



**M E M O R A N D U M**  
**DEPARTMENT OF PUBLIC WORKS**  
**ENVIRONMENTAL ENGINEERING DIVISION**  
County of Placer

TO: Board of Supervisors

DATE: May 11, 2021

FROM: Ken Grehm, Director of Public Works  
By: Sarah Gilmore, P.E., Senior Engineer

SUBJECT: Annexation / Kaiger Property / Intention to Set Public Hearing

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**ACTION REQUESTED**

Adopt a Resolution of Intention to set a public hearing on June 8, 2021 at 9:00 a.m., or as soon thereafter, to consider annexation of the property of Eddie Kaiger, located east of Auburn Folsom Road on Eden Roc Drive in Granite Bay (APN 036-171-035-000), into the boundaries of Sewer Maintenance District 2 to provide sewer service.

**BACKGROUND**

Eddie Kaiger owns the parcel located east of Auburn Folsom Road on Eden Roc Drive in Granite Bay (APN 036-171-035-000), consisting of 5.09 acres. Guide Engineering, on behalf of the owner, requests the County annex the above referenced parcel into the boundaries of Sewer Maintenance District 2 – Granite Bay (SMD 2) for the purpose of providing sewer service to the parcel. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for reference.

A public hearing is required in order to annex the property into SMD 2. In accordance with Sections 4896 and 4987 of the California 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 IMPACT**

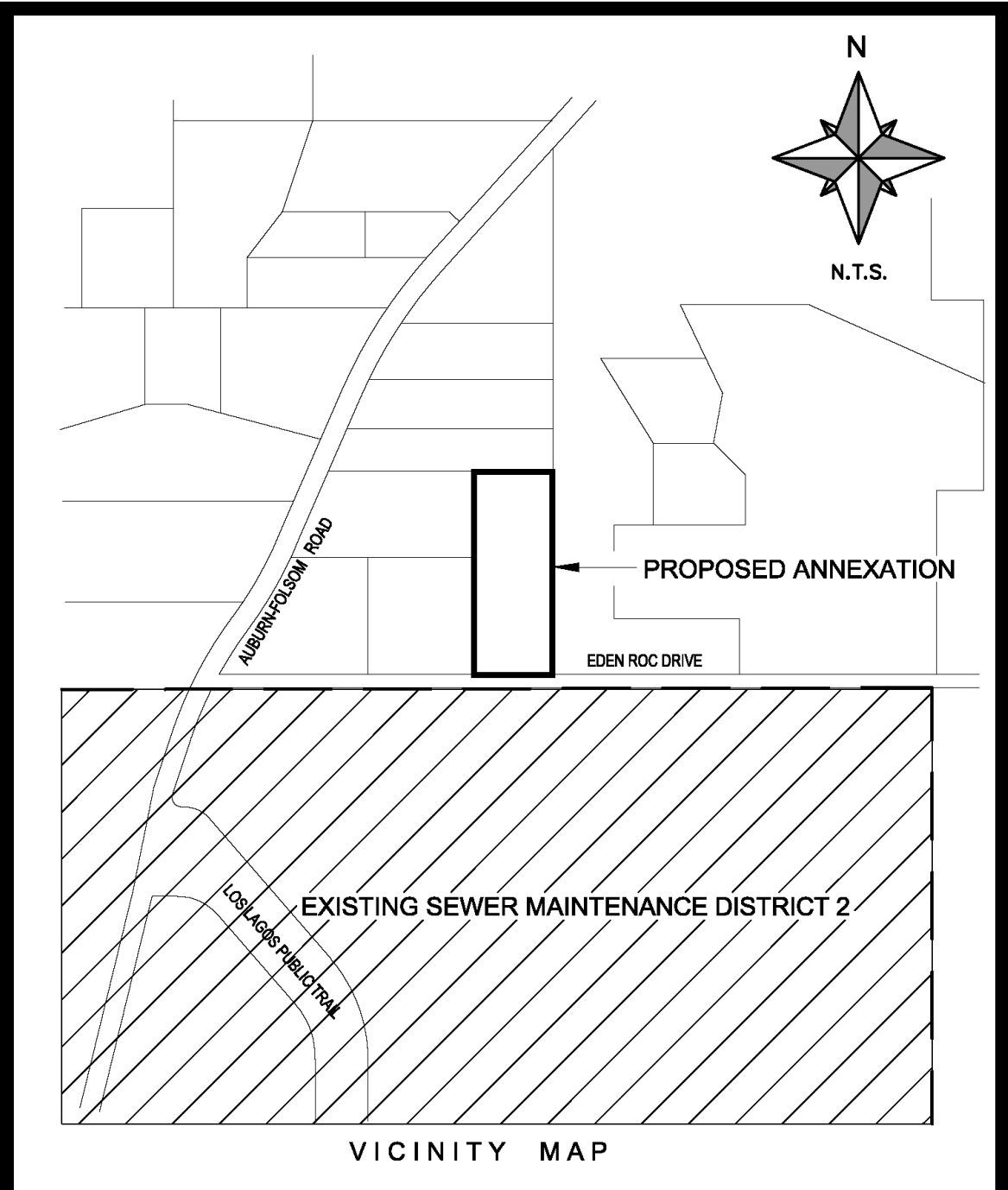
Annexation of this property is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15319 (Class 19).

**FISCAL IMPACT**

Placer County Code Section 13.12.260 specifies that the owners of property annexed into a sewer maintenance district 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 action results in potential revenue to SMD 2 as of the date of this Resolution in the amount of \$1,500.

**ATTACHMENTS**

Vicinity Map  
Resolution with Attachments



**GUIDE ENGINEERING**  
 LAND ENGINEERING AND PLANNING  
 5930 GRANITE LAKE DR. #150  
 GRANITE BAY, CA 95746  
 PHONE: 916-787-0248

VICINITY MAP  
 EDDIE KAIGER PROPERTY (EDEN ROC DRIVE)  
 ANNEXATION NO. 19 TO THE PLACER COUNTY  
 SEWER MAINTENANCE DISTRICT NO. 2  
 A PORTION OF THE S.E. 1/4 ON THE N.E. 1/4 OF SECTION 24, T. 11  
 N., R. 7 E. M.D.B.M., PLACER COUNTY, CALIFORNIA

SCALE:  
 N.T.S.  
 DATE:  
 3-2021  
 SHEET  
 1 OF 1

# 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 annexing APN 036-171-035-000 into Sewer Maintenance District 2 for sewer service.

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

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 11, 2021, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, Eddie Kaiger owns the parcel located east of Auburn Folsom Road on Eden Roc Drive in Granite Bay (APN 036-171-035-000); and

WHEREAS, Guide Engineering, on behalf of the owner, has requested annexation into Sewer Maintenance District 2 (SMD 2) for the purposes of obtaining sewer service; and

WHEREAS, California Health and Safety Code Sections 4896 and 4897 require a Resolution to set a public hearing at 9:00 a.m., or as soon thereafter as possible, on June 8, 2021 to consider annexation of the property into SMD 2.

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 SMD 2. Such land consists of the property belonging to the Eddie Kaiger and is generally located east of

Auburn Folsom Road on Eden Roc Drive in Granite Bay 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 5.09 acres.

2. The Board of Supervisors shall hold a public hearing (at least three weeks after the date of adoption of this Resolution) at 9:00 a.m., or as soon thereafter as possible, on Tuesday, June 8, 2021, 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, and upon making a finding that a majority protest does not exist, the Board of Supervisors may determine that such territory will be benefited by annexation into SMD 2 and may order the boundaries of SMD 2 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 Section 13.12.350 of the Placer County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$1,500.
4. The Clerk of the Board of Supervisors shall cause notice of the time, place, and purpose of the public hearing to be given by:
  - a. Publishing the information contained in this Resolution twice in the Roseville Press Tribune, the newspaper of general circulation.
  - b. Posting 10 days prior to the date set for the public hearing the information contained in this Resolution in three conspicuous places within the territory proposed to be annexed and three conspicuous places in SMD 2.

Exhibit A  
Exhibit B

Exhibit A

EXHIBIT "A"  
EDDIE KAIGER PROPERTY  
EDEN ROC DRIVE  
APN 036-171-035

ANNEXATION NO 19  
TO PLACER COUNTY  
SEWER MANITENANCE DISTRICT NO 2

PAGE 1 OF 1

ALL THAT REAL PROPERTY IN THE COUNTY OF PLACER, STATE OF CALIFORNIA,  
DESCRIBED AS:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF  
SECTION 24, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B. & M., PLACER COUNTY,  
CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE QUARTER CORNER ON THE EAST LINE OF SAID SECTION 24, BEING A  
POINT ON THE EXISTING SEWER MAINTENANCE DISTRICT 2 BOUNDARY; THENCE SOUTH  
89°49'46" WEST ALONG SAID BOUNDARY AND THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF SAID SECTION 24, A DISTANCE OF 282.96 FEET; THENCE LEAVING SAID  
BOUNDARY NORTH 0°33'52" WEST 772.15 FEET TO A POINT ON THE SOUTH LINE OF THE  
LAND DESCRIBED IN DEED TO SAN DIS COMPANY, RECORDED JULY 28, 1958, IN BOOK 767  
OF OFFICIAL RECORDS, PAGE 114, DISTANT THEREON NORTH 89°34'40" EAST 283 FEET  
FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°34'40" EAST 283.00 FEET  
TO THE EAST LINE OF SAID SECTION 24; THENCE ALONG SAID EAST LINE, SOUTH 0°33'52"  
WAST 769.21 FEET TO THE **POINT OF BEGINNING**.

END OF DESCRIPTION

Prepared by Charles W. Crail, L.S. 4519  
Lic. Expires 09/30/2022

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Charles W. Crail

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