

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

To: Board of Supervisors Date: May 20, 2014

From: Mary Dietrich, Facility Services Director *MD*

KB By: Kevin Bell, Environmental Engineering Program Manager

Subject: Public Hearing: Annexation of Midori Property to County Sewer Maintenance District 1

ACTION REQUESTED/RECOMMENDATION:

1. After holding a Public Hearing, adopt a Resolution annexing the property 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 existing 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 separate parcel on Christian Valley Road owned by Midori Properties LLC was approved for annexation into SMD 1 on April 8, 2014.

In order to annex a parcel into SMD 1 your Board must hold a Public Hearing and adopt a Resolution approving the annexation.

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).

Attachments: Vicinity Map
Resolution

CC: County Executive Office

MD/KB/KK/BJ

\\PLACERCO\DEWITT\FAC\FAC\BSMEMO2014\EE\ANNEX MIDORI PARCEL2.DOC

Request For Annexation Into SMD 1

March 14, 2014

California Conservation Corps.

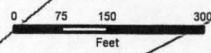
APN: 075-182-005-000
3677 Christian Valley Rd.

Christian Valley Rd

Iron Mine 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 ANNEXING THE
PROPERTY OF MIDORI PROPERTIES, LLC,
APN: 075-182-005-000, 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.

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 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 1. Such land contains approximately 2.0 acres.
2. The boundaries of Sewer Maintenance District 1 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 \$6,344.00 (\$6,344.00 per potential lot times 1 lot as allowed under the General Plan), which shall be deposited in the County Treasury to the credit of the Sewer District.
3. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, applicant must reapply for annexation.

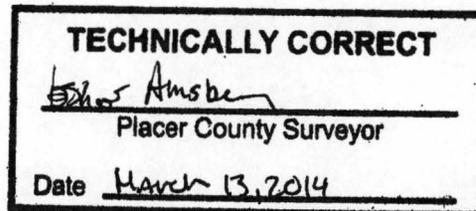
ATTACHMENTS: EXHIBIT A
 EXHIBIT B

REV 9/13

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_{00.00}6TS
00'S2T
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

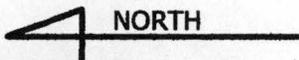
LOT 53

208.00
N05°36'21"W

TECHNICALLY CORRECT

James Hunsby
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

