



MEMORANDUM
PUBLIC WORKS AND FACILITIES
ENVIRONMENTAL ENGINEERING DIVISION
County of Placer

TO: Board of Supervisors

DATE: September 27, 2016

FROM: Ken Grehm, Director of Public Works and Facilities
By: Kevin Bell, P.E., Environmental Engineering Program Manager

SUBJECT: Environmental Engineering / Annexation / Nagy Property / Intention to Set Public Hearing

ACTION REQUESTED

Adopt a Resolution of Intention to set the time and date to hold a Public Hearing to consider annexing the Nagy property, located on Peach Drive, (APN 037-103-031-000), in the Horseshoe Bar area into the boundaries of Sewer Maintenance District 3 to provide sewer service.

BACKGROUND

Eric and Meegan Nagy are requesting that the above referenced parcel, consisting of 2.59 acres located on Peach Drive in Loomis, be annexed into the boundaries of Sewer Maintenance District 3 for the purpose of providing sewer service to the parcel. The Placer County 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 Sewer Maintenance District 3. 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

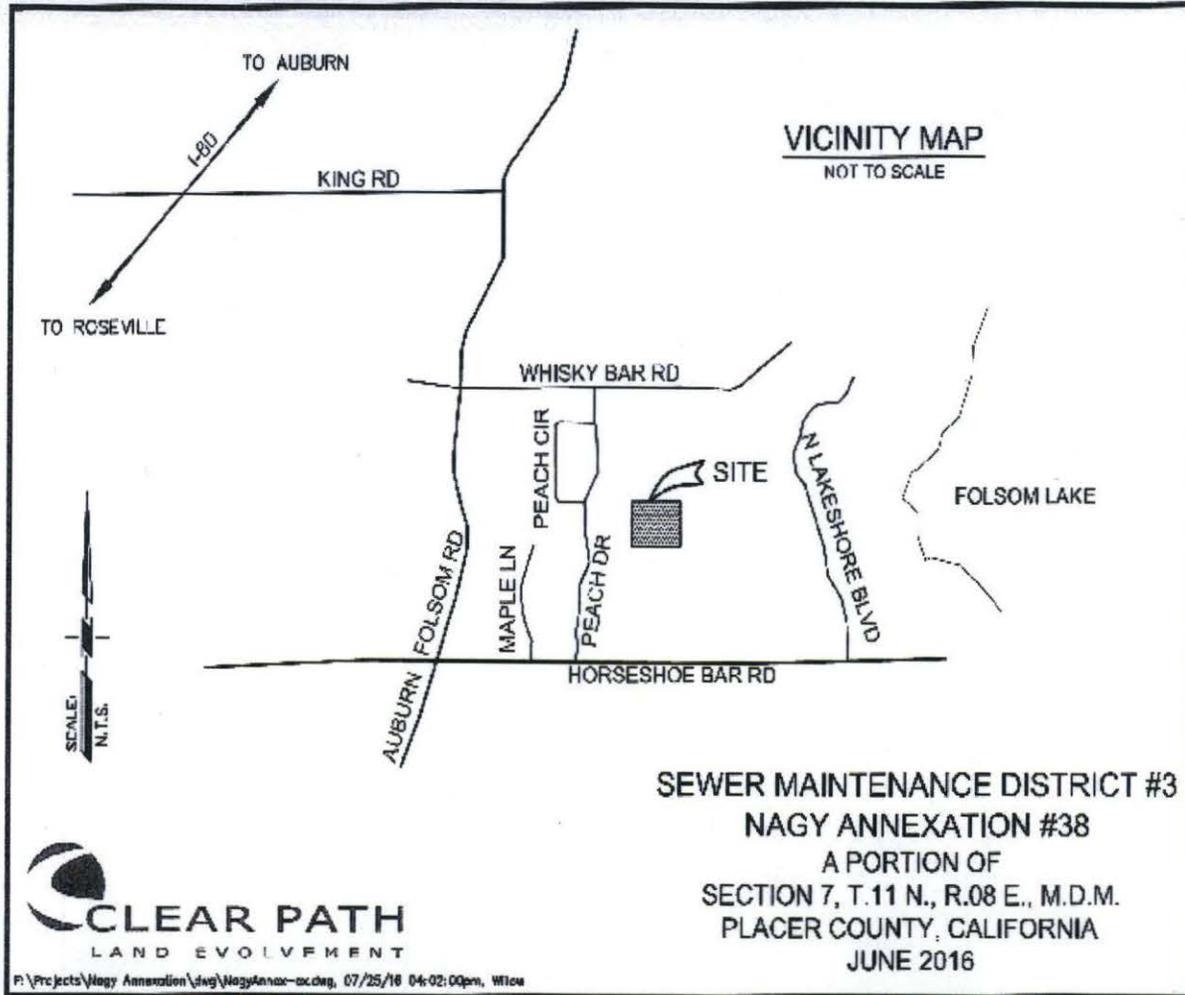
The annexation of individual parcels is categorically exempt from environmental review pursuant to Section 15319(b) "Annexations of Existing Facilities and Lots for Exempt Facilities" of the California Environmental Quality Act Guidelines.

FISCAL IMPACT

Placer County Code Section 13.12.260 specifies that the owners of property annexed into a sewer 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 and 13.12.260 for parcels larger than one acre that cannot be split into more than one lot. The current annexation fee that applies to this parcel is \$4,440. Additionally, the applicant must provide a check for \$350 made payable to the State Board of Equalization for the recording fee charged by that State agency.

ATTACHMENTS

Vicinity Map
Resolution



Before the Board of Supervisors County of Placer, State of California

In the matter of: A Resolution of Intention to set a date and time for a public hearing to consider annexing the Nagy property, APN 037-103-031-000, into the boundaries of Sewer Maintenance District 3

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:

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, Eric E. and Meegan G. Nagy are the owners of the property located, on Peach Drive, APN 037-103-031-000 and

WHEREAS, the Nagys have requested annexation into Sewer Maintenance District 3 for the purposes of obtaining sewer service;

WHEREAS, California Health and Safety Code sections 4895 and 4896 require a Resolution to set a time and place for a Public Hearing to consider the annexation of the parcel into Sewer Maintenance District 3.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California as follows:

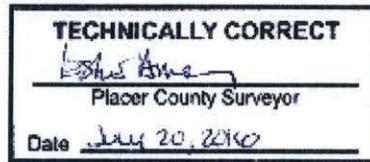
1. The Board of Supervisors intends to annex a certain parcel of land to Sewer Maintenance District 3. Such land consists of the property belonging to Eric E. and Meegan G. Nagy, and is generally located on Peach Drive, Loomis, as specifically described in Exhibit "A" attached hereto and incorporated herein, and as shown and depicted in Exhibit "B" attached hereto and incorporated herein. Such lands contain approximately 2.59 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, November 8, 2016 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 into Sewer Maintenance District 3 and may order the boundaries of Sewer Maintenance District 3 altered to include such benefited territory upon payment of the applicable reimbursement fee. The applicant will be charged the reimbursement 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 \$4,440. Furthermore, the applicant must provide a check for \$350 payable to the State Board of Equalization for the recording fee charged by that State Agency.
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 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 twice in the Loomis News, the newspaper of general circulation that the Board deems most likely to give notice of hearing to the inhabitants.

Attachments: Exhibit A
Exhibit B



June 30, 2016



**Exhibit A
Sewer Maintenance District #3
Nagy Annexation #38
APN: 037-103-031-000**

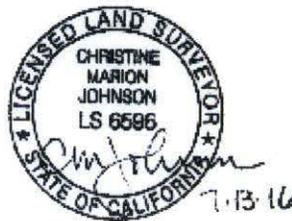
All that portion of the tract of land described as Parcel One as described in the Grant Deed to Eric E. Nagy and Maegan G. Nagy, Trustees of the Nagy Family Trust dated September 24, 2015 recorded in Instrument No. 2015-0087239, Official Records of Placer County, located in Section 7, Township 11 North, Range 08 East, MDM, Placer County, California.

Beginning at a point on the existing Sewer Maintenance District #3 boundary, a point on the Easterly line of said Section 7, being the Southeast corner of the above described lands of Nagy, and from said point the Southeast corner of said Section 7 bears South 01°04'10" West along said Easterly line for a distance of 1168.23 feet; thence from said point of beginning leaving said Easterly line South 88°55'50" West along the existing Sewer Maintenance District #3 boundary and the Southerly line of said lands of Nagy for a distance of 335.81 feet to the Southwest corner of said lands of Nagy; thence, leaving said District boundary North 01°04'10" West along the Westerly line of said lands of Nagy for a distance of 337.79 feet to the Northwest corner thereof; thence North 89°41'45" East along the Northerly line of said lands of Nagy for a distance of 335.84 feet to the Northeast corner thereof, a point on the existing Sewer Maintenance District #3 boundary and a point on the Easterly line of said Section 7, thence South 01°04'10" East along said existing Sewer Maintenance District #3 boundary and Easterly line for a distance of 333.31 feet to the point of beginning.

Containing 2.59 acres, more or less.

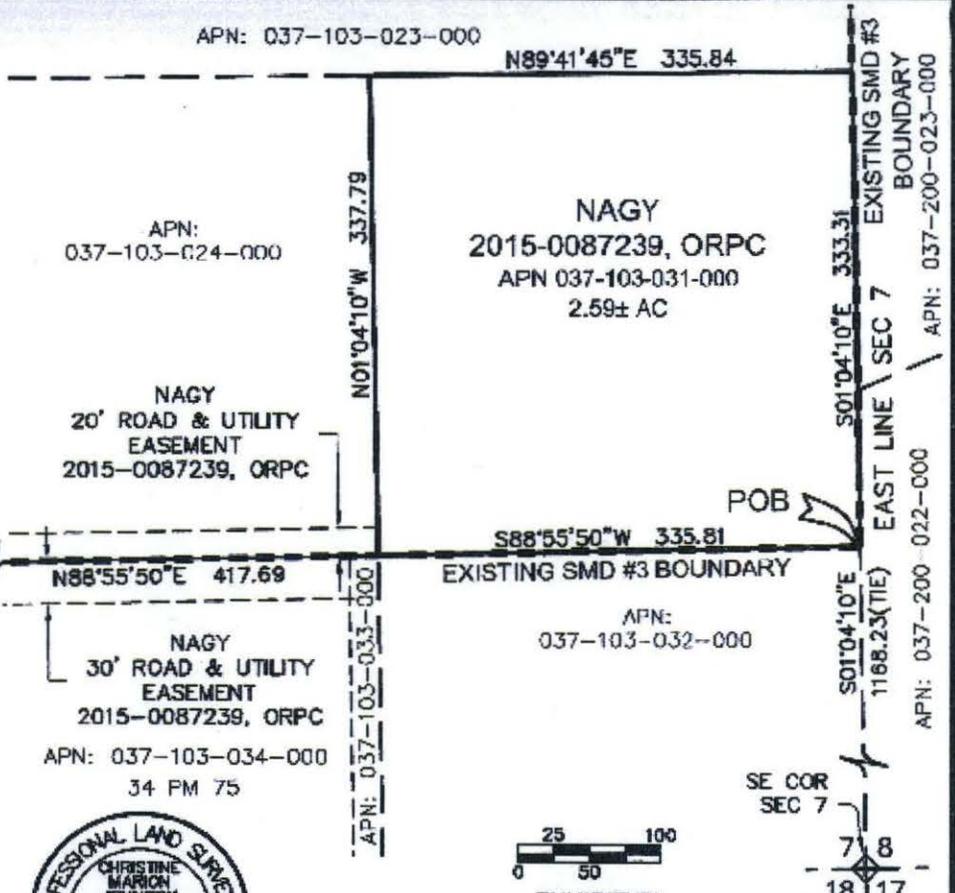
Prepared by:
Clear Path Land Evolvment, INC
500 Auburn Folsom . Ste. 100
(530) 887-1410

END OF DESCRIPTION



PREPARED BY:
 CLEAR PATH LAND EVOLVEMENT, INC
 500 AUBURN FOLSOM RD, STE 100
 AUBURN, CA 95603 (530) 867-1410

TECHNICALLY CORRECT
Christine Johnson
 Placer County Surveyor
 Date July 23, 2016



SCALE:
 1"=100'



SEWER MAINTENANCE DISTRICT #3
NAGY ANNEXATION #38
 A PORTION OF SECTION 7, T.11 N., R.08 E., M.D.M.
 PLACER COUNTY, CALIFORNIA SCALE: 1"=100' JUNE 2016

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