

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

To: Honorable Board of Supervisors

Date: May 5, 2015

From: Ken Grehm, Facility Services Interim Director

By: Kevin Bell, P.E., Environmental Engineering Program Manager

Subject: Resolution of Intention to Hold a Public Hearing: Annexation of Hare Property to Sewer Maintenance District 1

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**ACTION REQUESTED:**

1. Adopt a Resolution of Intention setting the time and date to hold a Public Hearing to consider the annexation of a parcel owned by James and Emily Hare, APN 076-262-003-000, located on Christian Valley Road in Auburn, into the boundaries of Placer County Sewer Maintenance District 1 at no net county cost.

**BACKGROUND:** James and Emily Hare are requesting the above referenced parcel, consisting of 1.31 acres located at 3465 Christian Valley Road in Auburn, be annexed into Sewer Maintenance District 1 for the purpose of providing sewer service to the parcel. 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. A vicinity map is attached for your convenience.

A Public Hearing is required in order to annex the property 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 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 the owners of property annexed into a sewer maintenance 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 \$6,344.00 (\$6,344.00 per lot multiplied by 1 lot as allowed under the General Plan).

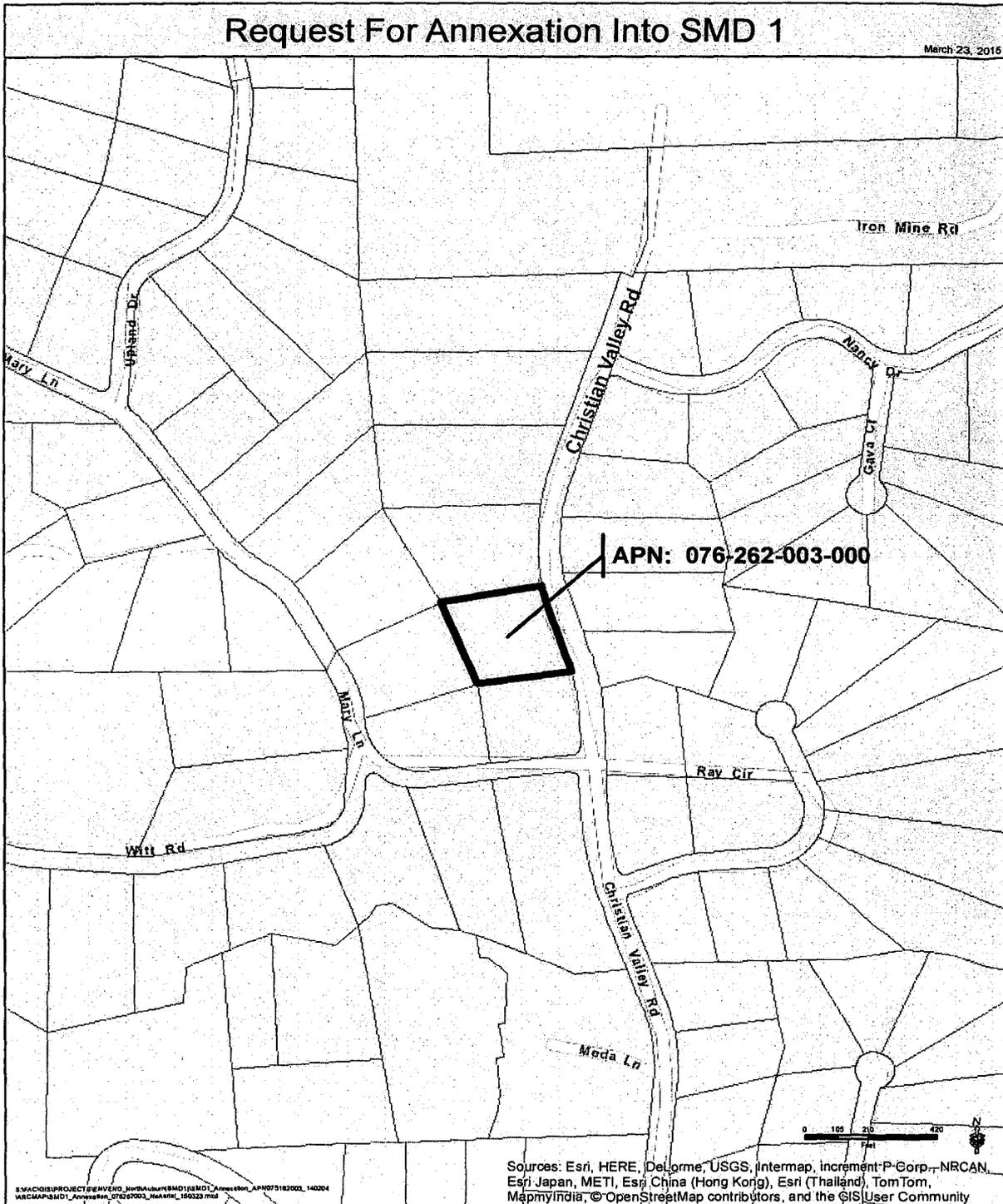
ATTACHMENT: EXHIBIT A – VICINITY MAP  
RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

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**EXHIBIT A  
VICINITY MAP**



# 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 PROPERTY OF JAMES  
AND EMILY HARE, APN 076-262-003-000,  
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.

\_\_\_\_\_  
Chair, 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 a certain parcel of land to Sewer Maintenance District 1. Such land consists of the property belonging to James and Emily Hare, and is generally located at 3465 Christian Valley Road, Auburn 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 1.31 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 Maintenance District and may order the boundaries of the Sewer Maintenance 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 \$6,344.00 (\$6,344.00 per lot times 1 lot as allowed under the General Plan potential lots). This sum shall be deposited in the County Treasury to the credit of the Sewer Maintenance 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 1, 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 Auburn Journal, the newspaper of general circulation that the Board deems most likely to give notice of hearing to the inhabitants.

ATTACHMENTS: EXHIBIT A – HARE PROPERTY SEWER ANNEXATION DESCRIPTION  
EXHIBIT B – HARE PROPERTY SEWER ANNEXATION MAP

**EXHIBIT A**  
**HARE PROPERTY SEWER ANNEXATION DESCRIPTION**

Exhibit A  
Hare Property Sewer Annexation  
SMD NO. 1  
Annexation No. 140

All that real property located in the Southwest quarter of Section 10 and the Northwest quarter of Section 15 Township 13 North Range 8 East Mount Diablo Base and Meridian in the County of Placer, State of California, being Lot 52 as shown on Christian Valley Park Unit No. 1 Subdivision Map Filed in Book G of Maps Page 62,, Placer County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 52; thence from said point of beginning, along the boundary thereof, the following six (6) courses: (1) S 88 37' 04"W 242.31'; (2) N 23 30' 00"W 238.00'; (3) N 85 50' 20"E 258.02'; (4) a non-tangent curve to the left with a radius of 510.00' and a chord of S 17 00' 02"E 53.38'; (5) S 20 00' 00"E 154.91'; (6) a curve to the right with a radius of 520.00' and a chord of S 18 00' 01"E 36.30'. to the point of beginning; containing 1.31 acres, more or less.



*James F. Hare, Jr.*

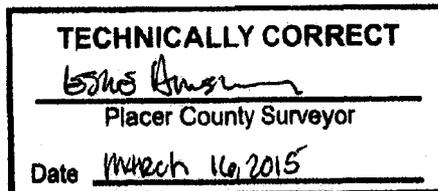


EXHIBIT B  
HARE PROPERTY SEWER ANNEXATION MAP

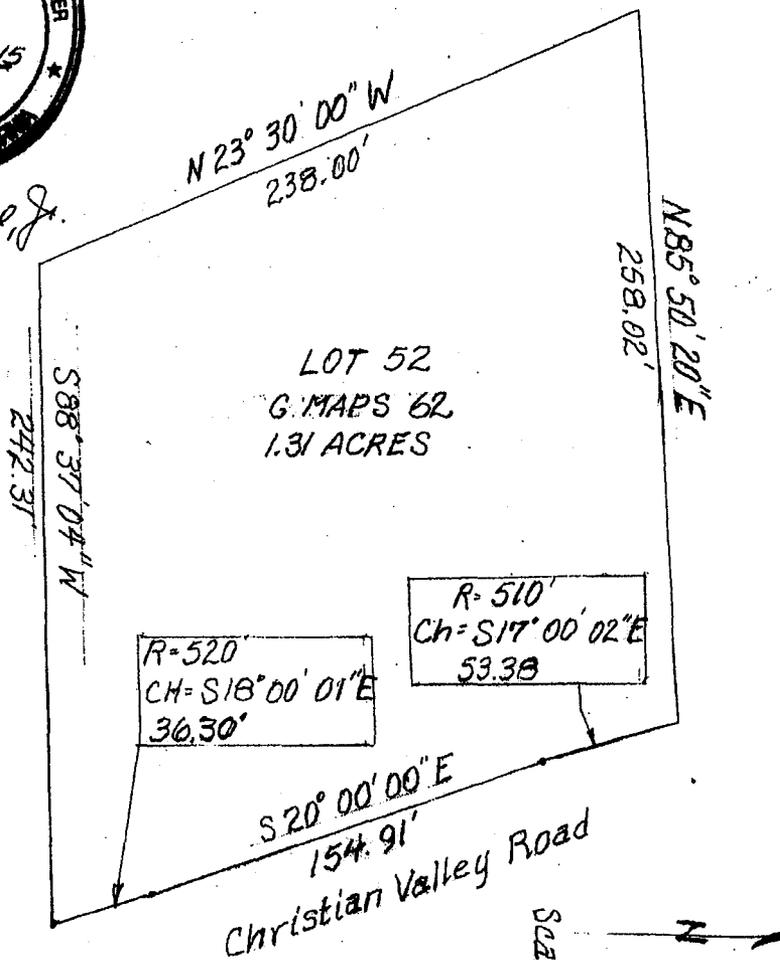
EXHIBIT B  
HARE PROPERTY SEWER  
ANNEXATION  
SMD NO. 1 ANNEXATION NO. 140

Parcel # 76-262-003

TECHNICALLY CORRECT  
*James F. Hare Jr.*  
Placer County Surveyor  
Date March 16, 2015



*James F. Hare Jr.*



Sheet 1 of 1