

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

To: **BOARD OF SUPERVISORS** Date: **SEPTEMBER 18, 2007**

From: **JAMES DURFEE / WILL DICKINSON** *WDD*

Subject: **RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING:  
ANNEXATION OF MAGGI COUNTRY ESTATES TO COUNTY 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 Nick Maggi, APN 037-101-051 located on Auburn Folsom Road in Loomis, into the boundaries of Placer County Sewer Maintenance District No. 3 (SMD No. 3).

**BACKGROUND:** Nick Maggi, is requesting that the above referenced parcel, consisting of 45.08 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 Nos. 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 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 \$73,150 (\$3,850 per 19 potential lots).

ATTACHMENT: RESOLUTION  
NOTICE OF PUBLIC HEARING

cc: COUNTY EXECUTIVE OFFICE

JD/WD/lm

t:\fac\bsmemo2007\ROI Maggi Country Estates

# 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  
NICK MAGGI, APN 037-101-051, 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.

\_\_\_\_\_  
Chairman, 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 Nick Maggi and is generally located at Auburn Folsom Road in Loomis, 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 45.08 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 \$73,150 (\$3,850 per 19 potential 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

# SEWER MAINTENANCE DISTRICT #3 ANNEXATION

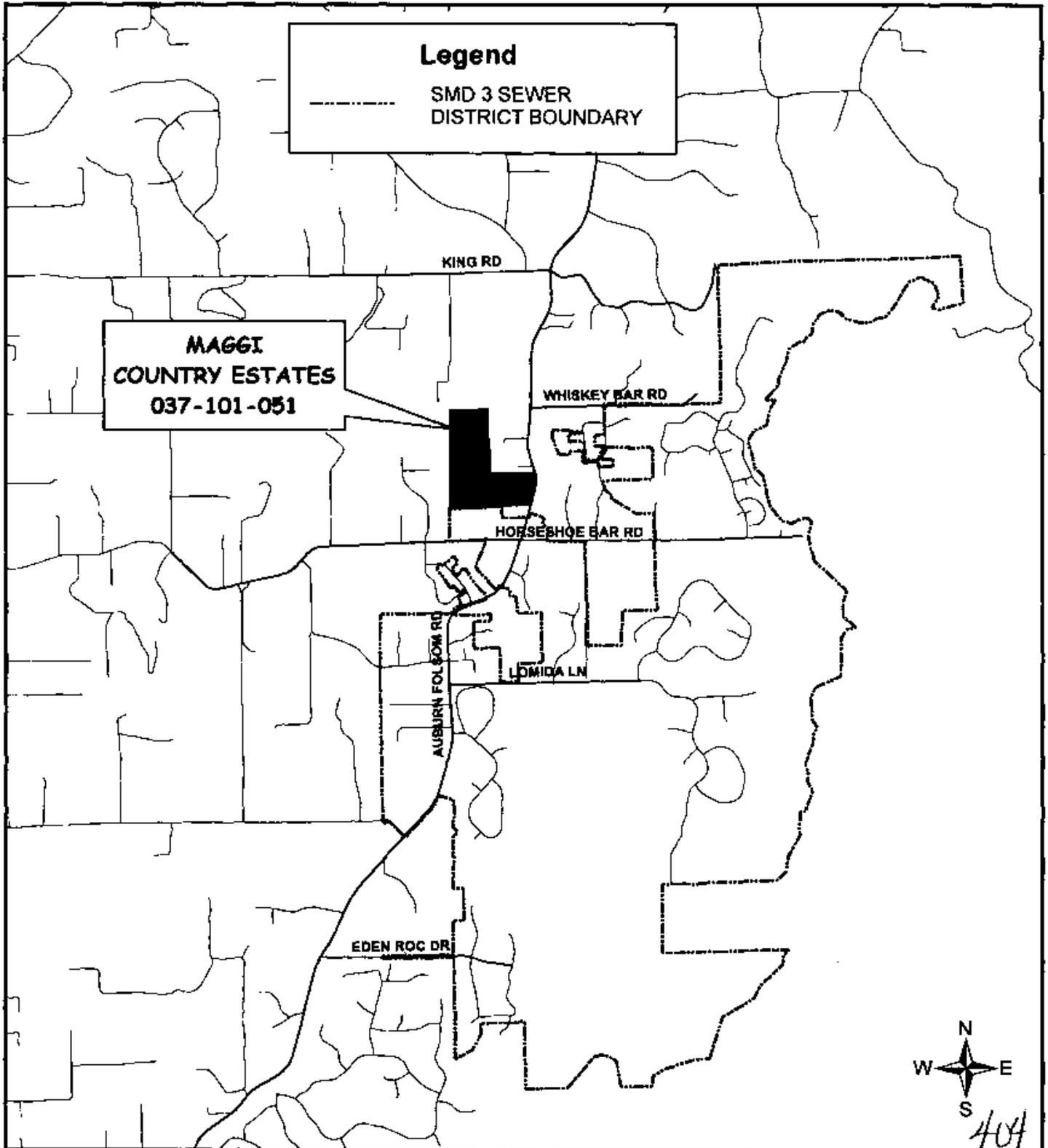


EXHIBIT 'A'

ANNEXATION TO SEWER MAINTENANCE DISTRICT NO. 3  
ANNEXATION NO. 34  
GEOGRAPHIC DESCRIPTION

All that certain real property situate in Placer County, California, being a portion of the South one-half of Section 7, Township 11 North, Range 8 East, Mount Diablo Meridian, further being a portion Lot 1, a portion of Lot 4 and a portion of Lot 5 of that certain map entitled "Map of the Light Tract", filed in Book "A" of Maps, at Page 29, Official Records of said county, and being more particularly described as follows:

Beginning at a point marking the northwest corner of Annexation No. 31 of Sewer Maintenance District No. 3, said corner also marking the northwest corner of the Record of Survey filed in Book 12 of Surveys Page 88, Official Records of said county;

Thence, from said Point of Beginning:

Course (1) North 00°08'04" East (North 00°17'21" East per 1542 O.R. 141), 1906.75 feet along the line described in the "Boundary Line Agreement" between Tom M. Tomita and Dwight E. Brown, Et al. filed in Book 1542, Page 141, Official Records of said county to a point marked by a ¾ inch rebar tagged LS 2515; thence,

Course (2) North 89°32'51" East (North 89°30'47" per 1806 O.R. 600), 3.75 feet along a line described in the "Quit Claim Deed" between Kuist and Trauba filed in Book 1806, Page 600, Official Records of said county; thence,

Course (3) North 89°51'40" East 511.53 feet along a line described in the "Boundary Line Agreement" filed in Book 1438, Page 674, Official Records of said county to a point marked by ½ inch rebar tagged RCE 12942; thence,

Course (4) North 00°05'48" West 13.36 feet to the north line of said Lot 1 said point marked by a ¾ inch rebar tagged LS 5123; thence,

Course (5) North 89°10'25" East 231.08 feet to the most northerly point of "Line 1" described in the "Boundary Line Agreement" filed in Book 2585, Page 760, Official Records of said county said point marked by a ¾ inch rebar tagged LS 5123; thence,

Course (6) South 00°57'15" West (South 00°58'26" West per 2585 O.R. 760), 581.58 feet (581.78 feet per 2585 O.R. 760) along a line described in the "Boundary Line Agreement" filed in Book 2585, Page 760, Official Records of said county; thence,

Course (7) South 85°21'34" East 35.88 feet continuing along said "Boundary Line Agreement" filed in said Book 2585, Page 760, Official Records of said county; thence,

Course (8) South 00°23'34" East 6.23 feet to the south line of said Lot 1; thence,

Course (9) South 88°45'00" West 4.95 feet along the south line of said Lot 1 as described in the document filed in Book 2005-0049690, Official Records of said county to the east line of the west 11.97 acres of said Lot 4; thence,

Course (10) South 00°12'00" West 659.49 feet along the west line described in the deed filed in Book 492, Page 106, Official Records of said county to the south line of said Lot 4; thence,

Course (11) North 88°45'00" East 823.48 feet along the south line of said Lot 4 as described in the deed filed in Book 492, Page 106, Official Records of said county to the west line of Auburn Folsom Road; thence,

Course (12) 315.39 feet along the arc of a 670.00 foot radius non-tangent curve to the right, concave to the East through a central angle of 26°58'16" and from a radial bearing of North 78°04'44" East, subtended by a chord bearing South 01°33'52" West 312.49 feet along the westerly Right of Way of Auburn-Folsom Road to a point of tangency; thence, continuing along said Right of Way,

Course (13) South 15°03'00" West 346.58 feet to the northeast corner of said Record of Survey filed in said Book 12 of Surveys, Page 88, Official Records of said county being a point on the south line of said Lot 5; thence,

Course (14) South 88°15'37" West 1495.16 feet along said south line of said Lot 5 being the north line of said Record of Survey also being a portion of the north line of said Annexation NO. 31 of Sewer Maintenance District No. 3, to said Point of Beginning and containing 45.08 acres of land, more or less.

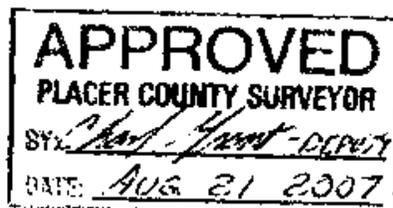
End of Description

*The description is for assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Written By KINDLE SURVEYING, INC.

August 2007

Michael Kindle, LS 6176  
License Expiration: March 31, 2008

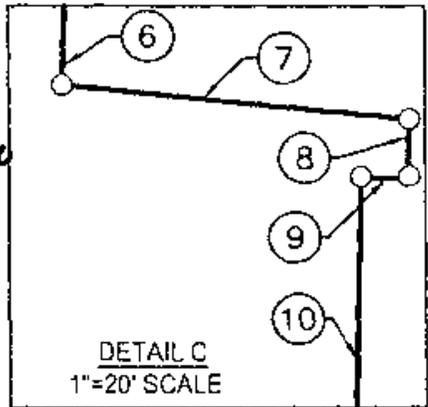
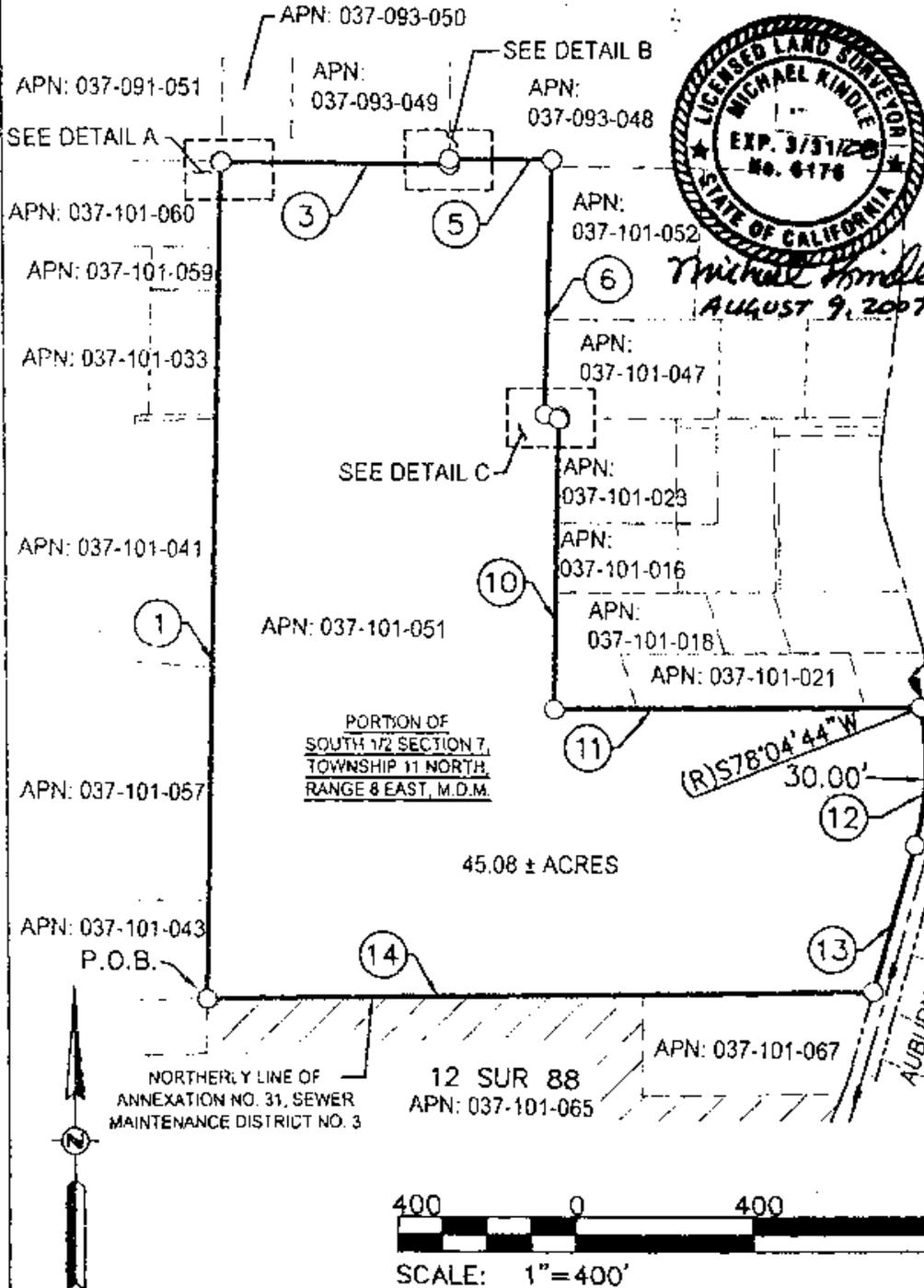
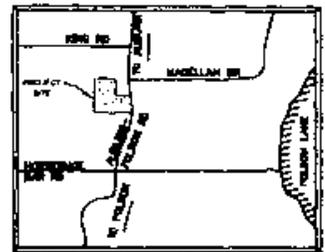
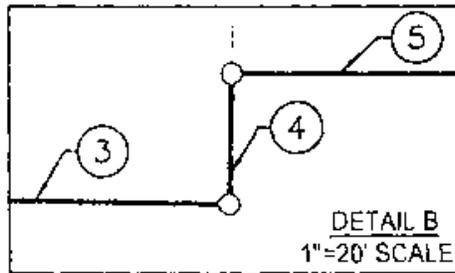
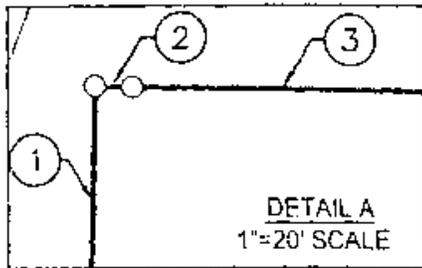


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*Michael Kindle*  
AUGUST 9, 2007

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**LEGEND:**

P.O.B	POINT OF BEGINNING
DIM POINT	
<b>COURSES</b>	
1	N00°08'04"E 1806.75'
2	N89°32'51"E 3.75'
3	N88°51'40"E 511.53'
4	N00°05'48"E 13.30'
5	N89°10'23"E 231.00'
6	S00°57'15"W 581.50'
7	S85°21'34"E 35.00'
8	S00°23'34"E 6.23'
9	S88°12'00"W 4.95'
10	S00°12'00"W 659.49'
11	N88°45'00"E 823.48'
12	CURVE CONVEX TO THE EAST
	R = 670.00'
	Δ = 28°58'16"
	L = 315.30'
	CH = SUT'33'52"W 312.49'
13	S15°03'00"W 346.50'
14	S88°15'07"W 1495.16'

45.08 ± ACRES

**DISCLAIMER:**

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

MAGGI COUNTRY ESTATES  
3918 AUBURN-FOLSOM  
ROAD  
LOOMIS,  
CALIFORNIA

**EXHIBIT "B"**  
PLAT FOR  
ANNEXATION TO SEWER  
MAINTENANCE DISTRICT NO 3  
ANNEXATION NO 34

**RFE Engineering, Inc.**  
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