

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

To: **BOARD OF SUPERVISORS**

Date: **OCTOBER 2, 2007**

From: ~~JD~~ **JAMES DURFEE / WILL DICKINSON** *WDD*

Subject: **PUBLIC HEARING: ANNEXATION OF LOTS 9, 10 AND 11 IN BIANCHI ESTATES NO. 2 TO COUNTY SERVICE AREA NO. 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION: After holding a public hearing, approve a Resolution annexing Lots 9, 10 and 11 in Bianchi Estates No. 2, APN 023-232-009, 023-232-010 and 023-232-011, located at the corner of Baseline Road and Crowder Lane, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173).

BACKGROUND: The property owners of lots 9, 10 and 11, Anthony and Susan Wright, Loren and Marilyn Robinson and Noe and Judith Fierros, are requesting that the above referenced parcels, consisting of 6.626 acres located at the corner of Baseline Road and Crowder Lane in Roseville, be annexed into CSA 173 for the purpose of providing sewer service to the 3 existing residences on said lots. 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: 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 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 exempts payment of the reimbursement fee for existing residences. Therefore, no reimbursement payment is owed by the property owners.

JD:WD:lm

ATTACHMENTS: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2007\ANNEX BIANCHI ESTATES NO 2.DOC

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

In the matter of: A RESOLUTION ANNEXING LOTS 9,
10 AND 11 IN BIANCHI ESTATES NO. 2, APN: 023-232-009,
023-232-010 AND 023-232-011, 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 6.626 acres.
2. The boundaries of County Service Area No. 28, Zone 173 – Dry Creek shall be altered to
include such territory upon approval of the Resolution by the Board of Supervisors.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

T:\FAC\Bsmemo2007\Annex Bianchi Estates No. 2.doc



August 3, 2007

Placer County Board of Supervisors
C/o Placer County Department of Facility Services Special Services District
11476 C Avenue, Dewitt Center
Auburn, CA 95603

RE: Annexation to Sewer Maintenance District CSA Zone 173
Lots 9, 10, & 11, Bianchi Estates No. 2, M Maps 21, Placer County Records
APN: 023-232-009, 023-232-010, & 023-232-011

To whom it may concern:

We request, on behalf of our client Loren Robinson, that Placer County Department of Facility Services, Special Services District accept into the Sewer Maintenance District CSA Zone 173 the above-described parcels.

Please find attached a copy of the Legal Description and Exhibit Plat we prepared to accompany this letter and a copy of the grant deeds for the above referenced parcels.

Please call our office if you have any questions or need further information.

Sincerely,
ANDREGG GEOMATICS

Jerome R. Jones, PLS 4922
Sr. Project Manager

Attachments:
Metes and Bounds Legal Description and Exhibit Plat
Grant Deeds to referenced parcels

X:\Mdd2\13410\docs\Annexation Letter to Board of Supervisors.doc

We take your position precisely.



August 21, 2007

EXHIBIT 'A'
BIANCHI ESTATES NO. 2 - LOTS 9, 10, & 11
SEWER ANNEXATION TO CSA NO. 28 ZONE 173
ANNEXATION NO. 9

All those tracts of land conveyed in the Grant Deed to Anthony Wright and Susan Wright, recorded August 27, 2003, in Document No. 2003-0146452, Official Records of Placer County, in the Grant Deed to Loren W. Robinson and Marilyn J. Robinson, recorded November 5, 1986, in Book 3070 at Page 359, Official Records of Placer County, and in the Grant Deed to Noe O. Fierros and Judith L. Fierros, as trustees of the Fierros Family Trust dated May 28, 2002, recorded July 9, 2003, in Document No. 2003-0112602, Official Records of Placer County, being more particularly described as follows.

Lots 9, 10 and 11, respectively, of Bianchi Estates No. 2, recorded in Book M of Maps at Page 21, Placer County Records, being located in the Northwest quarter of Section 5, Township 10 North, Range 6 East, M.D.M., Placer County, California.

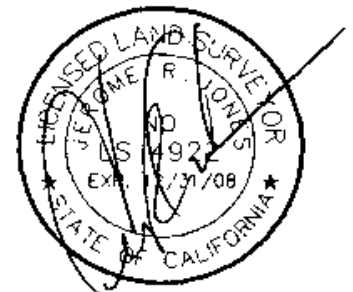
Commencing at the Northwest corner of said Section 5; thence South 29°52'06" East for a distance of 56.48 feet to the North corner of the above referenced Lot 9, said corner being on the Easterly right of way of Crowder Lane (County Road No. B0014) and the Point of Beginning; thence leaving said Easterly right of way South 47°33'23" East for a distance of 598.98 feet to the Easterly most corner of said Lot 9, said corner being on the Westerly right of way of Kenwood Way (County Road No. B0017); thence along said Westerly right of way along the arc of a non-tangent curve to the left, concave Southeasterly, having a radius of 90.00 feet, a central angle of 66°49'28", a length of 104.97 feet, and a chord bearing South 06°25'06" West for a distance of 99.12 feet to the point of a reversing curve; thence along the arc of a curve to the right, concave Southwesterly, having a radius of 50.00 feet, a central angle of 26°45'56", a length of 23.36 feet, and a chord bearing South 13°36'40" East for a distance of 23.15 feet to a point on said Westerly right of way, also being a point on the East line of the above referenced Lot 10; thence along said Westerly right of way South 00°13'42" East for a distance of 303.45 feet to the Southeast corner of the above referenced Lot 11; thence leaving said Westerly right of way South 89°46'18" West for a distance of 437.26 feet along the South line of said Lot 11 to the Southwest corner thereof, said corner being on the East right of way of Crowder Lane; thence along said East right of way North 00°33'04" West for a distance of 812.37 feet; thence continuing along said East right of way along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 25.00 feet, a central angle of 46°04'06", a length of 20.10 feet, and a chord bearing North 22°28'59" East for a distance of 19.56 feet to the Point of Beginning.

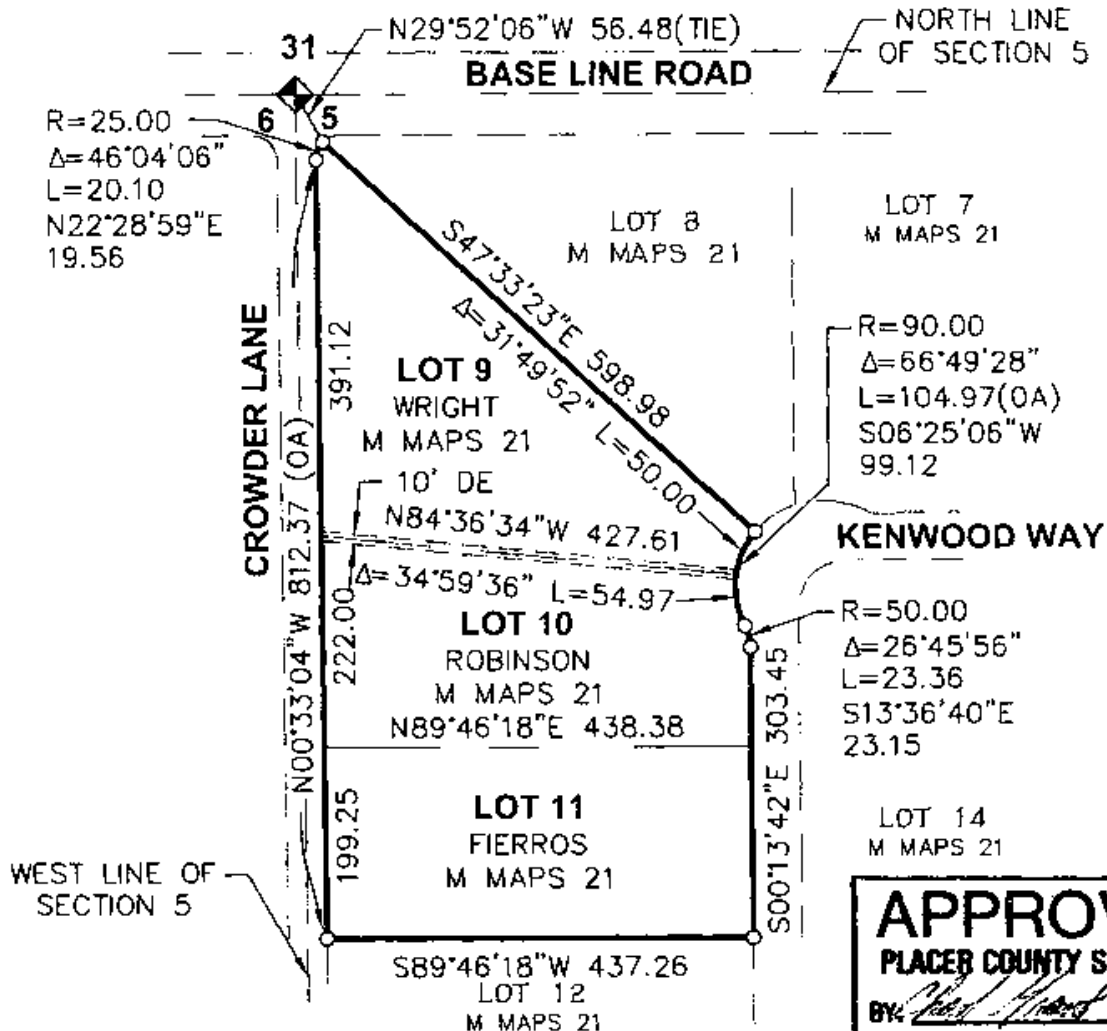
Containing 6.36 acres, more or less.

The Basis of Bearings of this legal description is identical with that shown on the map for Bianchi Estates No. 2, Tract No. 454, file in Book M of Maps at Page 21, Placer County Records.

X:\ddd2\13410\docs\Sewer Annexation.doc

APPROVED
PLACER COUNTY SURVEYOR
BY: *Chad Hunt* - DEPUTY
DATE: *AUG, 28 2007*





APPROVED
 PLACER COUNTY SURVEYOR
 BY: *[Signature]* - DEPUTY
 DATE: Aug 28 2007

LEGEND

- DIMENSION POINT
- DE DRAINAGE EASEMENT
- (OA) OVERALL DIMENSION

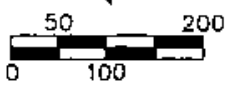
EXHIBIT 'B'

BIANCHI ESTATES NO.2
LOTS 9, 10, & 11
M MAPS 21, PCR

SEWER ANNEXATION TO
 CSA NO. 28 ZONE 173
 ANNEXATION NO. 9

NORTHWEST 1/4 SECTION 5,
 T.10 N., R.06 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=200' AUGUST 21, 2007

ANDREGG
 GEOMATICS
 www.andregg.com
 800-400-7072



**DRY CREEK
SANITARY SEWER
CSA 28 ZONE 173
ANNEXATION**



Legend
- - - - DRY CREEK SEWER DISTRICT BOUNDARY

BIANCHI ESTATES NO. 2
023-232-009
023-232-010
023-232-011

