

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

To: **BOARD OF SUPERVISORS**

Date: **MAY 23, 2006**

From:  **JAMES DURFEE / WILL DICKINSON** 

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING: REQUEST FOR PROPERTY ANNEXATION TO SEWER MAINTENANCE DISTRICT NO. 1**

**ACTION REQUESTED/RECOMMENDATION:** Adopt a Resolution of Intention setting the time and date to hold a Public Hearing to consider the annexation of property owned by Hugh T. and M. Jean Dickinson APN 051-010-022, located on Bell Road in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

**BACKGROUND:** Hugh T. and M. Jean Dickinson are requesting that the above referenced parcel, consisting of ten acres located on Bell Road in Auburn, be annexed into SMD No. 1 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 4.6 acres. The owner has prepared a legal description and plot map of the parcel. These documents, along with a vicinity map, are attached as part of the Resolution of Intention.

A Public Hearing is required in order to annex the property into the Sewer Maintenance District. In accordance with Section No. 4896 of the Health and Safety Code, your Board must adopt a Resolution of Intention establishing a date for a Public Hearing at least three weeks in advance of the Public Hearing. The attached Resolution satisfies that requirement.

**ENVIRONMENTAL CLEARANCE:** This annexation is categorically exempt pursuant to Sections 15303(a) and (d) of Title 14, of the California Administrative Code (CEQA). No further CEQA review is required.

**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 \$10,486 (\$5,243 per potential lot times two lots). This fee is placed into a reserve fund and is used for capital improvement projects within the district.

ATTACHMENT: RESOLUTION  
NOTICE OF PUBLIC HEARING

JD/WD/lm

t:\fac\bsmemo2006\ROI Dickinson

# 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 THE PROPERTY OF  
HUGH T. AND M. JEAN DICKINSON, APN 051-010-022,  
INTO COUNTY SEWER MAINTENANCE DISTRICT NO. 1.

Resol. 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:

1. The Board of Supervisors intends to annex a certain parcel of land to County Sewer Maintenance District No. 1. Such land consists of the property belonging to Hugh T. and M. Jean Dickinson, and is generally located at 4055 Bell Road in Auburn, as shown in Exhibit "B" attached hereto and incorporated herein, and specifically described and depicted in Exhibit "A", attached hereto and incorporated herein.  
Such lands contain approximately 10 acres.

2. The Board of Supervisors shall hold a hearing (at least three weeks after the date of adoption of this Resolution), at the hour of \_\_\_\_\_, on Tuesday, \_\_\_\_\_ 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 to the Sewer District and may order the boundaries of the Sewer District 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. The annexation fee that applies to the subject property as of the date of this Resolution is \$10,486 (\$5,243 per potential lot times two lots). This sum shall be deposited in the County Treasury to the credit of the Sewer District.
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. Posting, in three conspicuous places within the territory proposed to be annexed and three conspicuous places within Sewer Maintenance District No. 1, notices headed "Notice of Public Hearing" in letters not less than one inch in height and including a diagram of the territory proposed to be annexed.
  - b. Publishing once in the Auburn Journal, the newspaper of general circulation that the Board deems most likely to give notice to hearing to the inhabitants, a notice showing the boundaries of the territory proposed to be annexed by means of a diagram.

Attachments: Exhibit A  
Exhibit B

## **NOTICE OF PUBLIC HEARING**

**BY WHOM:** PLACER COUNTY BOARD OF SUPERVISORS

**WHERE:** BOARD OF SUPERVISORS CHAMBERS  
ADMINISTRATIVE CENTER  
175 FULWEILER AVENUE  
AUBURN, CALIFORNIA

**WHEN:** Tuesday,

**PURPOSE:** NOTICE IS GIVEN that the Placer County Board of Supervisors will hold a public hearing to consider annexing certain property to County Sewer Maintenance District No. 1. Such property consists of APN 051-010-022 and is owned by Hugh T. and M. Jean Dickinson, is generally located at 4055 Bell Road, in Auburn, and is approximately 10 acres.

Interested persons are invited to attend or submit their written comments prior to the hearing date.

Ann Holman  
Clerk of the Board of Supervisors

EXHIBIT "A"  
DICKINSON ANNEXATION NO. 123  
TO SEWER MAINTENANCE DISTRICT NO. 1

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS  
FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP  
13 NORTH, RANGE 8 EAST, M.D.B. & M., INCLUDED WITHIN THE LAND  
SHOWN AND DESIGNATED AS PARCEL "A" ON PARCEL MAP NO. 72632  
FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER  
COUNTY, CALIFORNIA, ON FEBRUARY 27, 1978, IN BOOK 11 OF PARCEL  
MAPS, PAGE 156, PLACER COUNTY OFFICIAL RECORDS.

APN 051-010-022  
CONTAINING 10 ACRES +/-

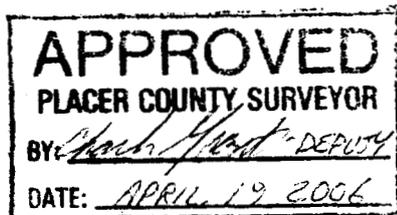
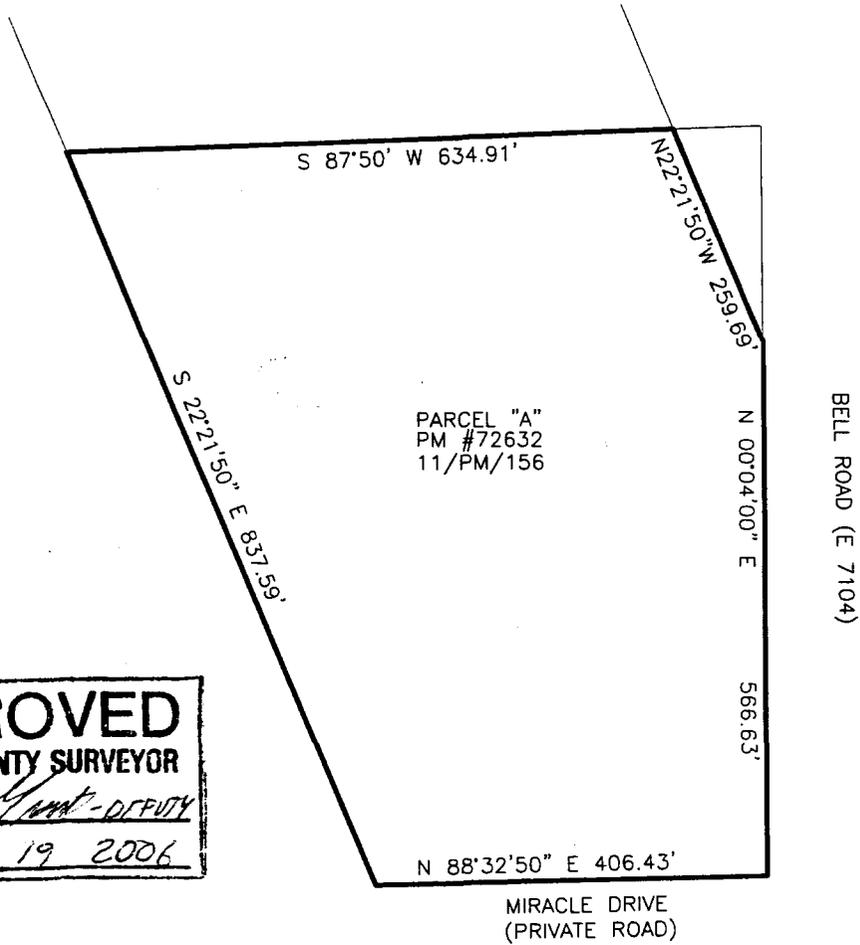


EXHIBIT "B"  
 ANNEXATION NO. 123  
 TO S.M.D. #1  
 DICKINSON ANNEXATION



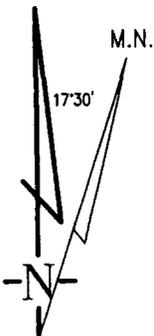
**APPROVED**  
 PLACER COUNTY SURVEYOR  
 BY: *Charles M. ...* DEPUTY  
 DATE: *APRIL 19 2006*

PARCEL "A" PM #72632 (11/PM/156)  
 HUGH DICKINSON  
 APN: 051-010-022



**GEIL ENGINEERING, INC.**

1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 (530) 885-0426



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