

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

To: **BOARD OF SUPERVISORS**

Date: **JUNE 13, 2006**

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

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING: REQUEST FOR PROPERTY ANNEXATION TO SEWER MAINTENANCE DISTRICT NO. 3**

**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 John and Ann Bowler, APN 036-083-011, located on Auburn Folsom Road in Loomis, into the boundaries of Placer County Sewer Maintenance District No. 3 (SMD No. 3).

**BACKGROUND:** John and Ann Bowler are requesting that the above referenced parcel, consisting of 12.3 acres located on Auburn Folsom Road in Loomis be annexed into SMD No. 3 for the purpose of providing sewer service. The General Plan provides for a minimum lot size of 2.3 acres. The owner has prepared a legal description and plot map of the parcel. These documents, along with a vicinity map, are attached as part of the Resolution of Intention.

A Public Hearing is required in order to annex the property into the district. In accordance with Section No. 4896 of the Health and Safety Code, your Board must adopt a Resolution of Intention establishing a date for a Public Hearing at least three weeks in advance of the Public Hearing. The attached Resolution satisfies that requirement.

**ENVIRONMENTAL CLEARANCE:** A Mitigated Negative Declaration was approved by your Board on May 9, 2006 for Rezone/Conditional Use Permit "Flower Farm Inn" (PREAT 20040723). No further review in compliance with California Environmental Quality Act 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 property is \$12,880 (\$3,220 per potential lot times 4 lots). This fee is placed into a reserve fund and is used for capital improvement projects within the district.

ATTACHMENTS: RESOLUTION  
NOTICE OF PUBLIC HEARING

JD:WD/m:js

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 OF INTENTION  
TO SET A TIME AND DATE FOR A PUBLIC  
HEARING TO CONSIDER ANNEXING THE  
PROPERTY OF JOHN AND ANN BOWLER,  
APN 036-083-011, INTO COUNTY SEWER  
MAINTENANCE DISTRICT NO. 3.

Resol. No: \_\_\_\_\_  
Ord. No: \_\_\_\_\_  
First Reading: \_\_\_\_\_

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.

\_\_\_\_\_  
Bill Santucci, Chairman  
Placer County 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 County Sewer Maintenance District No. 3. Such land consists of the property belonging to John and Ann Bowler, and is generally located at 4150 Auburn Folsom Road, Loomis as shown in Exhibit "B" attached hereto and incorporated herein, and specifically described and depicted in Exhibit "A", attached hereto and incorporated herein. Such lands contain approximately 12.3 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 \$12,880. (\$3,220 per potential lot times 4 lots). 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 No. 3, 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 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

January 3, 2006

**Annexation #30  
Bowler Annexation to Placer County Sewer  
Maintenance District No. 3 (SMD#3)**

**Annexation Area**

The tract of land shown and designated as Parcel C on Parcel Map No. 73235 filed in Book 14 of Parcel Maps at Page 118, Placer County Records, together with portions of County Road No. E0089 (commonly known as Auburn-Folsom Road) and County Road No. E3036 (commonly known as Horseshoe Bar Road) located in Section 7 and Section 18, Township 11 North, Range 08 East, M.D.M., Placer County, California.

Beginning at a point on the existing Placer County Sewer Maintenance District No. 3 boundary, a point on the Easterly right-of-way line of Auburn-Folsom Road and the Westerly most corner of the Rutter Annexation to SMD recorded as Instrument No. 91-044313, Official Records Placer County and from said point a five-eighths inch copperweld monument in a monument box marking the intersection of the roads shown and designated as Miner's Trail and Miner's Crossing on the Final Map of Miner's Ravine Estates Phase 1 recorded in Book T of Maps at Page 45, Placer County Records, bears North  $61^{\circ}14'15''$  East for a distance of 394.98 feet; thence leaving said District boundary and Easterly right-of-way line (L1) North  $68^{\circ}01'41''$  West for a distance of 62.60 feet to a point on the Westerly right-of-way line of Auburn Folsom Road also being the Easterly line of the above described Parcel C, thence along the Easterly, Southerly and Westerly boundary of said Parcel C the following three (3) consecutive courses and distances:

- 1) (C1) along said Westerly right-of-way line along the arc of a curve to the right having a radius of 570.00 feet, a central angle of  $10^{\circ}39'57''$ , a length of 106.11 feet and a chord bearing South  $44^{\circ}47'35''$  West for a distance of 105.96 feet;
  - 2) (L2) North  $41^{\circ}50'35''$  West for a distance of 570.19 feet; and
  - 3) (L3) North  $22^{\circ}48'00''$  East for a distance of 524.98 feet to the Northwest corner of said Parcel C, a point on the North line of said Section 18, thence leaving said Northwest corner of said Parcel C and North line of said Section 18
- (L4) North  $22^{\circ}48'00''$  East for a distance of 43.95 feet to a point on the Northerly right-of-way line of Horseshoe Bar Road, thence along said Northerly right-of-way line the following two (2) consecutive courses and distances:
- 1) (L5) North  $88^{\circ}20'04''$  East for a distance of 542.49 feet and
  - 2) (L6) South  $89^{\circ}20'50''$  East for a distance of 140.10 feet to a point on the

existing Placer County Sewer Maintenance District No. 3 boundary and Easterly right-of-way line of Auburn-Folsom Road; thence along said existing Placer County Sewer Maintenance District No. 3 boundary and said Easterly right-of-way line the following six (6) consecutive courses and distances:

- 1) (L7) South 17°51'00" West for a distance of 209.13 feet;
- 2) (C2) along the arc of a curve to the right having a radius of 3040.00 feet, a central angle of 00°43'36", a length of 38.56 feet, and a chord bearing South 18°32'48" West for a distance of 38.56 feet;
- 3) (L8) North 71°05'24" West for a distance of 10.00 feet;
- 4) (C3) along the arc of a curve to the right having a radius of 3030.00 feet, a central angle of 04°51'22", a length of 256.81 feet and a chord bearing South 21°00'22" West for a distance of 256.73 feet;
- 5) (L9) South 23°26'00" West for a distance of 331.75 feet; and
- 6) (C4) along the arc of a curve to the right having a radius of 630.00 feet, a central angle of 01°48'18", a length of 19.79 feet and a chord bearing South 24°19'50" West for a distance of 19.79 feet to the Northerly most corner

of said Rutter annexation boundary thence along said annexation boundary (C5) along the arc of a curve to the right having a radius of 630.00 feet, a central angle of 12°31'23", a length of 137.70 feet and a chord bearing South 31°29'42" East for a distance of 137.42 feet to the point of beginning.

Containing 12.3 acres, more or less.



