

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

To: **BOARD OF SUPERVISORS** Date: **NOVEMBER 5, 2013**
From: ^{MD} **MARY DIETRICH / BILL ZIMMERMAN**
Subject: **PUBLIC HEARING: ANNEXATION OF WHISPER CREEK PROPERTY
TO COUNTY SERVICE AREA 28, ZONE 173 – DRY CREEK**

ACTION REQUESTED/RECOMMENDATION:

1. Hold a Public Hearing and adopt a Resolution annexing the Whisper Creek Subdivision properties, APN 023-260-002, 006, 007, and 017, located on the south side of PFE Road, west of Don Julio Boulevard in Roseville, into the boundaries of Placer County Service Area 28, Zone 173 – Dry Creek for the purpose of providing sewer service to a 104-lot development, at no net County cost.

BACKGROUND: Dry Creek Waterworks, LLC is requesting that the above referenced parcels, consisting of 60.525 acres located on the south side of PFE Road, west of Don Julio Boulevard, in Roseville, be annexed into Placer County Service Area 28, Zone 173 – Dry Creek (CSA 173) for the purpose of providing sewer service to a 104-lot development. The proposed development density is consistent with the General Plan. A legal description and plot map are attached as part of the Resolution. A vicinity map is attached for your convenience. In order to annex a parcel into CSA 173, your Board must hold a Public Hearing and adopt a Resolution approving the annexation.

ENVIRONMENTAL CLEARANCE: On August 7, 2007, your Board adopted Ordinance 5479-B certifying the Environmental Impact Report (EIR) for the development of the subject property. 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. A Reimbursement Agreement (Agreement) was entered into in 2001 with the Dry Creek-West Placer Community Facilities District 1 property owners for construction of the sewer and reclaimed water facilities for this area. At the time estimated costs were used to develop the reimbursement fees with the intent of revising the Agreement once the actual costs were determined.

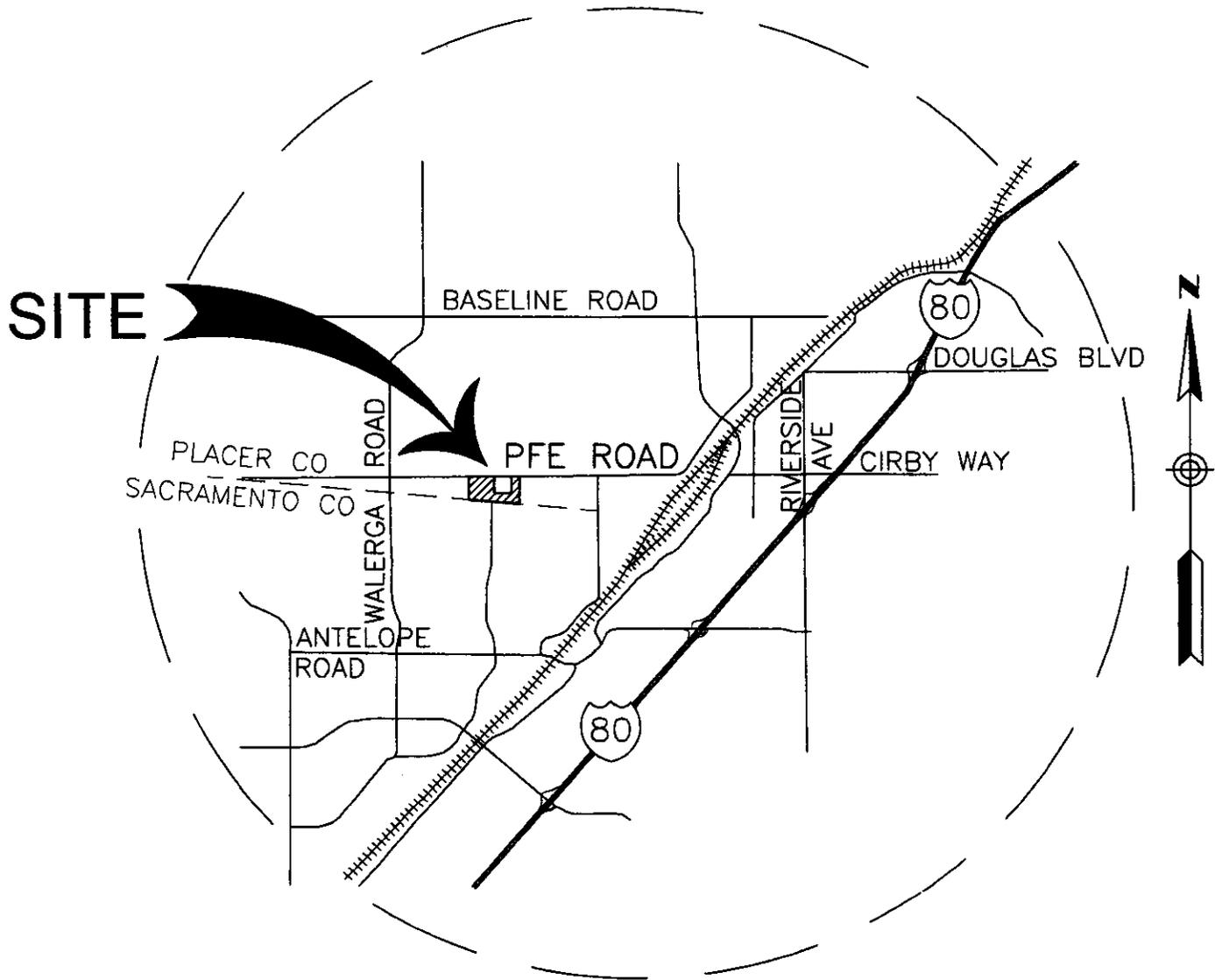
Concurrently on today's Board agenda is an amendment to the original Agreement finalizing the total costs and distribution thereof, and setting a new district-wide reimbursement fee. Under the original Agreement the Consumer Price Index (CPI) adjusted cost per Equivalent Dwelling Unit (EDU) for Area A would be \$6,648/EDU, for a total payment of \$691,392. Under the Amended Agreement the CPI adjusted cost per EDU would be \$2,723/EDU for a total payment of \$283,192. The Applicant will be charged the reimbursement fee in effect at the time they choose to make payment. This action will have no net County cost.

JD/BZ/KK/LM

ATTACHMENTS: VICINITY MAP
RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

FAC\BSMEMO2013\EEVANNEX WHISPER CREEK.DOC



VICINITY MAP

NTS

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

In the matter of: A RESOLUTION ANNEXING WHISPER
CREEK PROPERTIES, APN: 023-260-002, 006, 007 AND 017
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 described on Exhibit "A", and shown 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 60.525 acres.
2. The boundaries of County Service Area 28, Zone 173 – Dry Creek shall be altered to include such territory upon payment of the reimbursement fee in effect at the time the applicant chooses to make payment, 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 and any subsequent Board approved amendments for Construction of Sewer Facilities and Reclaimed Water Line between the County of Placer and the Dry Creek-West Placer CFD #1 property owners.
3. This determination is only valid for one year. Should the applicant fail to pay the required reimbursement fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A
EXHIBIT B

EXHIBIT "A"

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**Annexation into CSA 28, Zone 173
Annexation No. 14**

**LANDS OF DRY CREEK WATERWORKS, LLC
PLACER COUNTY, CA
APN 023-260-002, 006, 007, AND 017**

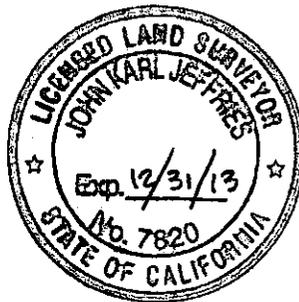
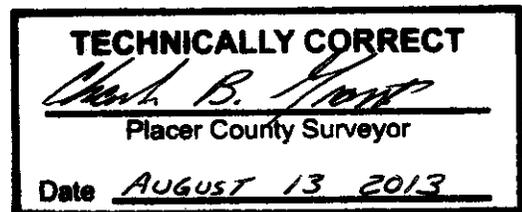
REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA. BEING THOSE CERTAIN PARCELS RECORDED AUGUST 26, 2002 AS DOCUMENT NUMBER 2002-0099572, RECORDED MAY 12, 2004 AS DOCUMENT NUMBER 2004-0060788, AND RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 2004-0040764, PLACER COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN; THENCE ALONG THE BOUNDARIES OF SAID DOCUMENTS THE FOLLOWING 9 COURSES:

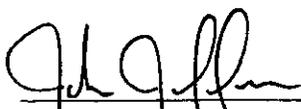
1. SOUTH 01°32'25" EAST 840.84 FEET;
2. THENCE NORTH 88°23'32" EAST 874.70 FEET;
3. THENCE NORTH 01°32'43" WEST 849.29 FEET;
4. THENCE NORTH 87°50'19" EAST 441.03 FEET;
5. THENCE SOUTH 01°32'43" EAST 1,417.24 FEET TO THE PLACER COUNTY LINE;
6. THENCE ALONG SAID COUNTY LINE NORTH 86°16'16" WEST 1,321.34 FEET;
7. THENCE CONTINUING ALONG SAID LINE NORTH 86°12'37" WEST 1,323.97 FEET;
8. THENCE NORTH 01°38'58" WEST 1,144.18 FEET;
9. THENCE NORTH 87°49'54" EAST 1,320.50 FEET TO THE POINT OF BEGINNING.

CONTAING 60.525 ACRES, MORE OR LESS.

SEE EXHIBIT "B", PLAT TO ACCOMPANY DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.



PREPARED BY:

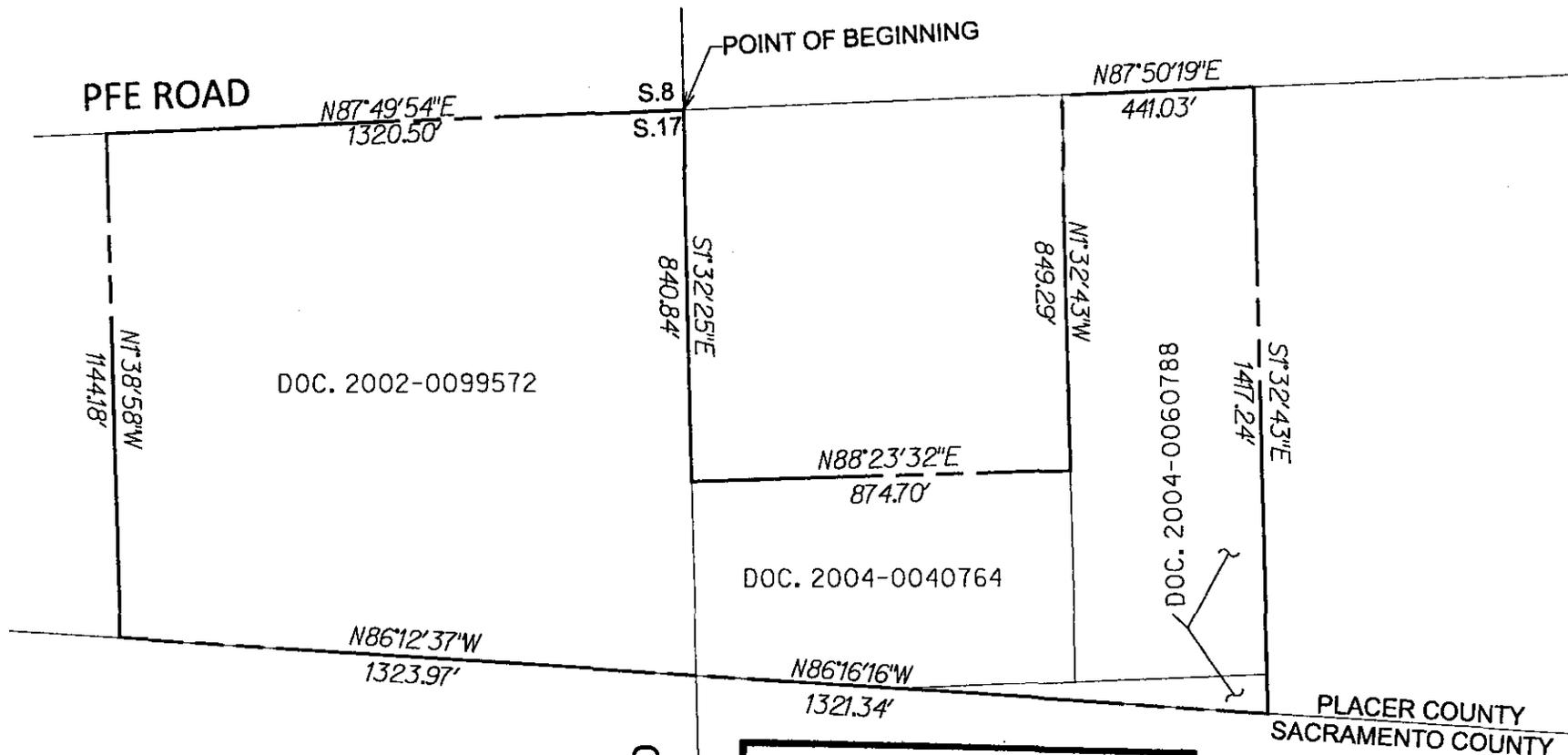


JOHN K. JEFFRIES, L.S. 7820
(LIC. EXPIRES 12/31/13)
STATE OF CALIFORNIA

8/8/13
DATE

EXHIBIT B
 ANNEXATION INTO CSA 28, ZONE 173
 ANNEXATION NO. 14
LANDS OF DRY CREEK WATERWORKS, LLC
 PLACER COUNTY, CA
 APN 023-260-002, 006, 007, AND 017

61



1" = 400'

RICK
 ENGINEERING COMPANY
 2525 EAST BIDWELL STREET
 FOLSOM, CA 95630
 916.638.8200
 (FAX) 916.934.5144

DON JULIO BLVD

TECHNICALLY CORRECT
Chad B. Hunt
 Placer County Surveyor
 Date AUGUST 13 2013

PLACER COUNTY
 SACRAMENTO COUNTY

16932

