

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

To: **BOARD OF SUPERVISORS**

Date: **APRIL 6, 2010**

From: *JD* **JAMES DURFEE / WILL DICKINSON** *WD*

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING:
ANNEXATION OF THE ROMAN CATHOLIC BISHOP OF SACRAMENTO
PROPERTIES INTO SEWER MAINTENANCE DISTRICT 2**

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 Roman Catholic Bishop of Sacramento, APN 035-120-021 and 035-120-023, located on the corner of Cavitt Stallman and Laird Roads, Granite Bay, into the boundaries of Placer County Sewer Maintenance District 2 (SMD 2).

BACKGROUND: The Roman Catholic Bishop of Sacramento is requesting that the above referenced parcels, APN 035-120-021 consisting of 7.22 acres, and 035-120-023 consisting of 10.25 acres located at the corner of Cavitt Stallman and Laird Roads, Granite Bay, be annexed into SMD 2 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 4.6 acres. The owner has prepared a legal description and plot map of the parcel, which are attached as part of the Resolution of Intention. There is also a vicinity map attached for your convenience.

A Public Hearing is required in order to annex the properties into the sewer district. In accordance with Section 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 revised mitigated negative declaration was approved by the Board of Supervisors on March 2, 2010, for a Revised Minor Use Permit (PMPA T20080493). No further CEQA review is required.

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 properties is \$4,500 (\$1,500 per lot times 3 potential lots allowed under the General Plan).

JD:WD:KK:LM

ATTACHMENT: RESOLUTION
NOTICE OF PUBLIC HEARING
VICINITY MAP

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2009\EE\ROI ST JOSEPH MARELLO

289

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 PROPERTIES OF
THE ROMAN CATHOLIC BISHOP OF SACRAMENTO,
APN 035-120-021 AND 035-120-023 INTO COUNTY
SEWER MAINTENANCE DISTRICT 2.

Resol. 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.

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 certain parcels of land to County Sewer Maintenance District 2. Such land consists of the properties belonging to The Roman Catholic Bishop of Sacramento, and is generally located on the corner of Cavitt Stallman and Laird Roads, Granite Bay, 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 17.47 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 \$4,500 (\$1,500 per lot times 3 potential lots allowed under the General Plan). 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 2, 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 Roseville Press Tribune, 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

EXHIBIT "A"
ST. JOSEPH MARELLO CHURCH - SEWER ANNEXATION
S.M.D. NO.2 ANNEXATION NO. 15

LEGAL DESCRIPTION OF PROPERTY

All those portions of the East Half of the Northwest quarter of Section 35, Township 11 North, Range 7 East, M.D.B.&M., County of Placer, State of California being more clearly described as follows:

PARCEL 1

All that real property as recorded in that certain Deed filed in the Recorders Office of Placer County, In Book 3633 of Official Records, at Page 506, therein described as follows:

BEGINNING at the North Quarter of said Section 35, thence South 00°34' East, 595.55 feet; thence West 528 feet; thence North 00°34' West, 595.55 feet to the North Line of said Section 35; thence along said North Line thereof East 528 feet, to the **POINT OF BEGINNING**.

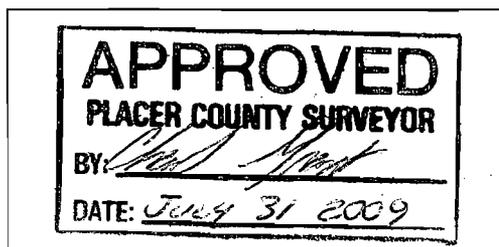
The described property consists of 314,450 square feet (7.22 acres) more or less. (APN 035-120-021)

PARCEL 2

All that real property as recorded in that certain Deed filed in the Recorders Office of Placer County, Document Number 98-0061355 of Official Records, therein described as follows:

The point of **BEGINNING** from which the North Quarter Section corner, Section 35, Township 11 North, Range 7 East, M.D.B.&M., bears North 00°34' West 595.55 feet, thence from point of beginning due West 528.00 feet; thence South 00°34' East, 846.00 feet; thence due East 528.00 feet; thence North 00°34' West 846.00 feet to the **POINT OF BEGINNING**.

The described property consists of 446,688 square feet (10.25 acres) more or less. (APN 035-120-023)



Prepared by:
Warren Consulting Engineers, Inc.
160 Blue Ravine Road, Suite C
Folsom, California 95630
July 10, 2009

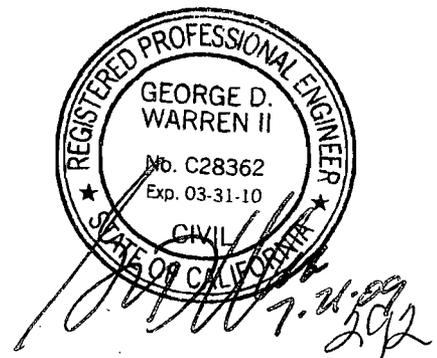


EXHIBIT "B"

CAVITT-STALLMAN RD.

N. 1/4 COR.
SECTION 35
(P.O.B.)

E 528.00'

(OLD) LAIRD RD.

N00°34'00"W 595.55'

S00°34'00"E 595.55'

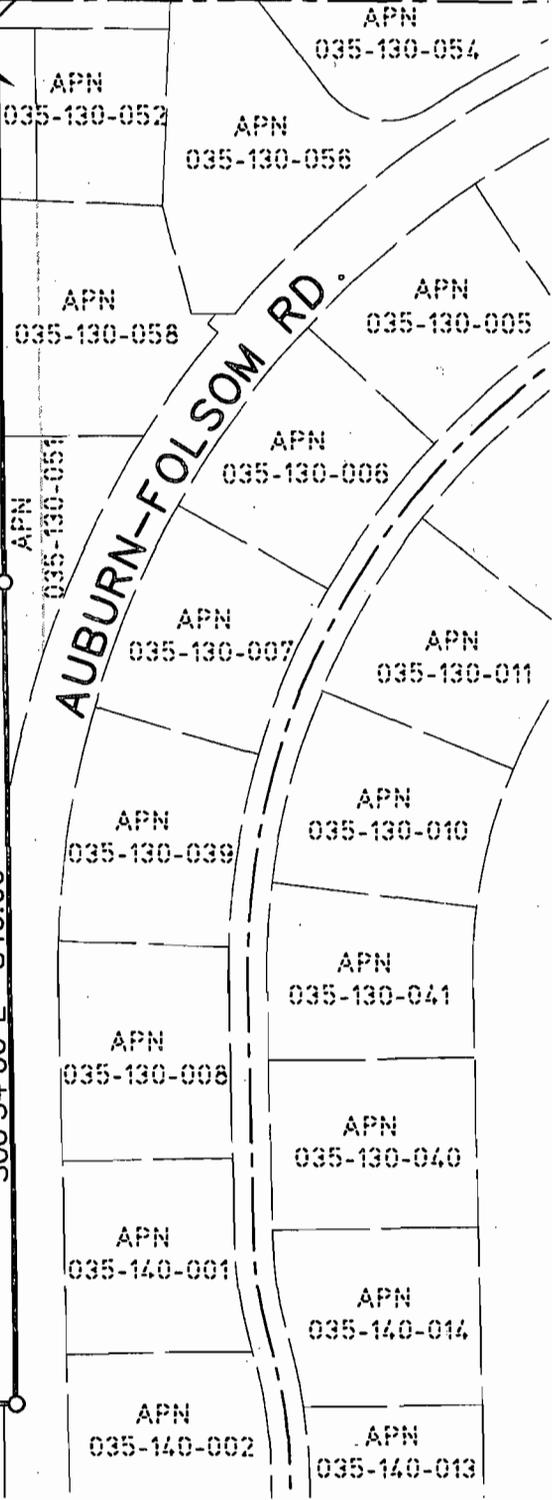
PARCEL 1
3633 O.R. 506
APN
035-120-021
7.22+/- AC

W 528.00'

PARCEL 2
1998 - 0061355
APN
035-120-023
10.25+/- AC

W 528.00'

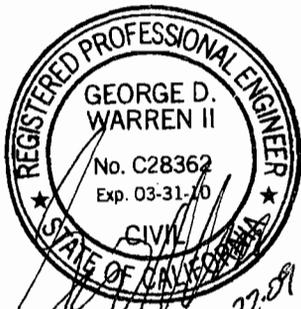
APN
035-120-007



APPROVED
PLACER COUNTY SURVEYOR

BY: *[Signature]*
DATE: *July 31 2009*

APN
035-120-008



SCALE 1"=200'

EXHIBIT "B"

REFERENCE
2665 O.R. 809
1998 O.R. 0061355



WARREN CONSULTING ENGINEERS, INC.
160 BLUE RAVINE ROAD, SUITE C
FOLSOM, CA 95630 (916) 985-1870

ST. JOSEPH MARELLO
CHURCH

SEWER ANNEXATION
S.M.D. NO.2 ANNEX NO.15

JOB NO.
1884.1

DATE
7-10-09

SHEET
1 OF 1

SCALE
1"=200'

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 properties into County Sewer Maintenance District 2. Such properties consists of APN 035-120-021 and APN 035-120-023 and are owned by The Roman Catholic Bishop of Sacramento and are generally located on the corner of Cavitt Stallman and Laird Roads, Granite Bay

Interested persons are invited to attend or submit their written comments prior to the hearing date.

Ann Holman
Clerk of the Board of Supervisors



VICINITY MAP

REFERENCE

N/A

JOB NO.

1884.1

SHEET

1 OF 1

DATE

7-10-09

SCALE

NONE 295



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 CHURCH

SEWER ANNEXATION
 S.M.D. NO.2 ANNEX NO.15

