

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

To: **BOARD OF SUPERVISORS**

Date: **FEBRUARY 20, 2007**

From:  **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF THE SILVER CREEK PROPERTY  
INTO COUNTY SERVICE AREA NO. 28, ZONE 173 – DRY CREEK**

**ACTION REQUESTED/RECOMMENDATION:** After conducting a public hearing, adopt a Resolution annexing the Silver Creek properties, consisting of 28.58 acres located at the corner of PFE Road and Walerga Road in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173).

**BACKGROUND:** Dry Creek Water Works LLC, owner of the Silver Creek subdivision, is requesting that the above referenced parcels, consisting of 28.58 acres located at the corner of PFE Road and Walerga Road in Roseville, be annexed into CSA 173 for the purpose of providing sewer service to a 78-lot development. The development was approved by the Planning Commission on July 11, 2006. A legal description, plot map and vicinity map are attached as part of the Resolution. In order to annex a parcel into the County Service Area, your Board must hold a public hearing and adopt a Resolution approving the annexation.

**ENVIRONMENTAL CLEARANCE:** An Environmental Impact Report (EIR) for the development of the subject property was reviewed and certified by the Placer County Planning Commission on July 11, 2006. The EIR included a discussion and analysis of the annexation of the property into CSA No. 28, Zone 173. Therefore, no further environmental review is necessary.

**FISCAL IMPACT:** Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. A Reimbursement Agreement with the Dry Creek-West Placer CFD #1 property owners for construction of sewer facilities requires payment of a reimbursement fee by properties that did not participate in the agreement. The CPI adjusted cost per Equivalent Dwelling Unit (EDU) as delineated in the reimbursement agreement for Area C is \$3,547/EDU. This calculates to a total reimbursement payment of \$276,666. Placer County will collect and disburse this fee to the Dry Creek-West Placer CFD #1 property owners as required by the agreement.

JD:WD:lm

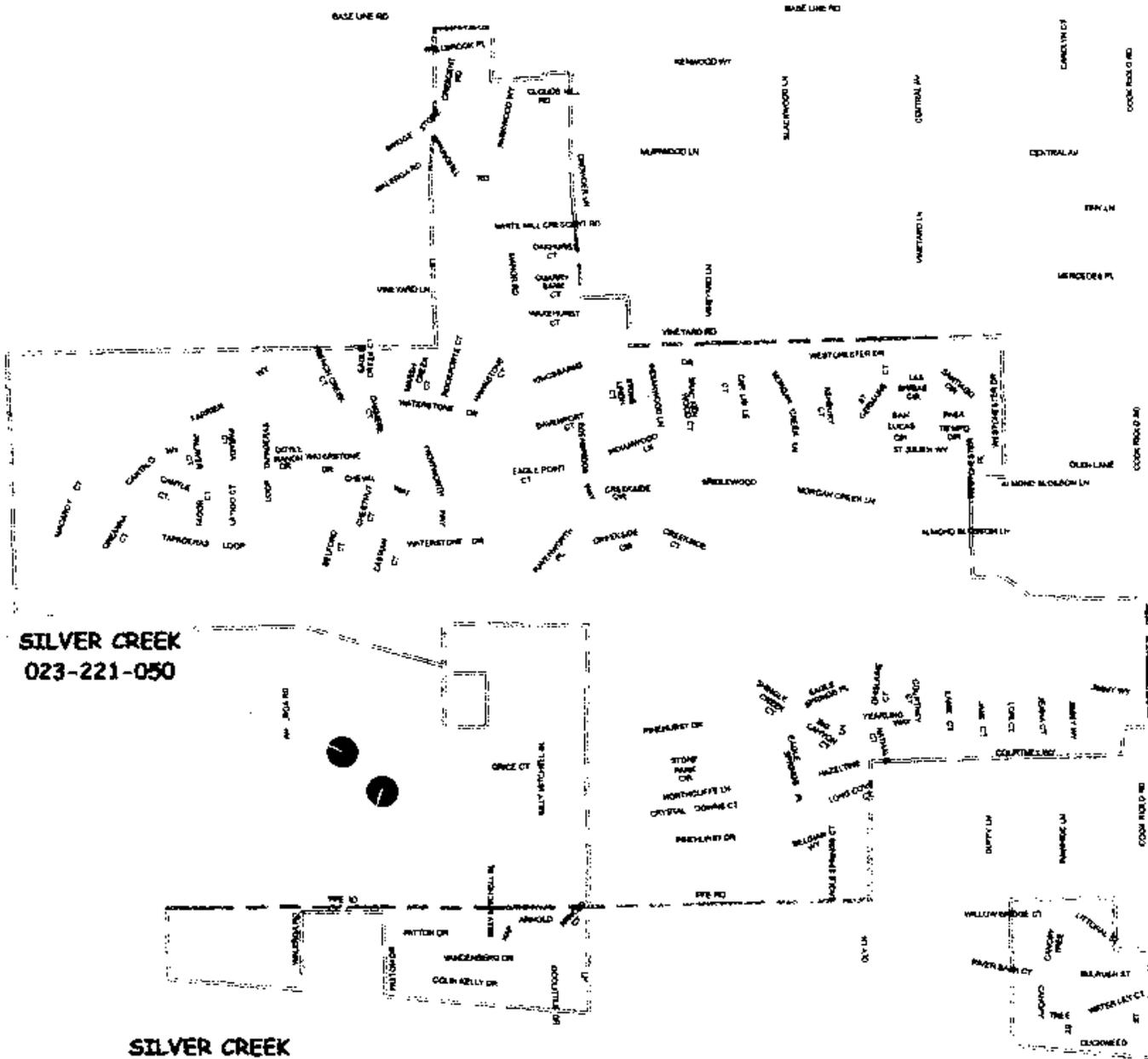
ATTACHMENTS: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

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13

# DRY CREEK SANITARY SEWER CSA 28 ZONE 173 ANNEXATION



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

In the matter of: A RESOLUTION ANNEXING THE  
SILVER CREEK PROPERTIES, APN: 023-221-016  
AND 023-221-050, INTO COUNTY SERVICE  
AREA NO. 28, ZONE 173 – DRY CREEK

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 County Service Area No. 28, Zone 173 – Dry Creek. Such land contains approximately 28.58 acres.
2. The boundaries of County Service Area No. 28, Zone 173 – Dry Creek shall be altered to include such territory upon payment of the \$276,666, which shall be deposited into the County Treasury to the credit of the Service Area. The funds will then be disbursed to the Dry Creek-West Placer CFD #1 property owners in accordance with the Reimbursement Agreement for Construction of Sewer Facilities and Reclaimed Water Line between the County of Placer and the Dry Creek-West Placer CFD #1 property owners approved on October 24, 2001.
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

EXHIBIT A

SILVER CREEK

Annexation to County Service Area

No. 28, Zone #173

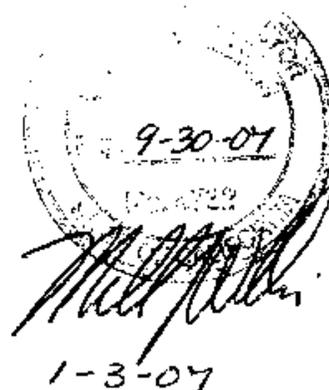
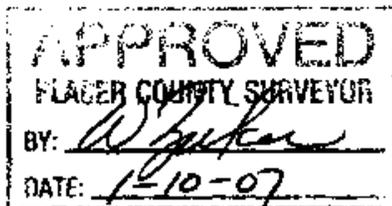
ANNEXATION NO. 7

DESCRIPTION

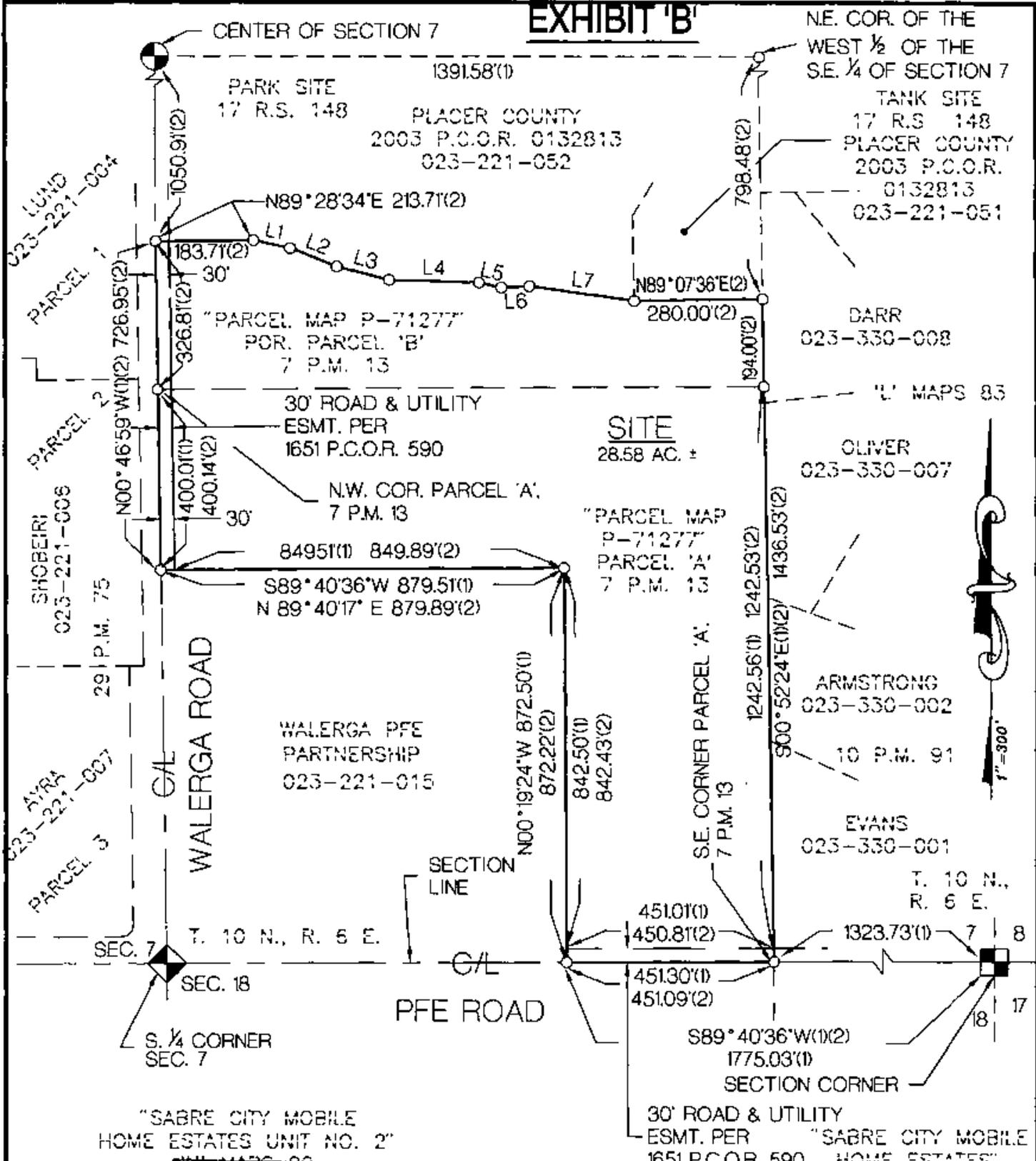
ALL THAT REAL PROPERTY situated in the County of Placer, State of California and being a portion of the West one-half of the Southeast one-quarter of Section 7, Township 10 North, Range 6 East, M.D.M. and also being all of "Parcel A" and a portion of "Parcel B" as shown on the "Parcel Map P-71277", filed for record in the office of the Recorder of Placer County on July 3, 1975, in Book 7 of Parcel Maps, at Page 13. More particularly described as follows:

All of said "Parcel A", together with and including thereto, all that portion of said "Parcel B" lying south of the "Park Site" and "Tank Site" as shown on "Record of Survey No. 2535", filed for record in the office of the recorder of Placer County on January 12, 2004 in Book 17 of Surveys, at Page 148.

Said property contains 28.58 acres.



# EXHIBIT 'B'



"SABRE CITY MOBILE HOME ESTATES UNIT NO. 2"

**APPROVED**  
 PLACER COUNTY SURVEYOR  
 BY: *[Signature]*  
 DATE: *1-10-07*

SCALE: 1"=300'  
 JOB #: 02-08-089  
 DATE: AUG 24, 06

SILVER CREEK  
 SEWER ANNEXATION NO.7  
 PLACER COUNTY, CALIFORNIA

SEE SHEET 2 FOR LINE TABLE

11

# EXHIBIT 'B'

## LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.39'	S78°22'01"E
L2	109.07'	S68°29'26"E
L3	116.55'	S75°15'28"E
L4	195.76'	S88°14'47"E
L5	50.72'	S77°22'09"E
L6	61.57'	N86°49'25"E
L7	231.45'	S82°05'43"E

\* RECORD DIMENSIONS PER (2)

### NOTES:

1. THE INFORMATION SHOWN ON THIS EXHIBIT HAS BEEN COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.

### LEGEND:

- (1) RECORD PER 7 P.M. 13
- (2) RECORD PER 17 R.S. 148

9-30-07  
*Michael Miller*  
1-3-07

**APPROVED**  
PLACER COUNTY SURVEYOR  
BY: *W. J. Miller*  
DATE: *1-10-07*

SHEET 2 OF 2

SCALE: NTS	SILVER CREEK
JOB #: 02-08-089	SEWER ANNEXATION NO. 7
DATE: AUG 24, 06	PLACER COUNTY, CALIFORNIA