

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

To: **BOARD OF SUPERVISORS**

Date: **JANUARY 13, 2009**

From:  **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF GUNTHER
PROPERTY TO COUNTY SEWER MAINTENANCE DISTRICT 1**

ACTION REQUESTED/RECOMMENDATION: After conducting a Public Hearing, adopt a Resolution annexing the Diana Gunther property, APN 076-335-023, located on Virginia Drive in Auburn, into the boundaries of Placer County Sewer Maintenance District 1 (SMD 1).

BACKGROUND: Diana Gunther is requesting that the above referenced parcel, consisting of 1.12 acres located on Virginia Drive in Auburn, be annexed into SMD 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 2.3 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 lot times 1 lot).

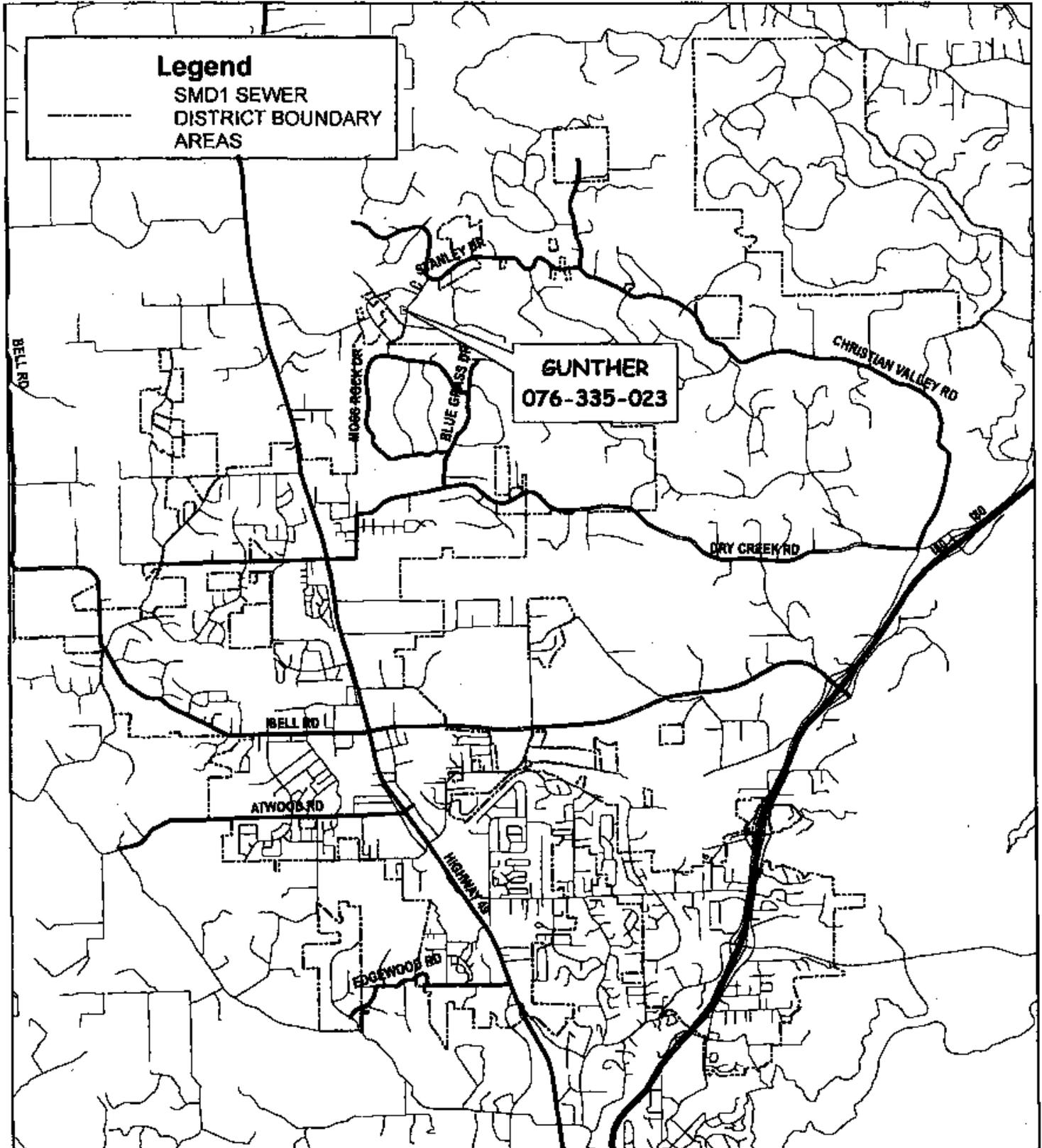
ATTACHMENTS: RESOLUTION
VICINITY MAP

CC COUNTY EXECUTIVE OFFICE

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JD/WO/HK/LM

SEWER MAINTENANCE DISTRICT 1 ANNEXATION



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

In the matter of: A RESOLUTION ANNEXING THE
PROPERTY OF DIANA GUNTHER APN: 076-335-023,
INTO SEWER MAINTENANCE DISTRICT 1

Resolution No. _____

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 1. Such land contains approximately 1.12
acres.
2. The boundaries of Sewer Maintenance District 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 1 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
Diana Gunther Sewer Annexation
Sewer Maintenance District No. 1
Annexation No. 137

All that certain real property situated in the County of Placer, State of California described as follows:

Portion of the West ½ of Section 16, T.13 N., R.8 E., M.D.B. & M. Also being Lot 134 of that Subdivision Map entitled "Christian Valley Park, Unit No. 9". Filed in Book H of Maps, at Page 38, of Official records of Placer County, State of California.

Beginning at the Northwest corner of Lot 134 as shown on last said map, Thence South 73°07'24" East, a distance of 217.34 feet, to a point in the west Right-a-Way line of Virginia Drive, the Northeast corner of lot 134;

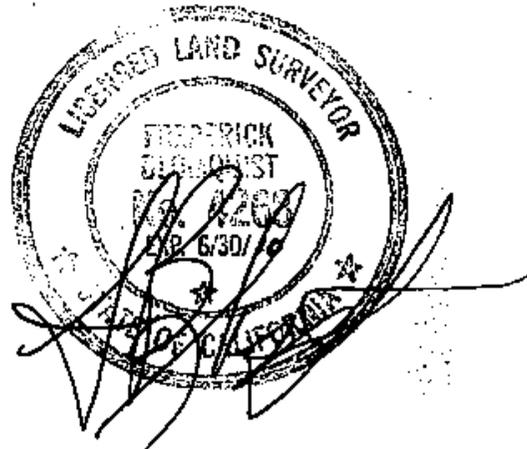
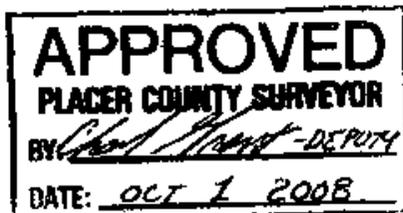
Thence along said Right-A-Way line, along a curve to the left having a chord bearing South 13°53'45" West, a distance of 66.83 feet, having a radius of 230.00 feet;

Thence continuing along said Right-a-Way line, South 05°32'30" West, a distance of 179.97 feet, to the Southeast corner of Lot 134.

Thence leaving the Easterly Right-a-Way line, North 84°27'30" West, a distance of 162.64 feet, to the Southwest corner of lot 134;

Thence North 02°29'25" West, a distance of 291.67 feet to the point of beginning.

Containing 1.12 acres



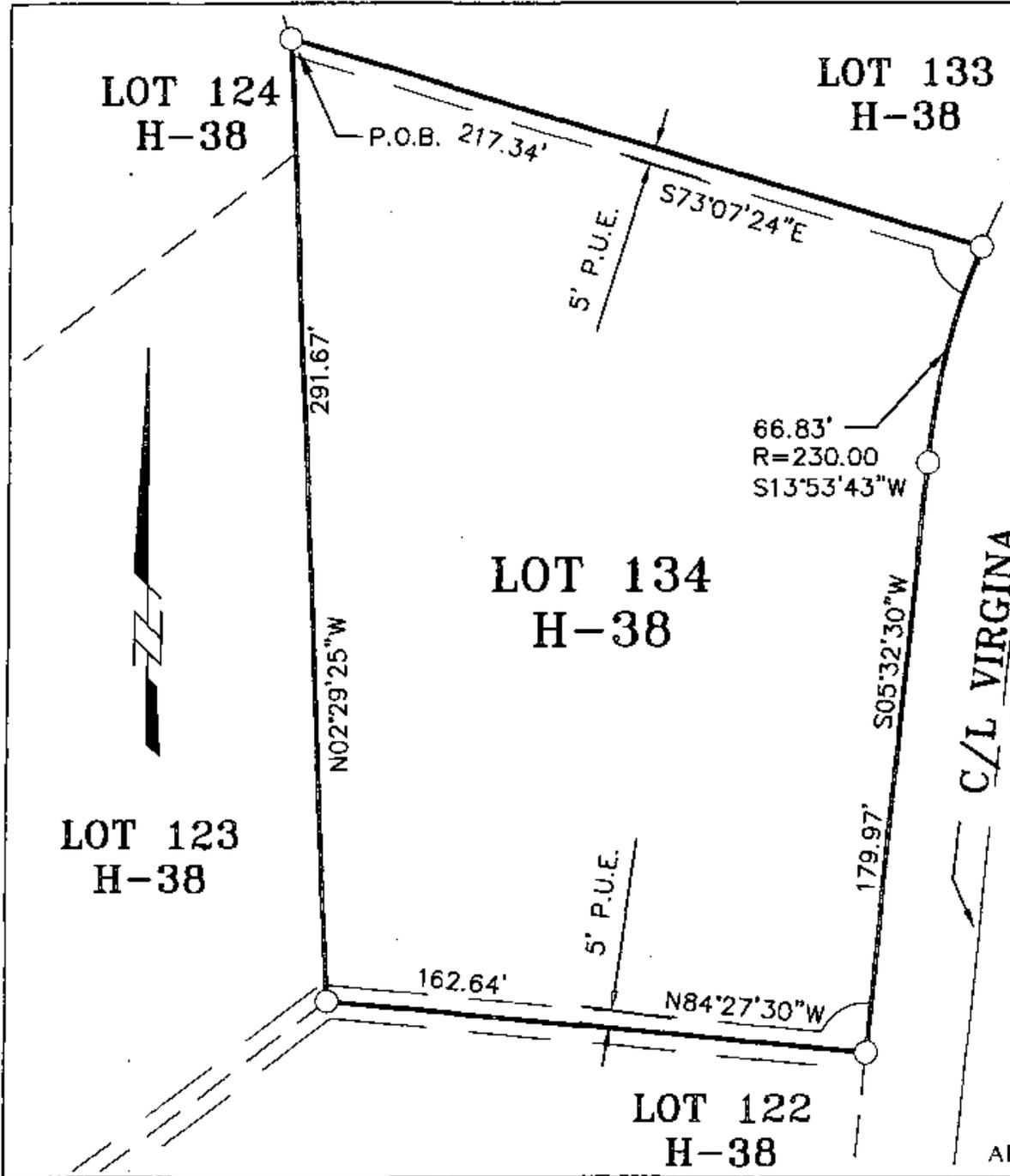


EXHIBIT "B"
 DIANA GUNTHER SEWER ANNEXATION
 SEWER MAINTENACE DISTRICT NO. 1
 ANNEXATION NO. 137

PLAT MAP

PORTION OF THE WEST 1/2 OF SECTION 16, T.13N.,
 R. 8 E., M.D.B.&M.
 ALSO BEING LOT 134 OF SUBDIVISION MAP
 ENTITLED "CHRISTIAN VALLEY PARY, UNIT NO.
 9", FILED IN BOOK "H" OF MAPS, AT PAGE 38.

PLACER COUNTY, CALIFORNIA
 SEPTEMBER 2008
 SCALE 1" = 50'

ASSOCIATED LAND CONSULTANTS
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APPROVED
 PLACER COUNTY SURVEYOR
 BY: *Paul Mont* - DEPUTY
 DATE: *OCT 1 2008*

APN: 076-335-23 6100 VIRGINA DRIVE, AUBURN CA

EXHIBIT B

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