

Staff Report

TO: Board of Directors

FROM: Shannon Wood, Business Services Technician
Greg Jones, Assistant General Manager

DATE: October 21, 2021

SUBJECT: **Application for Annexation – Placer County
Haven Hill Water Association – 10 properties (Consent)**

ENGINEERING

RECOMMENDATION:

Adopt Resolution 2021-34 (Making Application for Annexation of Land to Nevada Irrigation District - Unincorporated Placer County).

BACKGROUND:

The proposed annexation consists of land within the perimeter of the District's Sphere of Influence, but is not included in the District's boundaries and represents an interior exclusion or "island". The area is 54.8 acres (10 parcels in total).

The District currently serves irrigation water to several of the parcels. As indicated in the Plan for Providing Services, no NID waterline infrastructure is required to serve water to the area in question, as they would be responsible for installing the necessary infrastructure to convey water from the point of delivery at the canal to the properties.

Staff has prepared a Resolution making application for the annexation. As indicated in the draft Resolution, the territory is already within the District's service area, which qualifies the annexation for Categorical Exemption to the provisions of the California Environmental Quality Act under Class 19, Annexation of Existing Facilities and Lots for Exempt Facilities.

BUDGETARY IMPACT:

The cost of the annexation, including survey fees, LAFCo fees, and State fees, is being paid for by the applicant. Staff spent a de minimis amount of time preparing the Resolution for NID Board consideration.

/sm

Attachments (3):

- Resolution Making Application for Annexation
- Map of Proposed Annexation Area – Haven Hill Water Association
- Placer County LAFCo Application Exhibit B - Plan for Services



RESOLUTION NO. 2021-34
OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

**MAKING APPLICATION FOR ANNEXATION OF LAND TO
NEVADA IRRIGATION DISTRICT – UNINCORPORATED PLACER CO.**

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 the Haven Hill project, an area located within an Exclusion Area and sphere of influence of the Nevada Irrigation District in unincorporated Placer County; and

WHEREAS, a map and geographic description 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 Nevada County Local Agency Formation Commission in 2007; 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 ten (10) rural properties comprised of 54.8 acres of which nine (9) currently receive irrigation water service paying Outside-District rates and one does not currently receive District water service. Annexation will result in the opportunity for the one property owner to establish raw water service, existing customers will realize a reduction in irrigation water rates, and will enable the property owners to participate in District elections; and

WHEREAS, the proposal area described in the map and legal description set forth in Exhibit A will be assigned to Division 4; and

WHEREAS, the Board of the Nevada Irrigation District, as Lead Agency pursuant to the California Environmental Quality Act (CEQA), has considered the proposed annexation of application of the subject territory and finds the subject territory already within the District's service area and sphere of influence, and is therefore Categorically Exempt pursuant Section 15319 Class 19 Exemption, Annexation of Existing Facilities and Lots for Exempt Facilities; 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 B; and

WHEREAS, this Board certifies that, pursuant to Section 99(b) of the Tax and Revenue Code, the Master Agreement between the County of Placer and Nevada Irrigation District for Apportionment of Property Tax Revenues due to Jurisdictional Changes, approved by the Placer County Board Resolution No. 2017-080, and by the Nevada Irrigation District Resolution 2017-05 applies to the proposed subject annexation; and

WHEREAS, although Nevada County is considered the Principal County for Nevada Irrigation District pursuant to Section 56066 of the Government Code, the Local Agency Formation Commission of Nevada County has adopted Resolution 15-02, which delegates authority to Placer LAFCO to process annexations of lands within the Placer County portion of the Nevada Irrigation District’s sphere of influence to ensure timely and efficient processing of proposals. Therefore, the subject resolution of application for the subject annexation has been submitted to Placer LAFCO for its consideration and approval; and

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.

BE IT FURTHER RESOLVED, the above Recitals are true and correct and are incorporated as findings of the Board of Directors.

BE IT FURTHER RESOLVED, the General Manager is directed and authorized to take such further action as necessary and reasonable to implement the terms of this Resolution and to file a Notice of Exemption citing Class 19, Sec. 15319 of the Public Resources Code.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 21st day of October, 2021 by the following vote:

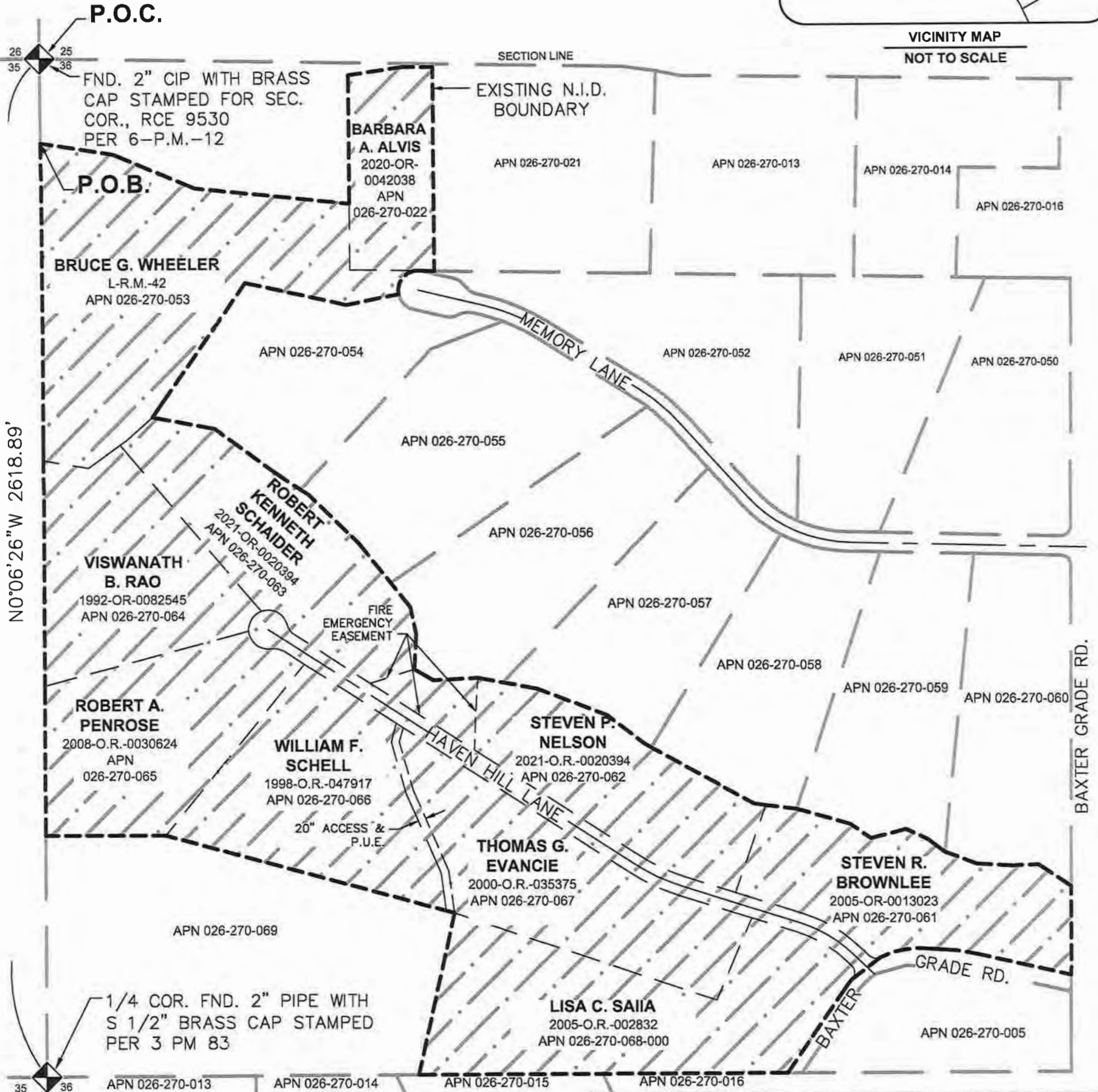
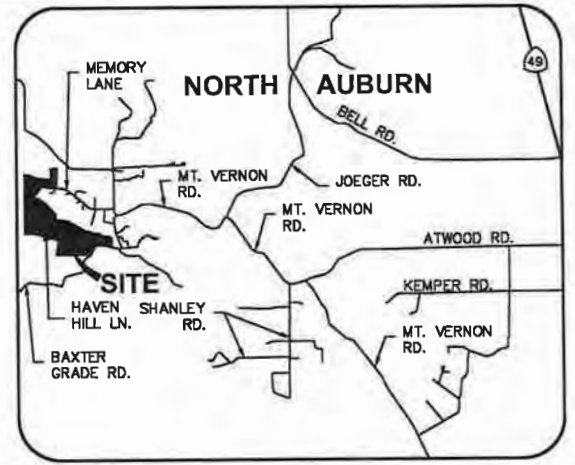
AYES:	Directors:
NOES:	Directors:
ABSENT:	Directors:
ABSTAINS:	Directors:

President of the Board of Directors

Attest:

Secretary to the Board of Directors

EXHIBIT "B"
LAFCO ANNEXATION NO. XXXXXX
TO THE NEVADA IRRIGATION DISTRICT (NID) HAVEN
HILL WATER ASSOCIATION ANNEXATION
PLACER COUNTY, CALIFORNIA
WITHIN A PORTION OF NW 1/4 OF SECTION 36
TOWNSHIP 13 NORTH, RANGE 7 EAST M.D.B.&M.
AUGUST 16, 2021
SHEET 1 OF 5



26
35

NO°06'26"W 2618.89'

35 36

P.O.C.

P.O.B.

FND. 2" CIP WITH BRASS CAP STAMPED FOR SEC. COR., RCE 9530 PER 6-P.M.-12

1/4 COR. FND. 2" PIPE WITH S 1/2" BRASS CAP STAMPED PER 3 PM 83

NOTES:

- (1) - UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ARE PER TRACT MAP NO. 402 "MT. VERNON ESTATES", BOOK L MAP PAGE 42
- (2) - "APN:026-270-022", ALVIS, BARBARA A., GRANT DEED "2020-0042038"

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON AVAILABLE PUBLIC RECORD INFORMATION IN CONFORMANCE WITH THE REQUIREMENTS OF LOCAL ORDINANCES AND THE STATE BOARD OF EQUALIZATION STANDARDS.

Preliminary
08/16/2021 11:57:44 AM



LEGEND	
○	DIMENSION POINT
	FOUND SECTION CORNER AS NOTED
O.R.	ORIGINAL RECORD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.M.	RECORD MAP
-----	PROPOSED DISTRICT BOUNDARY
	PROPOSED AREA TO BE INCLUDED WITHIN NEVADA IRRIGATION DISTRICT

PSOMAS

PREPARED AT THE REQUEST OF:
THE HAVEN HILL WATER ASSOCIATION (HHWA)

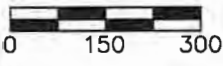
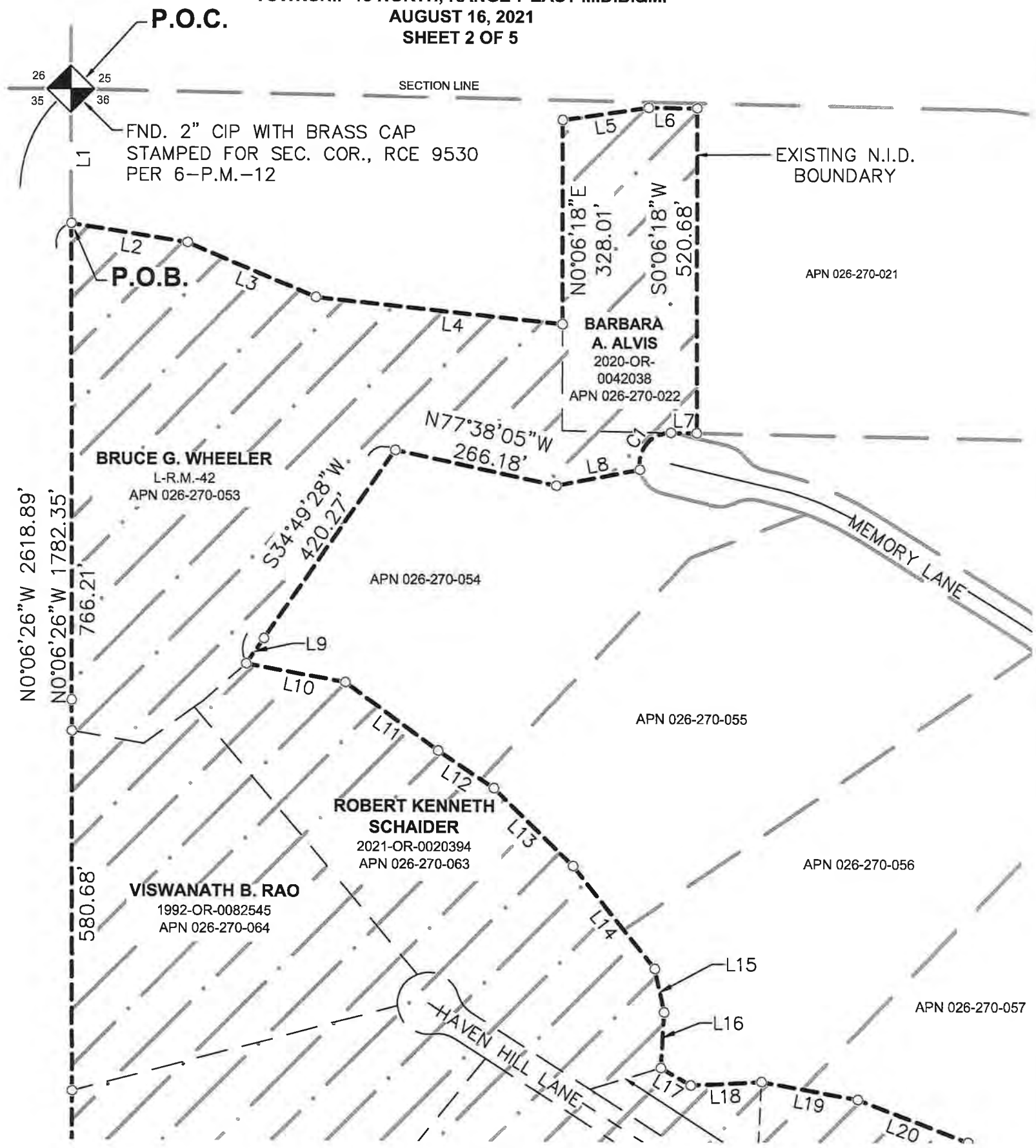


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TOWNSHIP 13 NORTH, RANGE 7 EAST M.D.B.&M.
AUGUST 16, 2021
SHEET 2 OF 5



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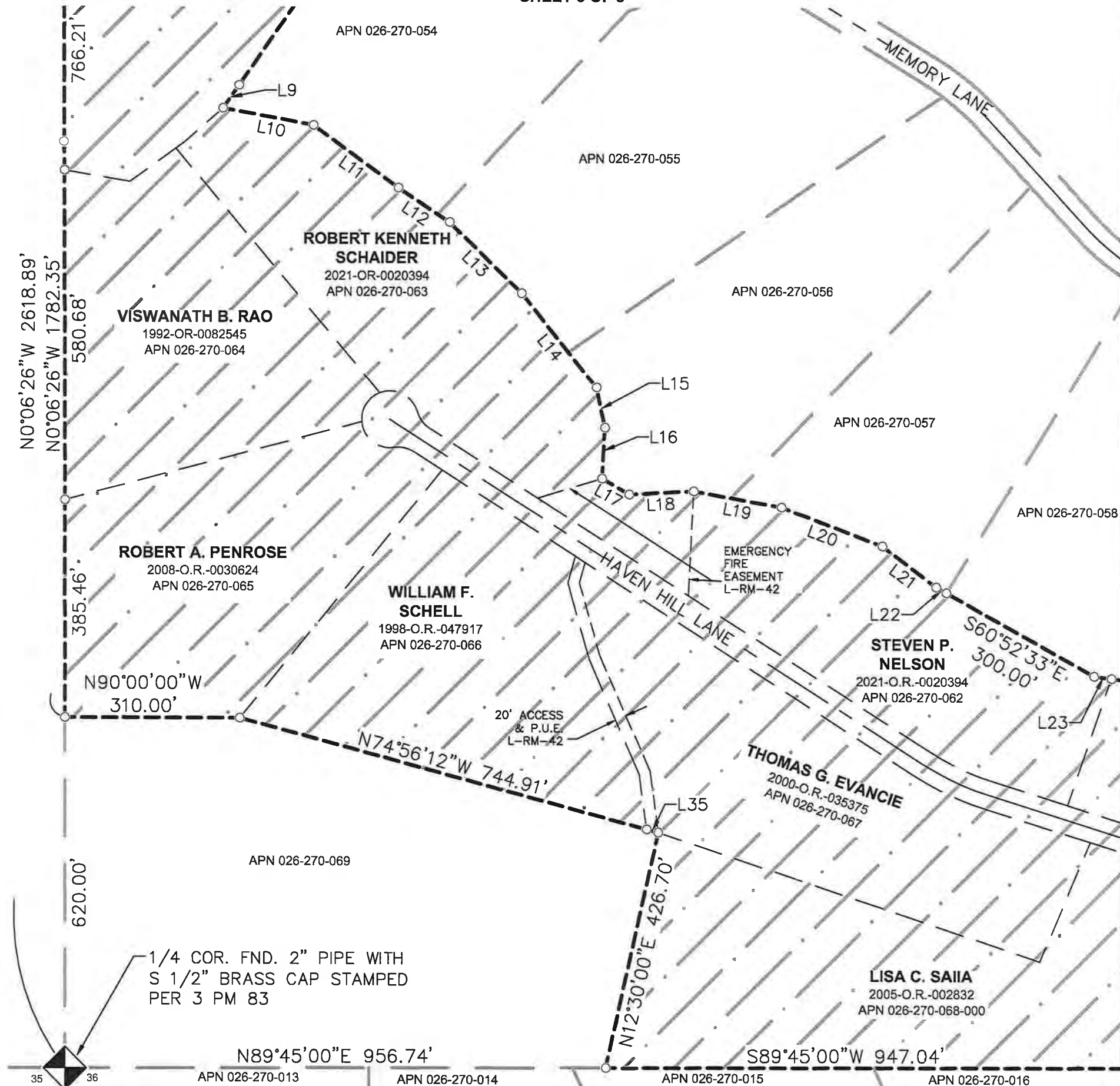
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 PER 3 PM 83

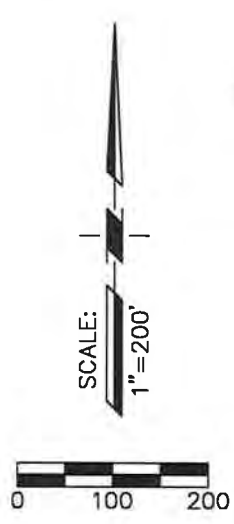
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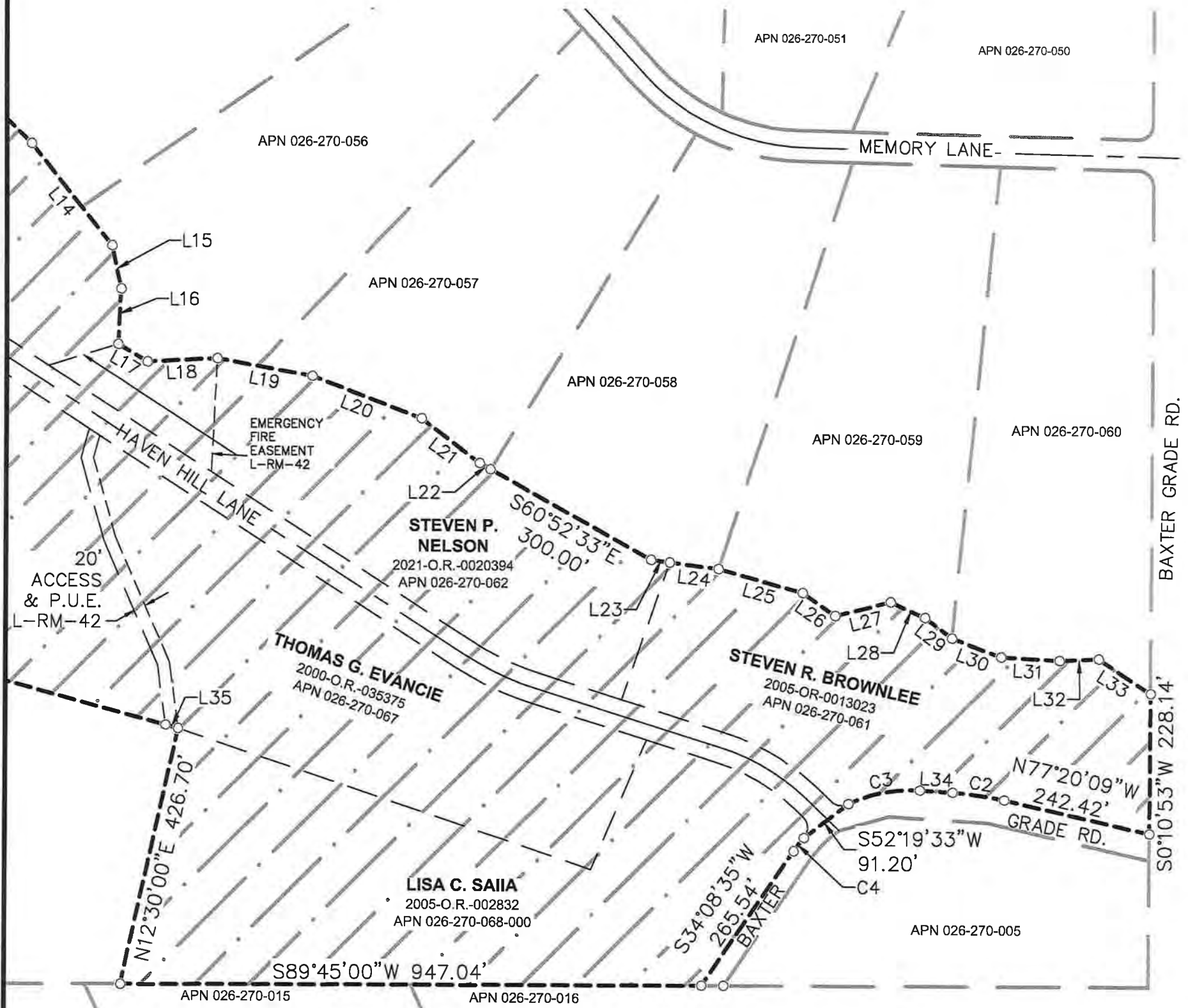
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SHEET 5 OF 5

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°06'26"E	216.55'
L2	S80°52'52"E	190.01'
L3	S67°05'05"E	224.79'
L4	S83°59'27"E	400.12'
L5	N81°41'18"E	140.16'
L6	S89°28'42"E	77.95'
L7	N89°04'42"W	41.53'
L8	S78°47'07"W	137.34'
L9	S34°49'28"W	50.00'
L10	S79°22'49"E	162.79'
L11	S53°44'46"E	186.01'
L12	S56°18'36"E	108.17'
L13	S45°40'46"E	178.91'
L14	S38°39'35"E	211.30'
L15	S12°05'41"E	71.59'
L16	S03°10'47"W	90.14'
L17	S59°44'37"E	55.57'
L18	N86°59'14"E	114.16'
L19	S79°45'37"E	157.51'
L20	S69°05'31"E	190.55'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S52°50'30"E	119.20'
L22	S60°52'33"E	20.52'
L23	S82°44'48"E	30.89'
L24	S82°44'48"E	80.00'
L25	S74°29'51"E	142.17'
L26	S55°04'50"E	64.64'
L27	N75°39'52"E	92.89'
L28	S65°56'34"E	61.33'
L29	S53°07'48"E	55.00'
L30	S69°26'38"E	85.44'
L31	S86°59'14"E	95.13'
L32	N87°18'58"E	64.07'
L33	S56°39'33"E	101.06'
L34	N86°30'00"W	53.42'
L35	N74°56'12"W	21.68'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	102°13'51"	89.21'	50.000'
C2	009°09'51"	84.77'	530.000'
C3	029°44'32"	119.39'	230.000'
C4	006°44'43"	27.08'	230.000'

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Plan for Service

Haven Hill Water Association Annexation

Include reasons why the proposal is more effective than the present organization and/or what services to the area would be enhanced by the project.

The Dudley Canal and the Herkomer Siphon are the facilities providing the source of irrigation water within this territory. Currently, nine (9) of the ten parcels requesting annexation to the District are customers receiving irrigation water under the terms of the Gold Hill Railroad Commission Order and they are being charged Outside-District rates. Upon completion of the annexation, customers will be billed at Inside-District rates, will have the opportunity to vote for their appropriate NID Director and will be eligible to request increased amounts of irrigation water. The point of delivery is at or near the canal/pipe and the customer is responsible for conveying water from the point of delivery to their property, including easements.