

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

To: Board of Supervisors Date: April 22, 2014

From: Mary Dietrich, Facility Services Director *MD*  
*KBB* By: Kevin Bell, Environmental Engineering Program Manager

Subject: Resolution of Intention to hold a Public Hearing: Annexation of Midori Property LLC. to County Sewer Maintenance District 1

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**ACTION REQUESTED/RECOMMENDATION:**

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 Midori Properties LLC., APN 075-182-005-000, located on Christian Valley Road in Auburn, into the boundaries of Placer County Sewer Maintenance District 1 (SMD 1) at no net County cost.

**BACKGROUND:** Midori Properties LLC., is requesting that the above referenced parcel, consisting of 2.0 acres located at 3603 Christian Valley Road in Auburn, be annexed into SMD 1 for the purpose of providing sewer service. 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 separate parcel on Christian Valley Road owned by Midori Properties LLC was approved for annexation into SMD 1 on April 8, 2014.

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 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 \$6,344.00 (\$6,344 per lot times 1 lot as allowed under the General Plan).

MD/BZ/KK/LM

ATTACHMENT: VICINITY MAP  
RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

\\PLACERCO\DEWITT\FAC\FAC\BSMEMO2014\EE\ROI MIDORI PARCEL 2.DOC

# Request For Annexation Into SMD 1

March 14, 2014

California Conservation Corps.

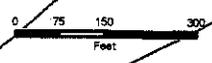
Iron Mine Rd

**APN: 075-182-005-000**  
**3603 Christian Valley Rd.**

Christian Valley Rd

Nancy Dr

Gava Ct



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

# 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  
MIDORI PROPERTIES LLC., APN 075-182-005-000,  
INTO COUNTY SEWER MAINTENANCE DISTRICT 1.

Resol. 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 County Sewer Maintenance District 1. Such land consists of the property belonging to Midori Properties LLC., and is generally located at 3603 Christian Valley Road in 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 2.0 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.

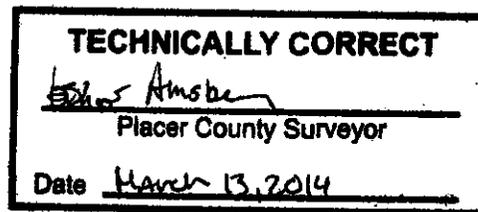
3. Upon conclusion of such hearing, the Board of Supervisors may determine that such territory will be benefited by annexation to the Sewer District and may order the boundaries of the Sewer District altered to include such benefited territory upon payment of the applicable annexation fee. The applicant 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 \$6,344.00 (\$6,344 per lot times 1 lot). 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 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 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  
Midori Properties LLC- Sewer Annexation  
SMD NO. 1  
Annexation No. 139

All that real property located in the Southwest quarter of Section 10 Township 13 North Range 8 East Mount Diablo Base & Meridian in the County of Placer, State of California, being Lot 56 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 56; thence from said point of beginning, along the boundary thereof, the following five (5) courses: (1) N88°59'18"W 389.33'; (2) N05°39'21"W 208.00'; (3) S88°19'19"E 471.46'; (4) S19°00'00"W 125'; (5) a tangent curve to the left with a radius of 510' and a chord of S14°15'02"W 84.47' to the point of beginning; containing 2.00 acres, more or less.



LOT 57

CHRISTIAN VALLEY RD  
M<sub>n</sub>.00.00.6TS  
125.00

471.46  
S88°19'19"E

Midori Properties  
LOT 56  
G-MAPS-62  
2.00 ACRES

S14°15'02"W  
84.47'  
R=510'

389.33  
N88°59'18"W

LOT 53

208.00  
N05°36'21"W

**TECHNICALLY CORRECT**  
*James H. Anger*  
Placer County Surveyor  
Date March 13, 2014



1"=100'

EXHIBIT "B"  
Midori Properties- SEWER ANNEXATION  
SMD NO. 1 Annexation No. 139  
PORTION OF THE SW¼  
SEC. 10 T13N., R8E., MDM  
PLACER COUNTY, CALIFORNIA

CLAYTON GUIRAUD PLS PE  
CMG SURVEYING & ENGINEERING  
MEADOW VISTA, CA  
916.705.2996

2/24/14  
1" = 100'  
SHEET  
1 OF 1