

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

To: **BOARD OF SUPERVISORS**

Date: **JUNE 18, 2013**

From:  **MARY DIETRICH / BILL ZIMMERMAN** 

Subject: **PUBLIC HEARING: ANNEXATION OF MORGAN DOWNS (FORMERLY KNOWN AS SILVER CREEK) PROPERTY TO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION:

1. After holding a Public Hearing adopt a Resolution annexing Morgan Downs (formerly known as Silver Creek) properties, APN 023-221-016 and 023-221-050, located at the corner of PFE Road and Walerga Road in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek at no net County cost.

BACKGROUND: On February 20, 2007 your Board approved annexation of the above-referenced parcels into County Service Area 28, Zone 173 – Dry Creek (CSA 173); however the applicant at that time failed to pay the annexation fee within the one year period and the annexation expired. The properties subsequently changed owners. The new owner, Standard Pacific Corporation, a Delaware Corporation, is requesting that the above referenced parcels, consisting of 28.58 acres located at the corner of PFE Road and Walerga Road in Roseville, be annexed into CSA 173 for the purpose of providing sewer service to a 78-lot development. A vicinity map is included as Attachment A and a legal description and plot map are included as exhibits to 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: An Environmental Impact Report (EIR) for the development of the subject property was reviewed and certified by the Placer County Planning Commission on July 11, 2006. The EIR included a discussion and analysis of the annexation of the property into CSA 173. Therefore, no further environmental review is necessary.

FISCAL IMPACT: Placer County Code Section 13.12.260 does not specify annexation fees for CSA 173. The Reimbursement Agreement with the Dry Creek-West Placer CFD #1 property owners for construction of sewer facilities requires payment of a reimbursement fee by properties that did not participate in the Agreement. The Consumer Price Index adjusted cost per Equivalent Dwelling Unit (EDU) as delineated in the Reimbursement Agreement for Area C is \$4,047/EDU. This calculates to a total reimbursement payment of \$315,666. Placer County will disburse this fee to the Dry Creek-West Placer CFD #1 property owners as required by the Agreement.

MD/BZ/KK/LM

ATTACHMENTS: ATTACHMENT A - VICINITY MAP
RESOLUTION

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 MORGAN
DOWNS (FORMERLY KNOWN AS SILVER CREEK)
PROPERTIES, APN: 023-221-016 AND 023-221-050,
INTO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK

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

Chair, 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 28, Zone 173 – Dry Creek. Such land contains approximately 28.58 acres.
2. The boundaries of County Service Area 28, Zone 173 – Dry Creek shall be altered to include such territory upon payment of the \$315,666, which shall be deposited into the County Treasury to the credit of the Service Area. The funds shall then be disbursed to the Dry Creek-West Placer CFD #1 property owners in accordance with the Reimbursement Agreement for Construction of Sewer Facilities and Reclaimed Water Line between the County of Placer and the Dry Creek-West Placer CFD #1 property owners approved on October 24, 2001.
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

EXHIBIT A

SILVER CREEK
Annexation to County Service Area
No. 28, Zone #173
ANNEXATION NO. 7

DESCRIPTION

ALL THAT REAL PROPERTY situated in the County of Placer, State of California and being a portion of the West one-half of the Southeast one-quarter of Section 7, Township 10 North, Range 6 East, M.D.M. and also being all of "Parcel A" and a portion of "Parcel B" as shown on the "Parcel Map P-71277", filed for record in the office of the Recorder of Placer County on July 3, 1975, in Book 7 of Parcel Maps, at Page 13. More particularly described as follows:

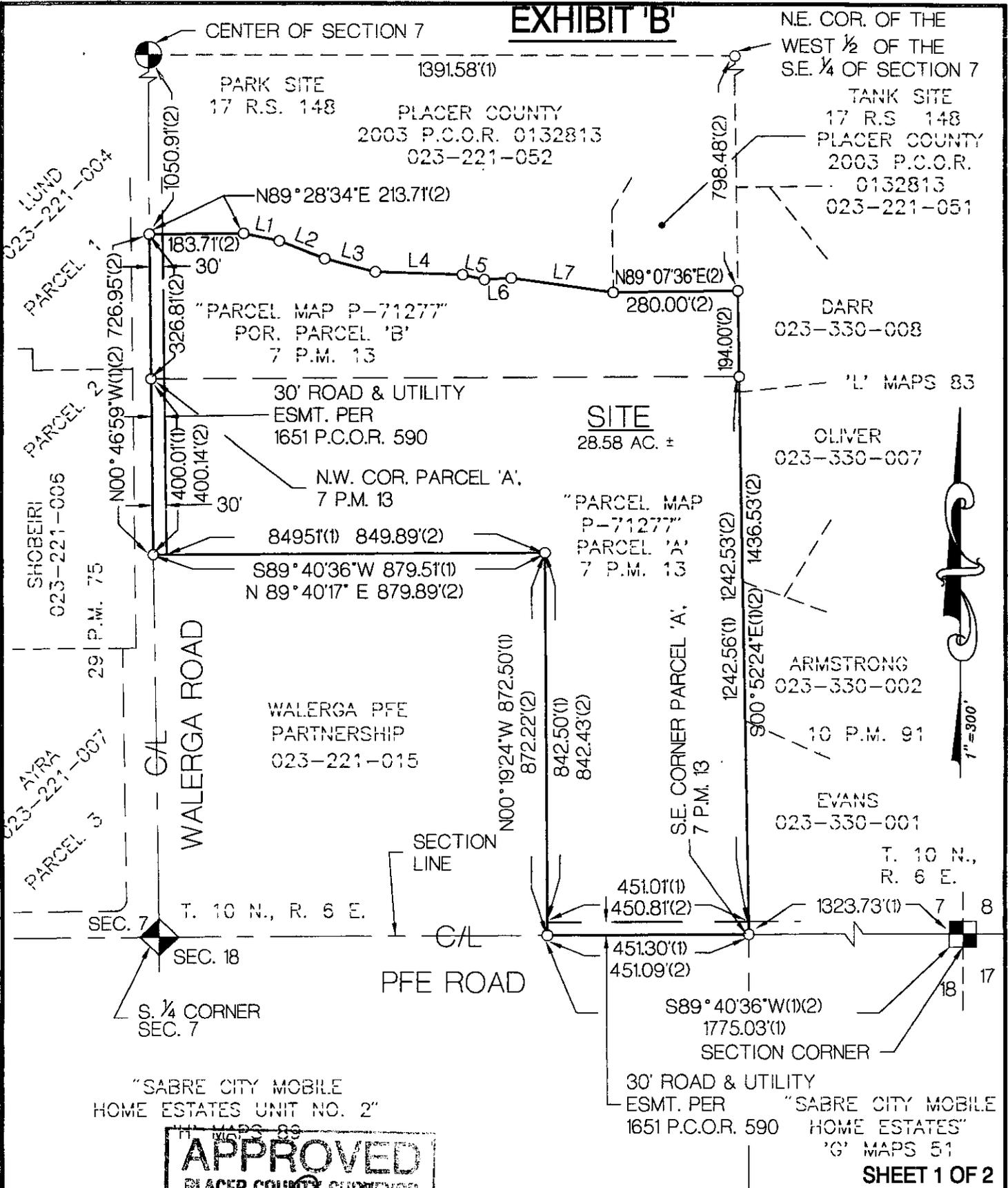
All of said "Parcel A", together with and including thereto, all that portion of said "Parcel B" lying south of the "Park Site" and "Tank Site" as shown on "Record of Survey No. 2535", filed for record in the office of the recorded of Placer County on January 12, 2004 in Book 17 of Surveys, at Page 148.

Said property contains 28.58 acres.

APPROVED
PLACER COUNTY SURVEYOR
BY: *W. J. Baker*
DATE: *1-10-07*

9-30-07
No. 4732
Michael Miller
1-3-07

EXHIBIT 'B'



APPROVED
 PLACER COUNTY SUPERVISOR
 BY: *W. J. [Signature]*
 DATE: *1-10-07*

SCALE: 1"=300'
 JOB #: 02-08-089
 DATE: AUG 24, 06

SILVER CREEK
 SEWER ANNEXATION NO.7
 PLACER COUNTY, CALIFORNIA

SEE SHEET 2 FOR
 LINE TABLE

SHEET 1 OF 2

EXHIBIT 'B'

LINE TABLE*

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.39'	S78°22'01"E
L2	109.07'	S68°29'26"E
L3	116.55'	S75°15'28"E
L4	195.76'	S88°14'47"E
L5	50.72'	S77°22'09"E
L6	61.57'	N86°49'25"E
L7	231.45'	S82°05'43"E

* RECORD DIMENSIONS PER (2)

NOTES:

1. THE INFORMATION SHOWN ON THIS EXHIBIT HAS BEEN COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.

LEGEND:

- (1) RECORD PER 7 P.M. 13
- (2) RECORD PER 17 R.S. 148


William J. Miller
1-3-07

APPROVED
PLACER COUNTY SURVEYOR
BY: *W. J. Miller*
DATE: *1-10-07*

SHEET 2 OF 2

SCALE: NTS	SILVER CREEK SEWER ANNEXATION NO. 7 PLACER COUNTY, CALIFORNIA
JOB #: 02-08-089	
DATE: AUG 24, 06	