

# Staff Report

for the Board of Directors Meeting of September 26, 2018

**TO:** Honorable Board of Directors

**FROM:** Greg Jones, Assistant General Manager

**DATE:** September 19, 2018

**SUBJECT:** Resolution of Application – Annexation of Upper Ridge Way, Placer Co.

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## ***ADMINISTRATION***

### **RECOMMENDATION:**

Adopt Resolution No. 2018-24 - Making Application for Annexation of Land in an Unincorporated Area of Placer County to Nevada Irrigation District, and authorize the General Manager to execute the necessary documents, as recommended by the Water and Hydroelectric Committee.

### **BACKGROUND:**

On January 19, 2007, Placer County Local Area Formation Commission (LAFCo) adopted Resolution No. 07-01 which adopted the Nevada Irrigation District Sphere of Influence (SOI) Plan 2006 Update. The major purpose of the SOI was to update the District's SOI in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act and identify horizons for annexation of the "islands" within the District's service boundary.

Until the February 8, 2017 Resolution authorizing a property tax revenue sharing agreement with Placer County, NID had a moratorium on annexations into the District. This is the first such annexation application since the tax sharing agreement was authorized. NID has included this "island" in its place of use and water right demand assessments.

This annexation of land consists of eleven (11) parcels in unincorporated Placer County totaling +/- 235.85 acres which currently receives no District water service. The annexation was requested by a property owner on Upper Ridge Way, and NID has since received consent signatures of all 11 property owners therein. NID will extend no services to the annexation properties. Rather the property owners within Annexed area will apply to receive raw water and once confirmed, NID will install a service outlet for connection purposes. It is up to the private entity to determine the

timing of connection as these connections will be financed by the property owners themselves.

The attached Resolution, map and plan for service is required by Placer LAFCo to initiate the application for the annexation.

**BUDGETARY IMPACT:**

Estimated cost of \$16,780 will be paid for from the 2018 budgeted account 10115-52603 and will leave a remaining balance of \$\$33,220. Once annexation is approved, NID will receive a percentage of existing property tax fees currently levied from these properties.

Estimated Cost Breakdown:

Placer County Fees

- a. Placer LAFCo\* \$5,000 (deposit applied to cost)
- b. Map Check Fee: \$255
- c. Clerk-Recorder: \$25

\* Includes fees from Registrar of Voters and Assessor:

State Fees/charges

- d. Board of Equalization \$3,500 (based on acreage)

Outside Services

- e. Surveyor \$5,000 (estimate)
- f. Consulting Planner \$3,000 (estimate)

**Total Estimate \$16,780**

Attachments (1):

- Resolution of Application
- Exhibit A: Annexation Map
- Exhibit A.1: Placer Co. Island Maps
- Exhibit B: Consent Signatures
- Exhibit C: Placer LAFCo Plan for Providing Services



## **RESOLUTION No. 2018-24**

OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

### **Making Application for Annexation of Land in an Unincorporated Area of Placer County to Nevada Irrigation District**

**WHEREAS**, the Nevada Irrigation District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of EXCLUSIONS WITHIN UNINCORPORATED PLACER COUNTY BOUNDARY; and

**WHEREAS**, notice of intent to adopt this Resolution of Application has not been given to each interested and subject agency; and

**WHEREAS**, a map depicting the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is consistent with the Sphere of Influence of the Nevada Irrigation District, as adopted by the Local Agency Formation Commission in 2006; and

**WHEREAS**, the final metes and bounds description of the proposed annexation may result in minor adjustments to the annexation boundaries. These minor adjustments may proceed forward as if fully contained herein; and,

**WHEREAS**, the territory proposed for annexation contains eleven (11) rural developed properties totaling +/- 235.85 acres which currently receive no District water service. Annexation will result in the opportunity for the properties to establish raw water use and will enable owners to participate in District elections; and,

**WHEREAS**, the property owners of all eleven (11) parcels have signed the Consent of Landowner to Inclusion in Proposal as set forth in Exhibit B attached hereto; and,

**WHEREAS**, the Nevada Irrigation District has considered the environmental impacts of the proposed annexation of the subject territories and concluded the annexation of territory already within the District's service area qualifies for Categorical Exemption to the provisions of the California Environmental Quality Act; and,

**WHEREAS**, this Board hereby adopts the plan for providing services to the affected territory required by Government Code Section 56653 and attached hereto as Exhibit C; and,

**WHEREAS**, this Board certifies that, pursuant to Section 99 (b) of the Tax and Revenue Code, that it remains in agreement with the Master Agreement between the County of Placer and the Nevada Irrigation District for Apportionment of Property Tax Revenues due to Jurisdictional Changes, approved on February 8, 2017 (District Board of Director's Resolution No. 2017-05).

**NOW, THEREFORE BE IT RESOLVED**, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Nevada Irrigation District and the Local Agency Formation Commission of Placer County is hereby requested to take proceedings for the annexation of the territory described in Exhibit A, according to the terms and conditions stated above, and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 26th day of September 2018, by the following vote:

**AYES:** Directors:

**NOES:** Directors:

**ABSENT:** Directors:

**ABSTAINS:** Directors:

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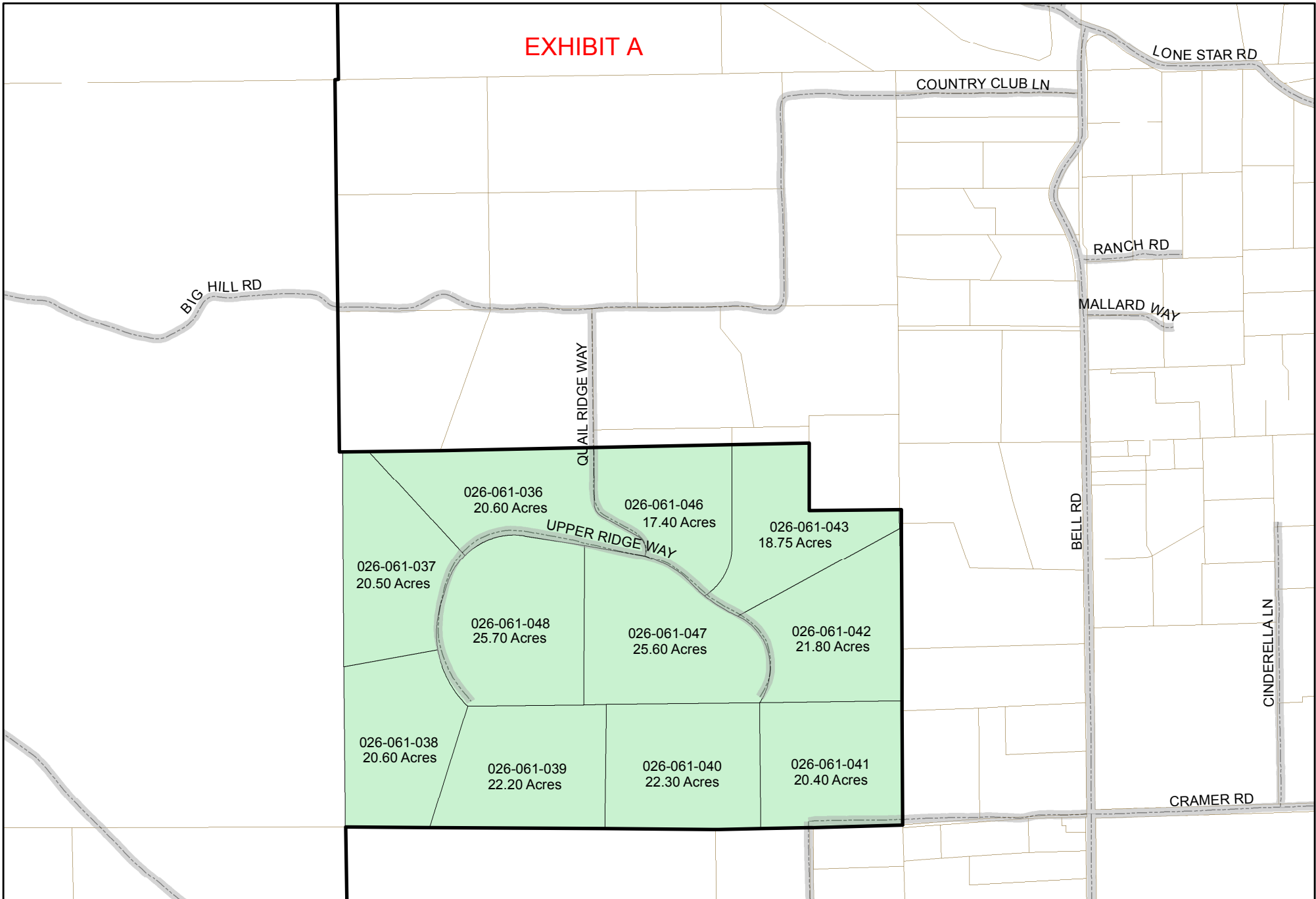
President of the Board of Directors

**Attest:**

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Secretary to the Board of Directors

# EXHIBIT A



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## NEVADA IRRIGATION DISTRICT

NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY, CALIFORNIA

## AUBURN VALLEY ANNEXATION PARCELS

Drawn By: D. HUNT

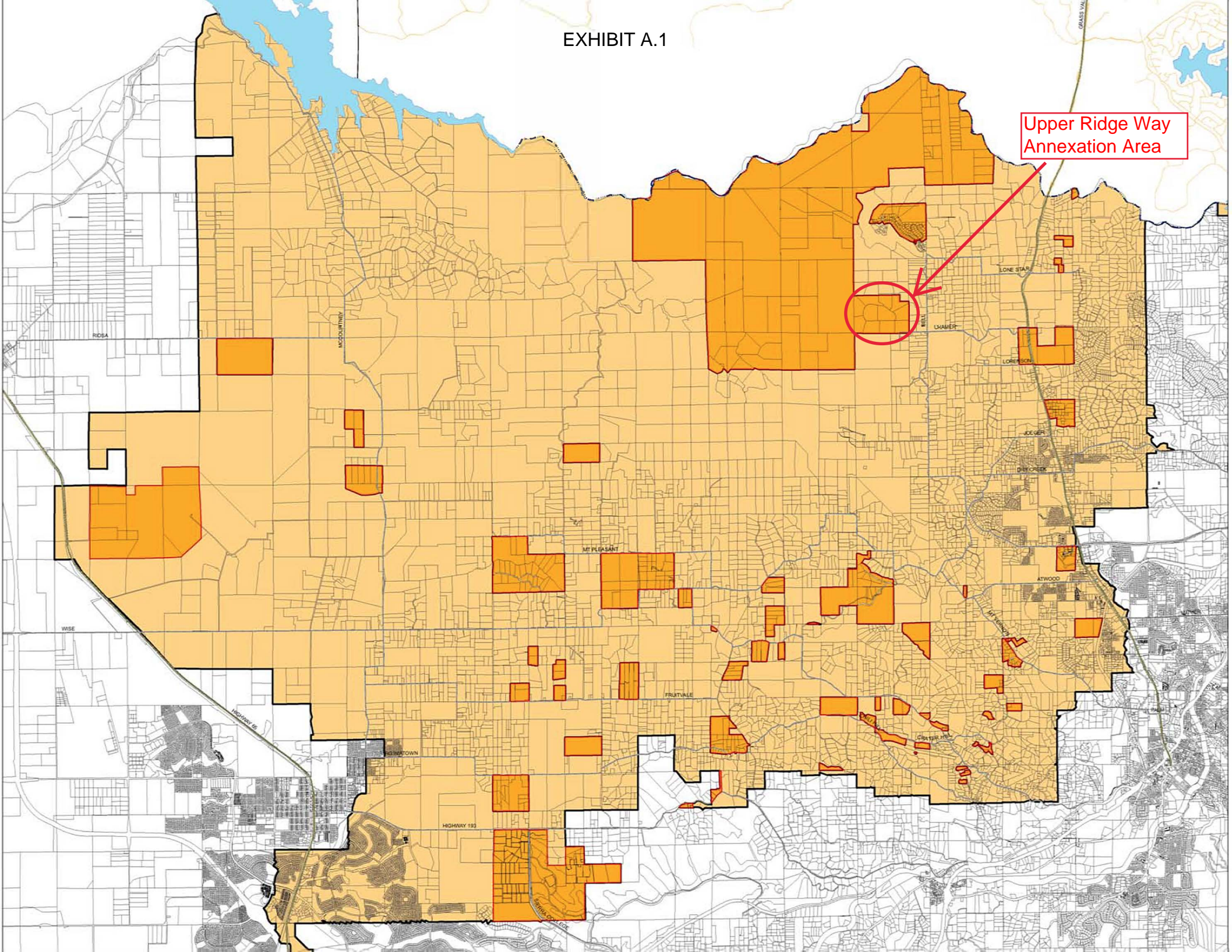
Date: 7/16/2018

Scale: 1" = 900' @ 8-1/2x11

Sheet: 1 of 1

EXHIBIT A.1

Upper Ridge Way  
Annexation Area



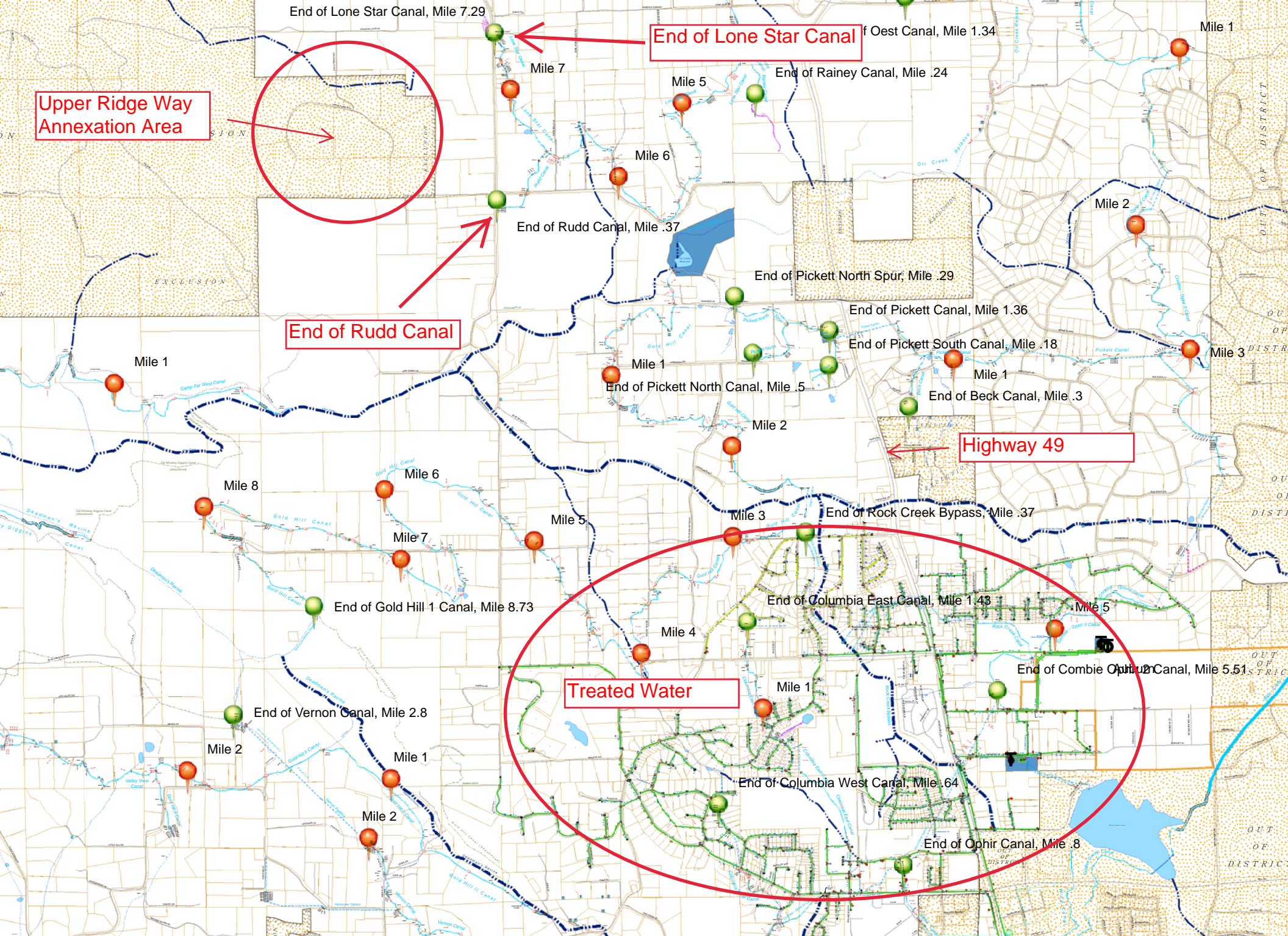


EXHIBIT A.1

**CONSENT OF LANDOWNER TO INCLUSION IN PROPOSAL**      **EXHIBIT B**

Name of Proposal:     Auburn Valley Annexation (Upper Ridge Way)    

Applicant:     Nevada Irrigation District    

Each of the undersigned hereby certifies under penalty of perjury that he/she is the legal owner of the parcel(s) listed as of the date given below and by execution hereby consents to the inclusion of said parcels in the above proposal to be submitted to the Placer Local Agency Formation Commission. I understand that if all of the landowners within the area of the proposal give their written consent to be included within the proposal, the Placer Local Agency Formation Commission may approve the foregoing proposal without notice and hearing in accordance with Government Code section 56663.

(List and sign for each assessor's parcel number separately)

<b>Date</b>	<b>Signature/Printed Name</b>	<b>Assessor's Parcel No.</b>	<b>Address of Parcel</b>
	Karen Isbell	026-061-036	5855 Quail Ridge Way
8/22/18	Clif & Judy Zachman <i>[Signature]</i>	026-061-037	5930 Upper Ridge Way
8/20/18	Jim & Diana Felt <i>[Signature]</i>	026-061-038	5990 Upper Ridge Way
8/22	Jurgen Turley <i>[Signature]</i>	026-061-039	5995 Upper Ridge Way
8/21/18	Stan & Cynthia Thornsberry <i>[Signature]</i>	026-061-040	5605 Upper Ridge Way
8/21/18	Nancy Halcumb <i>[Signature]</i>	026-061-041	5600 Upper Ridge Way
8/20/18	Scott & Sherri Kilgore <i>[Signature]</i>	026-061-042	5642 Upper Ridge Way
8/20/18	Elaine Thornton <i>[Signature]</i>	026-061-043	5686 Upper Ridge Way
8/17/18	Glenn & Diana Hofer <i>[Signature]</i>	026-061-046	5880 Quail Ridge Way
8/17/18	Paul & Linda Primmer <i>[Signature]</i>	026-061-048	5865 Upper Ridge Way
	Chris Patterson	026-061-047	5625 Upper Ridge Way



**CONSENT OF LANDOWNER TO INCLUSION IN PROPOSAL**

Name of Proposal: Auburn Valley Annexation (Upper Ridge Way)  
 Applicant: Nevada Irrigation District

Each of the undersigned hereby certifies under penalty of perjury that he/she is the legal owner of the parcel(s) listed as of the date given below and by execution hereby consents to the inclusion of said parcels in the above proposal to be submitted to the Placer Local Agency Formation Commission. I understand that if all of the landowners within the area of the proposal give their written consent to be included within the proposal, the Placer Local Agency Formation Commission may approve the foregoing proposal without notice and hearing in accordance with Government Code section 56663.

(List and sign for each assessor's parcel number separately)

Date	Signature/Printed Name	Assessor's Parcel No.	Address of Parcel
8/28/18	Karen Isbell <i>Karen Isbell</i>	026-061-036	5855 Quail Ridge Way
8/27/18	Clif & Judy Zachman <i>Clif Zachman</i>	026-061-037	5930 Upper Ridge Way
8/27/18	Jim & Diana Felt <i>Jim Felt</i>	026-061-038	5990 Upper Ridge Way
8/22	Jurgen Turley <i>Jurgen Turley</i>	026-061-039	5995 Upper Ridge Way
8/21/18	Stan & Cynthia Thornsberry <i>Cynthia Thornsberry</i>	026-061-040	5605 Upper Ridge Way
8/21/18	Nancy Halcuph <i>Nancy Halcuph</i>	026-061-041	5600 Upper Ridge Way
8/20/18	Scott & Sherril Kilgore <i>Sherril Kilgore</i>	026-061-042	5642 Upper Ridge Way
8/20/18	Elaine Thornton <i>Elaine Thornton</i>	026-061-043	5686 Upper Ridge Way
8/17/18	Glenn & Diana Hofer <i>Glenn Hofer</i>	026-061-046	5880 Quail Ridge Way
8/17/18	Paul & Linda Primmer <i>Paul Primmer</i>	026-061-048	5865 Upper Ridge Way
	Chris Patterson	026-061-047	5625 Upper Ridge Way



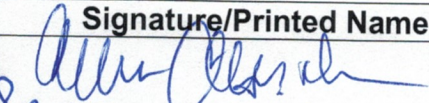
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Name of Proposal: Auburn Valley Annexation (Upper Ridge Way)

Applicant: Nevada Irrigation District

Each of the undersigned hereby certifies under penalty of perjury that he/she is the legal owner of the parcel(s) listed as of the date given below and by execution hereby consents to the inclusion of said parcels in the above proposal to be submitted to the Placer Local Agency Formation Commission.

(List and sign for each assessor's parcel number separately)

Date	Signature/Printed Name	Assessor's Parcel No.	Address of Parcel
8/20/18	 Allen Aldrich	026-061-036	5855 Quail Ridge Way Corass Valley, CA 95602
		026-061-037	
		026-061-038	
		026-061-039	
		026-061-040	
		026-061-041	
		026-061-042	
		026-061-043	
		026-061-046	
		026-061-048	
		026-061-047	

PLAN FOR PROVIDING SERVICES  
IN CONNECTION WITH THE

\_\_\_\_\_Annexation\_ OF \_\_11 parcels on Upper Ridge Way, Placer Co\_  
(annexation, detachment, etc) (designation of subject territory)

The City [Town] of \_\_\_\_\_ [or Nevada Irrigation District] will provide services to the subject territory as outlined below:

1. *Enumerate and describe the services to be extended to the affected territory.*  
*NID will extend no services to the annexation properties. Property owners within Annexed area will apply to NID's Raw Water Route Sheet Application, once confirmed, NID will install a service outlet for connection purposes.*
2. *Specify the level and range of those services.*  
*The Route Sheet Application is an administrative function. Installing a service connection is done by in-field District staff.*
3. *Indicate when those services can feasibly be extended to the affected territory.*  
*Again, no services will be extended from NID as a result of this Annexation. It is up to the private entity to determine the timing of connection.*
4. *Indicate any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.*  
*None.*
5. *Provide information about how each of those services will be financed.*  
*Private connection from the canal will be financed by the private property owners themselves.*