

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

To: **BOARD OF SUPERVISORS**

Date: **MARCH 20, 2007**

From: **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF ROOKER  
PROPERTY TO COUNTY SEWER MAINTENANCE DISTRICT NO. 1**

**ACTION REQUESTED/RECOMMENDATION:** After conducting a Public Hearing, adopt a Resolution annexing the Gary and Jennifer Rooker property, APN 076-342-018, located on Virginia Drive in Auburn, into the boundaries of Placer County Sewer Maintenance District No. 1 (SMD No. 1).

**BACKGROUND:** Gary and Jennifer Rooker are requesting that the above referenced parcel, consisting of 1.12 acres located on Virginia Drive 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 4.6 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 \$5,500 (\$5,500 per potential lot times one lot).

JD:WD:lm

ATTACHMENTS: RESOLUTION  
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

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

In the matter of: A RESOLUTION ANNEXING THE  
PROPERTY OF GARY AND JENNIFER ROOKER  
APN: 076-342-018, 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 1.12 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 \$5,500 (\$5,500 per potential lot times one lot), 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

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**Exhibit 'A'**

**Sewer Maintenance District #1  
Annexation # 125**

**Rooker Annexation**

**Lot 121 of the "Christian Valley Park Unit 9" as per map filed  
February 14<sup>th</sup> 1964 in book H of Maps, page 38, Placer County Records.  
Containing 1.12 Acres**

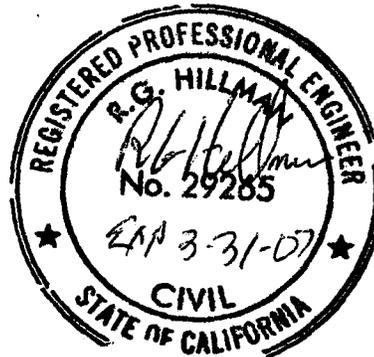
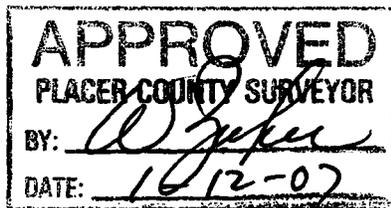




EXHIBIT "B"  
ANNEXATION No 125  
SMD No 1  
JULY 2006

POR. SW1/4 SEC. 16 T. 13N. R. 8E. M.D.B. & M.  
Christian Valley Park Unit No. 9, M.O.R. Bk. H, Pg. 38

KENNETH WAY  
N 37° 39' 55" W  
67.00'

R = 275'  
CH = 51' 01" 16" E  
127.05'

Δ = 26° 42' 42"

N 64° 22' 37" W  
84.08'

Δ = 76° 01' 11"  
CH = 586' 22" 04"  
29.63'  
Δ = 2° 17' 04"  
R = 970'  
38.67'

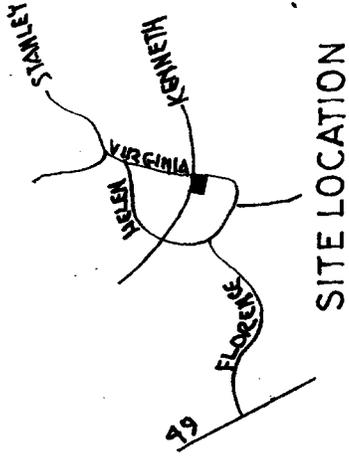
20 R  
CH = 512' 47" 04"  
38.54'

VIRGINIA DRIVE  
S 13° 55' 38" W  
126.0'

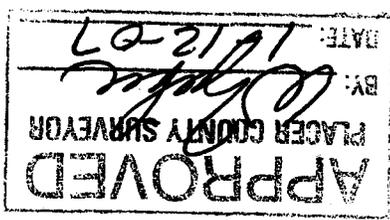
LOT 121  
UNIT 9  
APN 076 342-018  
1.12 ACRES

S 56° 02' 33" E  
316.54'

S 23° 14' 29" W  
190.0'



SITE LOCATION



PAUL JOHNSON  
COUNTY SURVEYOR

TAB-0407

# SEWER MAINTENANCE DISTRICT #1 ANNEXATION



ROOKER  
076-342-018

