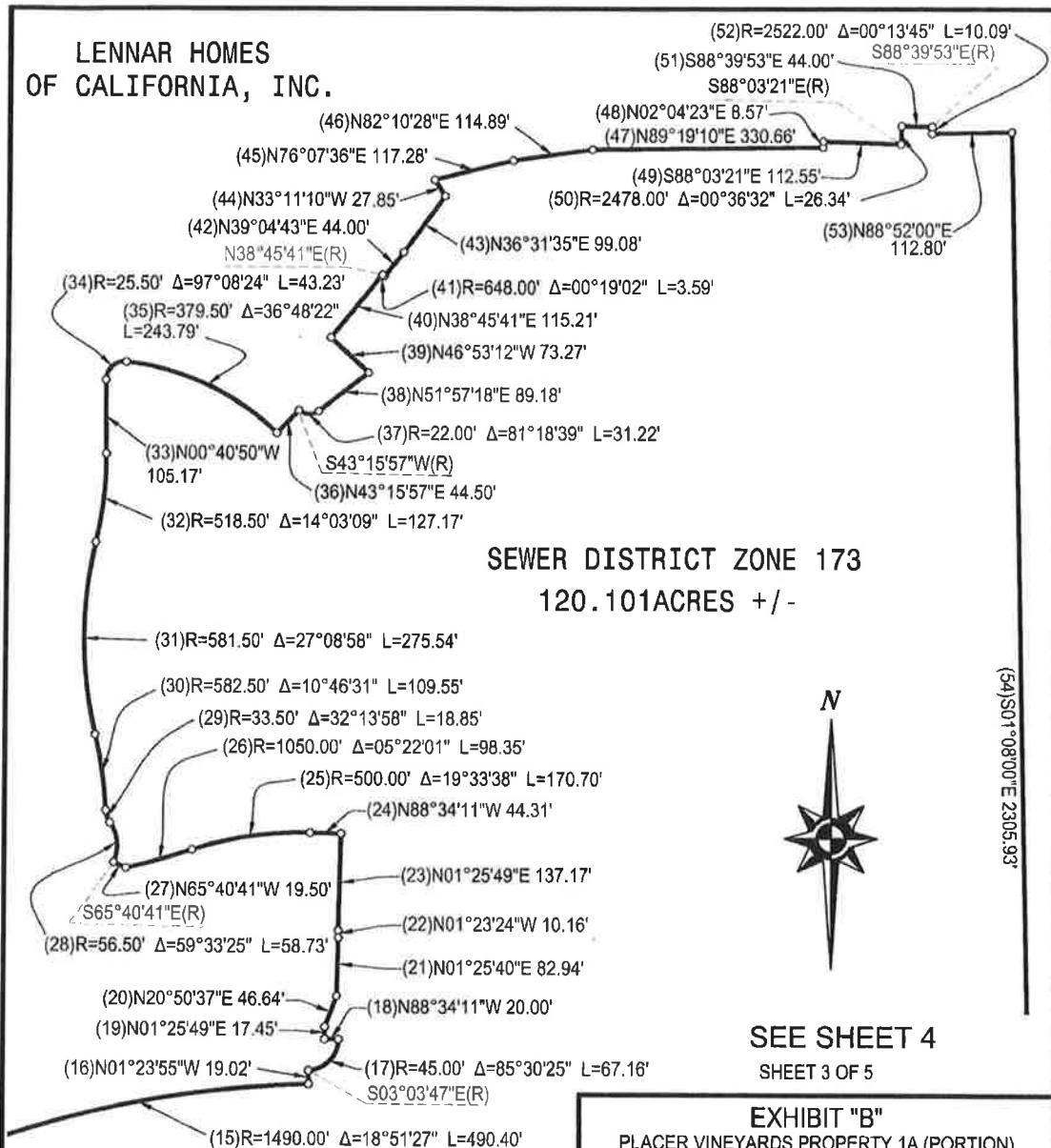
MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1188

RMP	1" = 200'	03/07/2020	18156.LEN
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

LENNAR HOMES
OF CALIFORNIA, INC.



SEWER DISTRICT ZONE 173
120.101ACRES +/-



(54)S01°08'00"E 2305.93'

SEE SHEET 4
SHEET 3 OF 5

SEE SHEET 2

EXHIBIT "B"
 PLACER VINEYARDS PROPERTY 1A (PORTION)
 ANNEXATION #25
 TO DRY CREEK SEWER DISTRICT
 COUNTY SERVICE AREA 28, ZONE OF BENEFIT 173
 PORTION OF SECTIONS 6 & 7, T. 10 N., R. 6 E., M.D.M.
 COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1169

RMP	1"=200'	03/07/2020	18156.LEN
DRAWN BY	SCALE	DATE	JOB NO.

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SEE SHEET 3

LENNAR HOMES
OF CALIFORNIA, INC.

(54)S01°08'00"E 2305.93'

(55)S14°12'52"E 117.37'

(56)S89°25'57"W 362.27'

6
7

SEE SHEET 5

SEWER DISTRICT ZONE 173
120.101 ACRES +/-

(63)S84°33'39"W 76.95'

(62)N32°48'43"W 170.52'

(61)S83°32'54"W 260.36'

(60)S57°17'24"W 233.54'

(59)N78°54'51"W 170.35'

(58)S13°39'37"W 118.81'

(57)S29°20'12"W 400.87'

DOYLE RANCH
Z MAPS 01

SHEET 4 OF 5



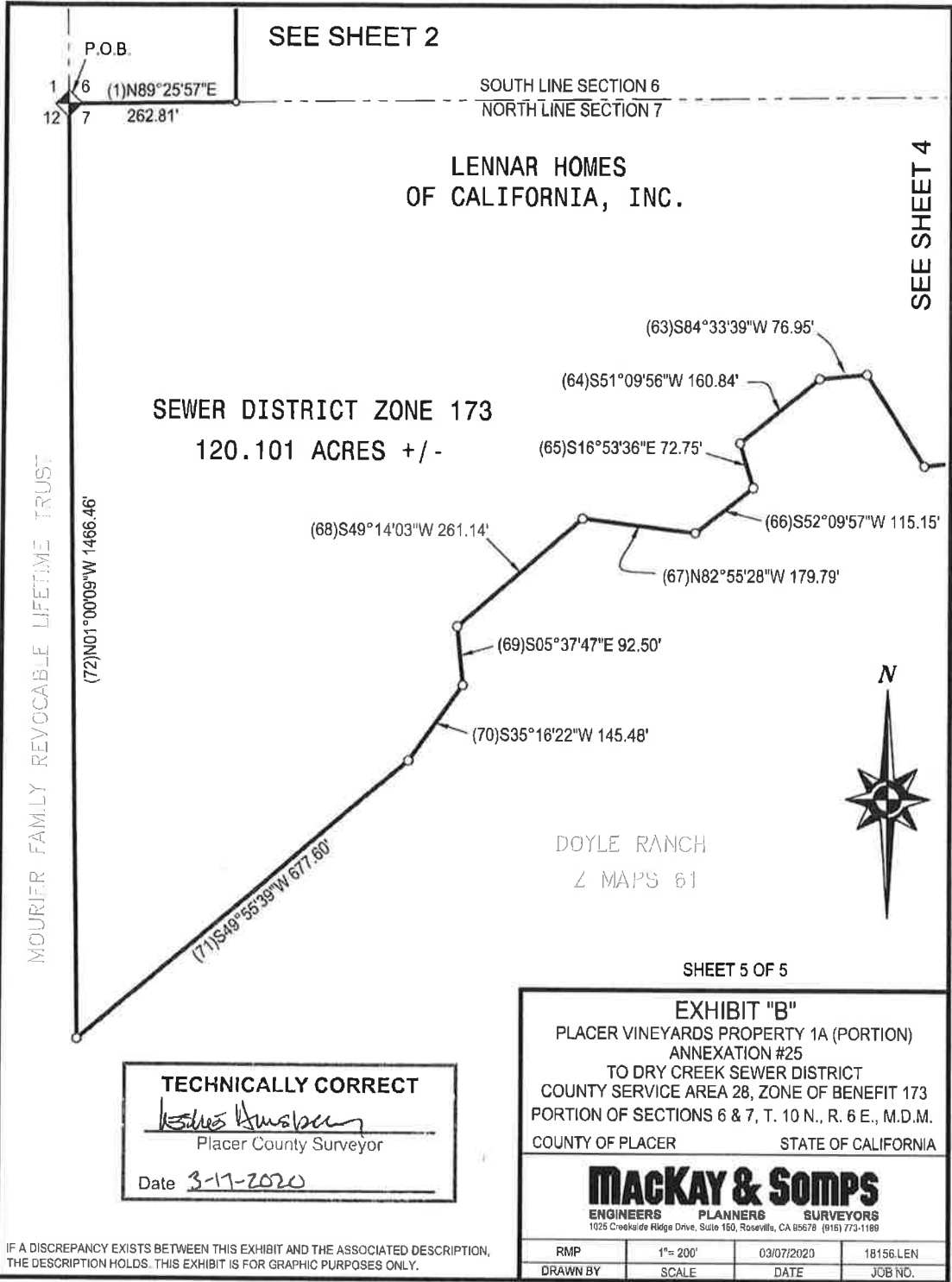
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COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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RMP	1"= 200'	03/07/2020	18158.LEN
DRAWN BY	SCALE	DATE	JOB NO.



SEE SHEET 2

SEE SHEET 4

LENNAR HOMES
OF CALIFORNIA, INC.

SEWER DISTRICT ZONE 173
120.101 ACRES +/-

MOURIER FAMILY REVOCABLE LIFETIME TRUST

(72)N01°00'09\"/>

DOYLE RANCH
Z MAPS 61



SHEET 5 OF 5

TECHNICALLY CORRECT
Kurtis Gustafson
Placer County Surveyor
Date 3-17-2020

EXHIBIT "B"
PLACER VINEYARDS PROPERTY 1A (PORTION)
ANNEXATION #25
TO DRY CREEK SEWER DISTRICT
COUNTY SERVICE AREA 28, ZONE OF BENEFIT 173
PORTION OF SECTIONS 6 & 7, T. 10 N., R. 6 E., M.D.M.
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Crowlinda Ridge Drive, Suite 160, Roseville, CA 95678 (916) 773-1189

RMP	1"= 200'	03/07/2020	18156 LEN
DRAWN BY	SCALE	DATE	JOB NO.

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