



**M E M O R A N D U M**  
**PUBLIC WORKS AND FACILITIES**  
**ENVIRONMENTAL ENGINEERING DIVISION**  
County of Placer

TO: Board of Supervisors

DATE: November 8, 2016

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

SUBJECT: Environmental Engineering / Public Hearing / SMD 3 Annexation / Nagy Property

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**ACTION REQUESTED**

Conduct a Public Hearing and adopt a Resolution to annex the Nagy property, located on Peach Drive, Loomis CA, (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, CA be annexed into the boundaries of Sewer Maintenance District 3 (SMD 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.

In order to annex a parcel your Board must hold a Public Hearing and adopt a Resolution approving the annexation. On September 27, 2016, in accordance with Sections 4896 and 4897 of the Health and Safety Code, your Board adopted Resolution of Intention 2016-103 establishing a time and date for a Public Hearing. The Public Hearing for the proposed annexation was advertised in the Loomis News and posted in six locations pursuant to Government Code section 6061.

**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.

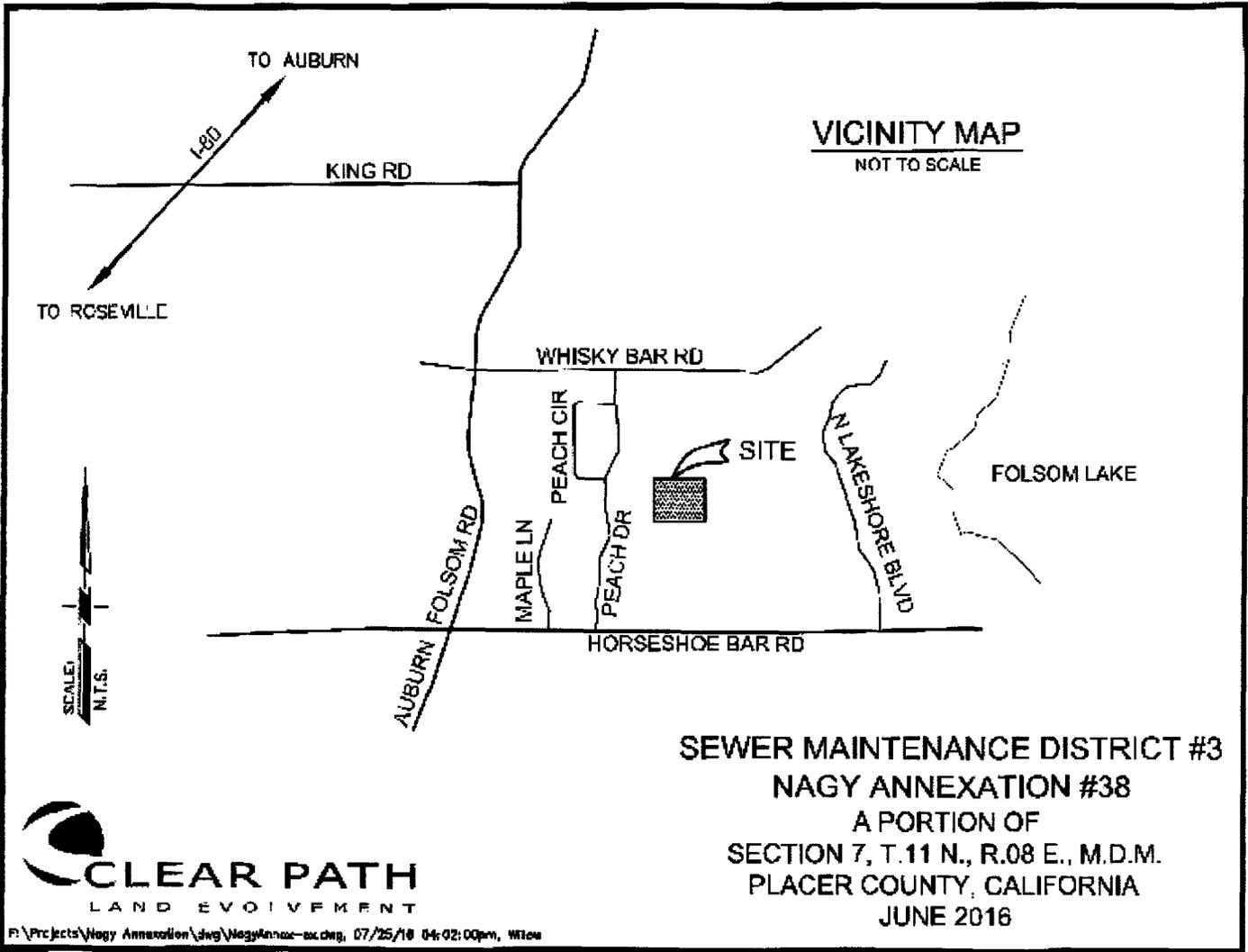
**FISCAL IMPACT**

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

Vicinity Map



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

**In the matter of:** A Resolution annexing  
the property of Eric and Meegan Nagy, 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

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**WHEREAS**, the Board of Supervisors hereby determines that the Eric and Meegan Nagy property generally located on Peach Drive, Loomis, as specifically 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 3. Such land contains approximately 2.59 acres.

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

1. The boundaries of Sewer Maintenance District 3 shall be altered to include such territory upon payment of the annexation fee, which shall be deposited into the County Treasury to the credit of the Service Area. The applicant will be charged the reimbursement fee in effect at the time they choose to make payment, based on rates contained in Section 13.12.360 of the County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$4,440 which shall be deposited in the County Treasury to the credit of SMD 3. 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.
2. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, the applicant must reapply for annexation.

Attachments: Exhibit A  
Exhibit B



June 30, 2016

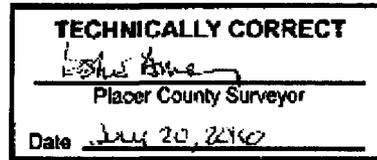


Exhibit A  
Sewer Maintenance District #3  
Nagy Annexation #38  
APN: 037-103-031-000

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



