

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

To: **BOARD OF SUPERVISORS** Date: **MARCH 11, 2008**

From: **JAMES DURFEE / WILL DICKINSON**

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING:
ANNEXATION OF CALIFORNIA CONSERVATION CORPS PROPERTY
INTO COUNTY SEWER MAINTENANCE DISTRICT 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 the State of California (APN 075-140-002, 075-140-008, 075-140-009, 075-140-011) located on Christian Valley Road in Auburn, into the boundaries of Placer County Sewer Maintenance District 1 (SMD 1).

BACKGROUND: The State of California is requesting that the above referenced parcels, consisting of 62.78 acres located on Christian Valley Road in Auburn, be annexed into SMD 1 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 4.6 acres. The owners have prepared a legal descriptions and plot maps of the parcels, which are attached. A vicinity map is also attached for your reference.

A Public Hearing is required in order to annex the property into the District. In accordance with Sections 4896 and 4897 of the 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 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 \$71,500 (\$5,500 per lot times 13 potential lots).

ATTACHMENT: RESOLUTION
NOTICE OF PUBLIC HEARING
VICINITY MAP

cc: COUNTY EXECUTIVE OFFICE

JD/WD/LM

TF\BSMEMO 2008\EE ROI CCC.DOC

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 THE
STATE OF CALIFORNIA, APN 075-140-002,
075-140-008, 075-140-009, 075-140-011
INTO COUNTY SEWER MAINTENANCE DISTRICT 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 1. Such land consists of the property belonging to the State of California, and is generally located on Christian Valley Road in Auburn, 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 62.78 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 \$71,500 (\$5,500 per lot times 13 potential 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 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

**LEGAL DESCRIPTION OF
CALIFORNIA CONSERVATION CAMP AUBURN SEWER ANNEXATION
SEWER MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 135**

EXHIBIT "A"

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

Parcel One:

The West seven-eighths of the Northeast quarter of the Southwest quarter (W 7/8 of NE 1/4 of SW 1/4) of Section 10, T.13 N., R. 8 E., M.D.B.&M. Containing 35.22 Acres.
APN: 075-140-002-000

Parcel Two:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 13 North, Range 8 East, M.D.B.&M., from which the South quarter corner of said Section 10 bears South 0°14'17" East 1318.12 feet and running thence from said Northeast corner and along the North line of said Southeast quarter of the Southwest quarter South 88°15'21" West 922.80 feet to the centerline of the sixty foot wide access road to the Iron Mine Conservation Camp; thence along said centerline South 0°24' West 233.09 feet; thence South 20°02' West 104.45 feet; thence leaving said centerline North 88°15'21" East 961.59 feet to the East line of said Southeast quarter of the Southwest quarter; thence North 0°14'17" West 330.00 feet to the point of beginning. Containing 7.04 Acres.
APN: 075-140-009-000

Parcel Three:

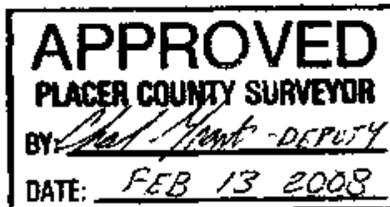
The East 330 feet of the Northwest quarter of the Southwest quarter, the North 330 feet of the East 330 feet of the Southwest quarter of the Southwest quarter, and that portion of the North 330 feet of the Southeast quarter of the Southwest quarter lying West of the centerline of a sixty foot wide access road to the Iron Mine Conservation Camp all in Section 10, Township 13 North, Range 8 East, M.D.B.&M., and particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 10 and running thence along the West line of said quarter-quarter South 0°30'08" East 1317.52 feet; thence along the South line of said quarter-quarter North 88°15'21" East 404.93 feet to the centerline of said Iron Mine Road; thence along said centerline South 0°24' West 233.09 feet; thence South 20°02' West 104.45 feet to the South line of the North 330 feet of the Southeast quarter of the Southwest quarter of said Section 10; thence leaving said road and running along said South line and its Westerly projection South 88°15'21" West 694.61 feet to the Southwest corner of the North 330 feet of the East 330 feet of the Southwest quarter of the Southwest quarter of said Section 10; North 0°30'08" West 1647.42 feet to the North line of the Southwest quarter of said Section 10; thence North 88°14'12" East 330.00 feet to the point of beginning. Containing 15.49 Acres.
APN: 075-140-008-000

Parcel Four:

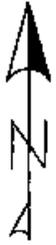
The East one eighth of the Northeast quarter of the Southwest quarter of Section 10, Township 13 North, Range 8 East, M.D.B.&M.
Containing 5.03 Acres.
APN: 075-140-011-000

Total Acres: 62.78 Acres

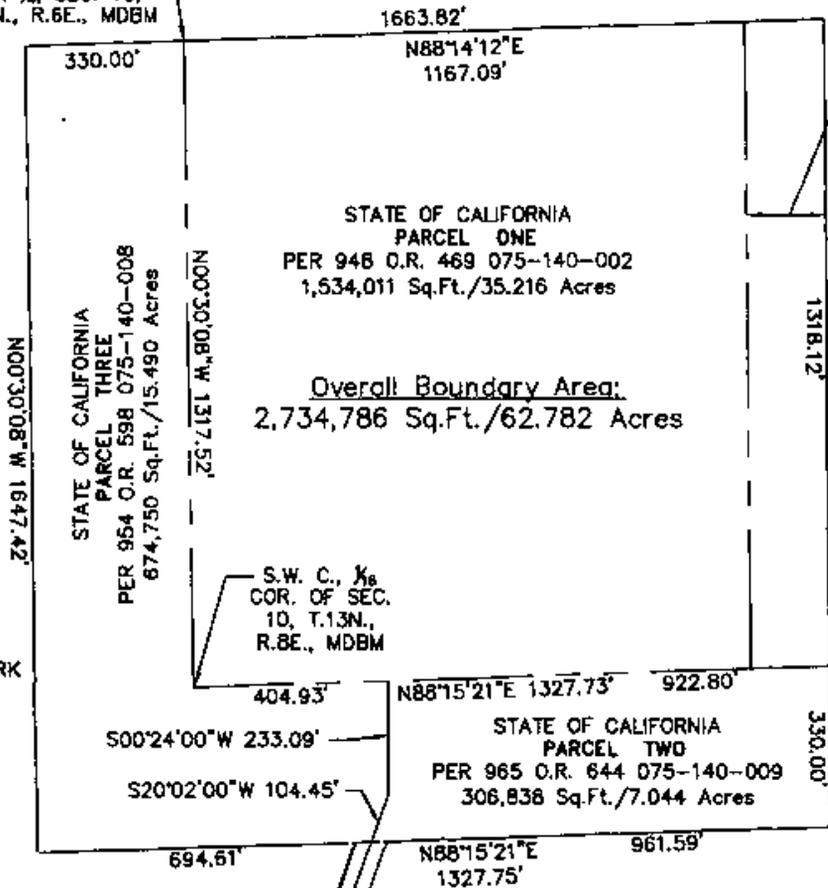


PARCEL MAP NO. 73712
18 PM 3

N.W. COR., N.E. 1/4,
S.W. 1/4, SEC. 10,
T.13N., R.8E., MDBM



0 200 400
SCALE:
1" = 400'



STATE OF CALIFORNIA
PARCEL FOUR
PER 1081 O.R. 316
075-140-011
219,187 Sq.Ft./5.032 Acres

2 PM 51

8 ROS 41

N.E. COR., S.E. 1/4, S.W. 1/4,
SEC. 10, T.13N., R.8E.,
MDBM

PARCEL MAP NO.
73590
17 PM 129

CHRISTIAN VALLEY PARK
UNIT NO. 1
G MAPS 62

CHRISTIAN VALLEY
ROAD

CHRISTIAN VALLEY PARK
UNIT NO. 4
H MAPS 24

APPROVED
PLACER COUNTY SURVEYOR
BY: *[Signature]* - DEPUTY
DATE: FEB 13 2008

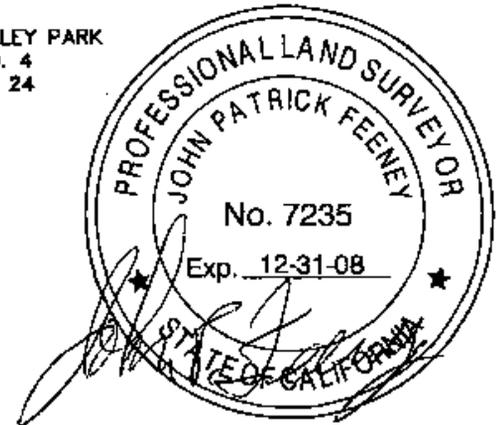
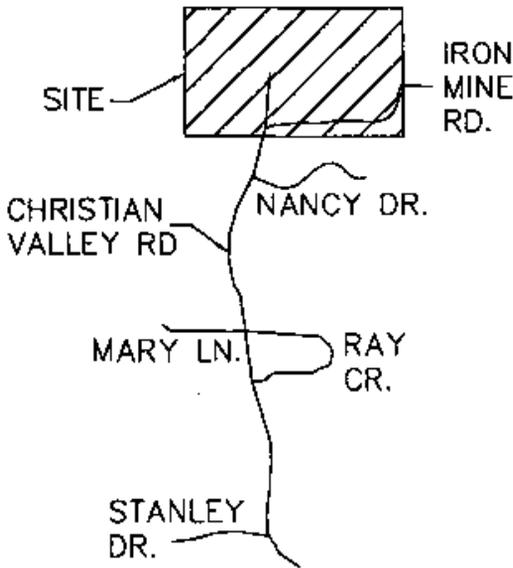


EXHIBIT 'B'



VICINITY MAP
NOT TO SCALE

CALIFORNIA CONSERVATION CAMP
AUBURN SEWER ANNEXATION

SEWER MAINTENANCE DISTRICT NO. 1
ANNEXATION NO. 135

A PORTION OF
SECTION 10, T.13N., R.8E., M.D.B.&M.
PLACER COUNTY, CALIFORNIA
SCALE: 1" = 400'

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 1. Such property consists of APN 075-140-002, 075-140-008 075-140-009, 075-140-01, is owned by the State of California, is generally located on Christian Valley Road, in Auburn, and is approximately 62.78 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

SEWER MAINTENANCE DISTRICT 1 ANNEXATION

