

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

To: Board of Supervisors Date: September 23, 2014

From: <sup>MD</sup> Mary Dietrich, Facility Services Director  
By: Kevin Bell, P.E., Environmental Engineering Program Manager <sup>KB</sup>

Subject: Public Hearing: Annexation of Lynch Property to County Sewer Maintenance District 3

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**ACTION REQUESTED:**

1. After holding a Public Hearing, adopt a Resolution annexing the property owned by Marcia T. Lynch, APN 037-111-001-000, located on Peach Drive in the Horseshoe Bar area, into the boundaries of Placer County Sewer Maintenance District 3 at no net County cost.

**BACKGROUND:** Marcia T. Lynch is requesting that the above referenced parcel, consisting of 1.17 acres located at 3882 Peach Drive in the Horseshoe Bar area, be annexed into Sewer Maintenance District 3 (SMD 3) for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 0.4 acres. 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 SMD 3 your Board must hold a Public Hearing and adopt a Resolution approving the annexation. The proposed annexation was advertised in the Loomis News pursuant to Government Code Section 6061.

**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 \$8,880.00 (\$4,440 per lot times 2 potential lots as allowed under the General Plan). Pursuant to Government Code Section 54900, the applicant must also provide a check for \$350 made payable to the State Board of Equalization for the recording fee charged by the State.

ATTACHMENTS: VICINITY MAP  
RESOLUTION

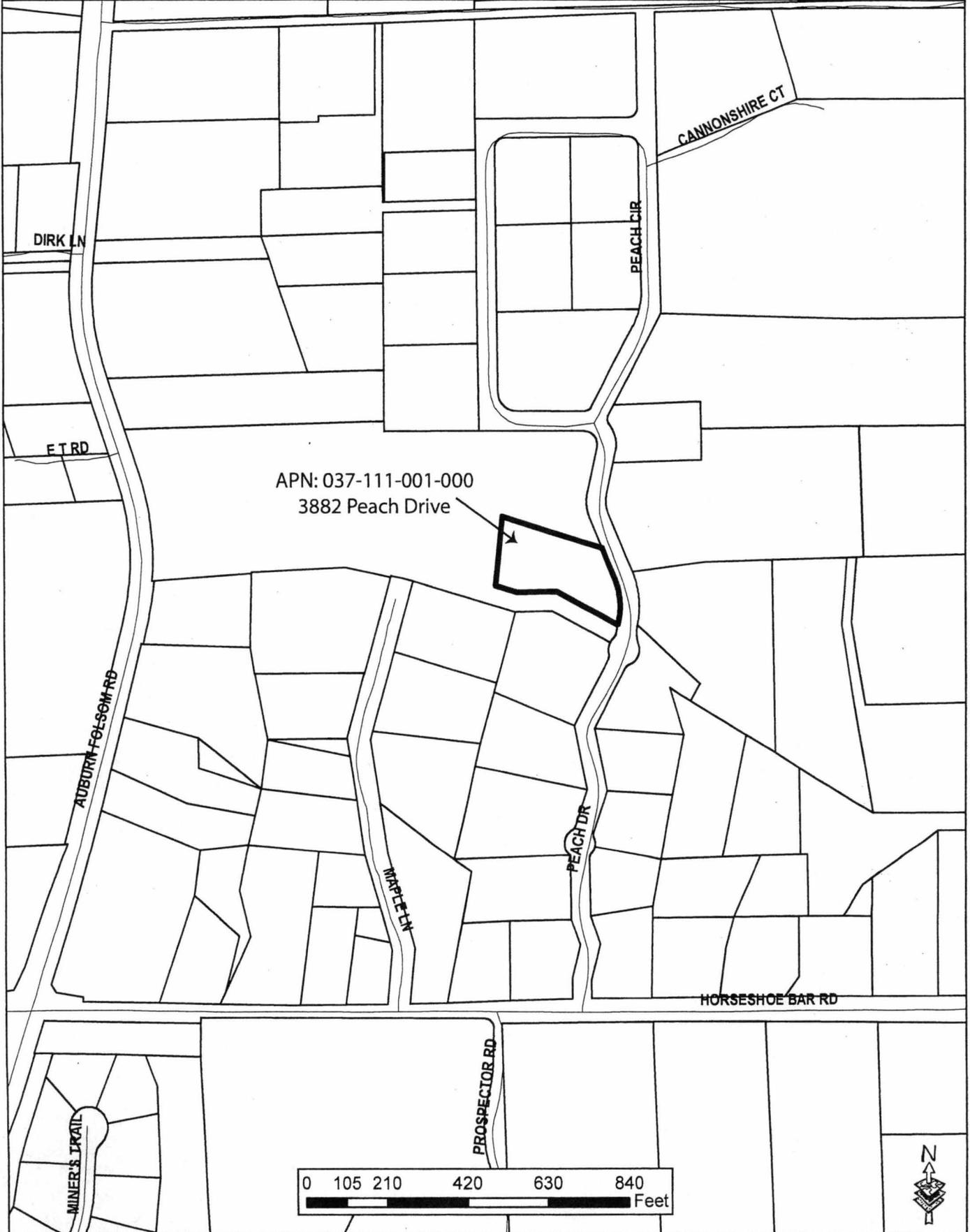
CC: COUNTY EXECUTIVE OFFICE

MD/KB/KK/BJ/LM

T:\FAC\BSMEMO2013\EE\ANNEX LYNCH.DOC

# Request for Annexation into SMD 3

August 1, 2014



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

In the matter of: A RESOLUTION ANNEXING THE  
PROPERTY OF MARCIA T. LYNCH, APN: 037-111-001-000,  
INTO COUNTY SEWER MAINTENANCE DISTRICT 3

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 generally located at 3882 Peach Drive, as specifically described in Exhibit "A", and shown on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to Sewer Maintenance District 3. Such land contains approximately 1.17 acres.
2. The boundaries of Sewer Maintenance District 3 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 \$8,880.00 (\$4,440 per lot times 2 potential lots as allowed under the General Plan), which shall be deposited in the County Treasury to the credit of the Sewer District. Additionally, pursuant to Government Code Section 54900, the applicant must provide a check for \$350 made payable to the State Board of Equalization for the recording fee charged by that State Agency
3. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, the applicant must reapply for annexation.

ATTACHMENTS:      EXHIBIT A  
                             EXHIBIT B

**EXHIBIT A**  
**Legal Description**  
**Marcia T. Lynch**  
**Annexation #35 to**  
**Sewer Maintenance District No. 3**

**ALL THAT PORTION** of the Southeast quarter of Section 7, Township 11 North, Range 8 East, Mount Diablo Base and Meridian, Placer County, California, **BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT** an angle point in the Southerly line of the Parcel described hereby, from which point the Northwest corner of Lot 3 of the Sherwood Subdivision, as said Lot is shown upon the Map thereof, filed in the Office of the County Recorder of Placer County, in Book E of Maps, at Page 85, bears South 8°08'30" West, 50.51 feet; and the Southeast corner of said Section 7, bears South 49°02'06" East 1672.53 feet; **THENCE FROM SAID POINT OF BEGINNING:**

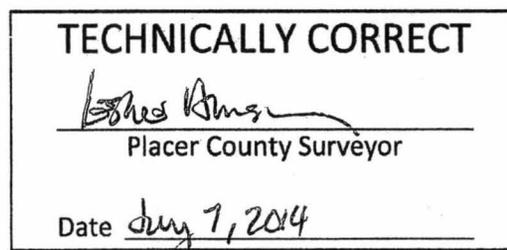
1. North 73°14' West , 61.36 feet to a point in a fence line;
2. Thence North 6°38'50" East, along said fence for a distance of 179.09 feet to a stake;
3. Thence South 72°00' East, 273.97 feet to a point in the Westerly line of a non-exclusive easement 50 feet in width; thence along the Westerly line of said easement the following three courses:
4. South 22°00' East, 88.95 feet to the beginning of a curve to the right having a radius of 180 feet;
5. Thence along said curve through a central angle of 34°30' for a distance of 108.38 feet (said arc being represented by the chord of South 4°45' East, 106.75 feet);
6. Thence South 12°30' West, 8.77 feet;
7. Thence North 61°11' West, 181.27 feet;
8. Thence South 89°31' West, 104.00 feet to the point of beginning;

Containing 1.17 Acres.

**THIS LEGAL DESCRIPTION** was prepared by me based on record data in April 2014.

  
Andrew R. Cassano, PLS 4370  
Professional Land Surveyor  
Nevada City Engineering, Inc.

Dated: June 20, 2014



**EXHIBIT "B"**  
**LYNCH ANNEXATION # 35**  
 TO SEWER MAINTENANCE DISTRICT No. 3

LOT 16

LOT 11

**PEACH**

50'

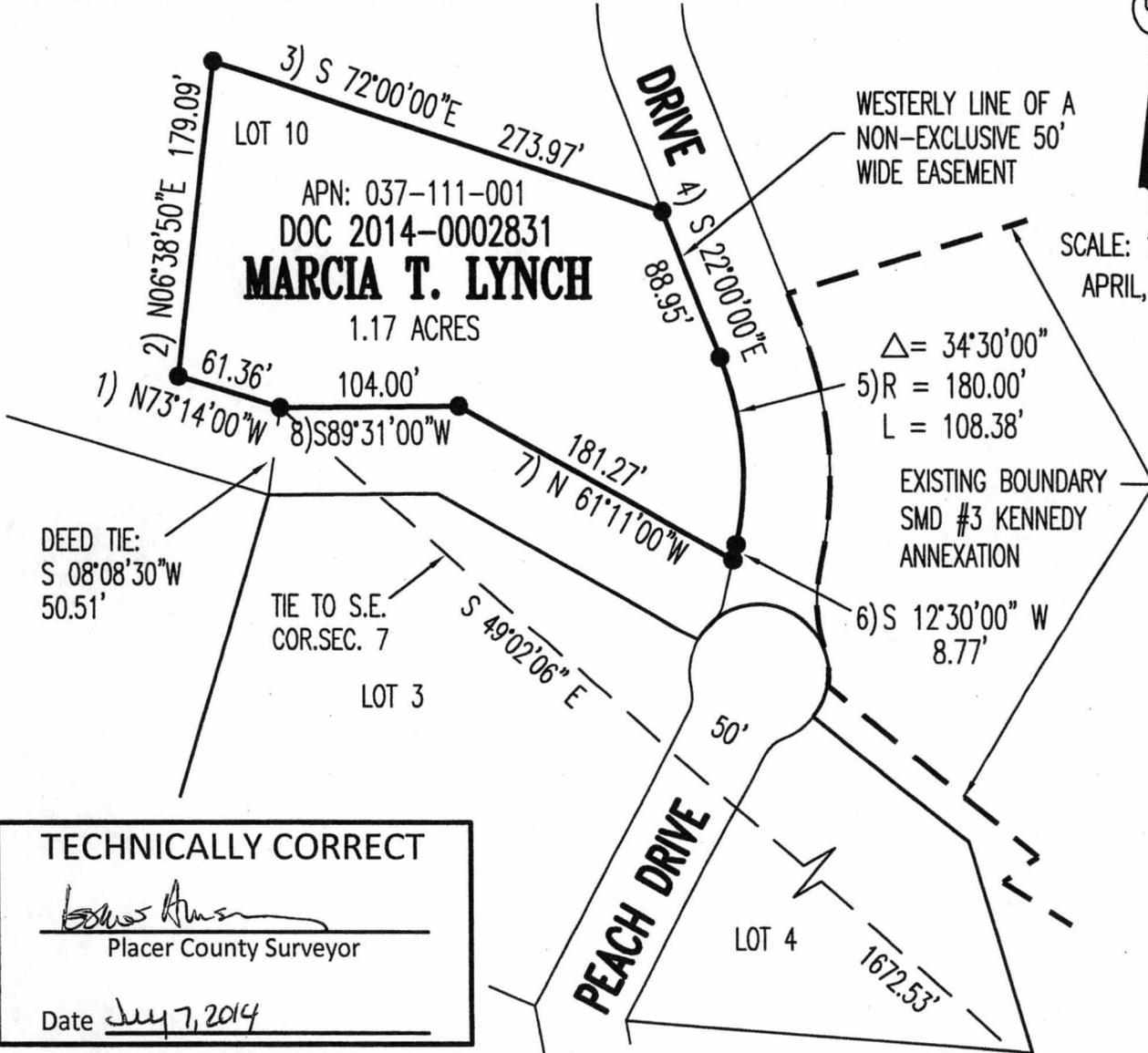
**S.E. 1/4 SECTION 7, T.11 N., R.8 E., M.D.M.**

BOOK F MAPS PAGE 8

SHERWOOD SUBDIVISION ADDITION



SCALE: 1" = 100'  
 APRIL, 2014

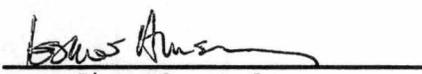


APN: 037-111-001  
 DOC 2014-0002831  
**MARCIA T. LYNCH**  
 1.17 ACRES

DEED TIE:  
 S 08°08'30"W  
 50.51'

TIE TO S.E.  
 COR.SEC. 7

LOT 3

**TECHNICALLY CORRECT**  
  
 Placer County Surveyor  
 Date July 7, 2014

SHERWOOD SUBDIVISION

BOOK E MAPS PAGE 85

S.E. COR. SEC. 7  
 PER E MAPS 85

7 | 8  
 18 | 17

