

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Placer
2954 Richardson Dr
Auburn, CA 95603

From: (Public Agency): South Placer Municipal Utility District
5807 Springview Dr
Rocklin, CA 95677

(Address)

Project Title: Resolution No. 26-02 (2891 Swetzer Rd Annexation)

Project Applicant: Igor Sagan

Project Location - Specific:
2891 Swetzer Rd

Project Location - City: Loomis Project Location - County: Placer

Description of Nature, Purpose and Beneficiaries of Project:

The annexation of approximately 5.8 acres of residential property located at 2891 Swetzer Rd (APN 032-182-001-000). The property is located in the unincorporated area of Placer County, near the Town of Loomis. The parcel is currently in development for a single-family residence. No Zoning or General Plan update is being proposed.

Name of Public Agency Approving Project: South Placer Municipal Utility District

Name of Person or Agency Carrying Out Project: South Placer Municipal Utility District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: Section 15301 (Class 1, Existing Facilities, 15303 (d) (Class 3 New Construction or Conversion of Small Structures), and 15319 (b) Annexation of Existing Facilities and Lots for Exempt Facilities).
Statutory Exemptions. State code number:

Reasons why project is exempt:

The Project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities), 15303(d) (Class 3, New Construction or Conversion of Small Structures), and 15319 (b) Annexation of Existing Facilities and Lots for Exempt Facilities).
The project involves the annexation of a single parcel adjacent to existing District infrastructure and the construction of a sewer lateral to serve the parcel, consistent with the types of facilities exempted under Section 15303(d).

Lead Agency
Contact Person: Carie Huff Area Code/Telephone/Extension: (916) 786-8555

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Eric Nielsen Date: 2/12/2026 Title: General Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

RESOLUTION NO. 26-02

AMENDING RESOLUTION 25-23

RESOLUTION OF SUPPORT FOR ANNEXATION OF 2891 SWETZER ROAD

APN 032-182-001-000

WHEREAS, the South Placer Municipal Utility District (District) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq) for sewer service extension outside the District's boundaries (Government Code Section 56133); and

WHEREAS, the territory proposed to be provided services lies outside the boundaries of the District; the parcel is set forth in Exhibit A and Exhibit B, attached and incorporated herein by reference; and

WHEREAS, the reason for the proposed services is to provide sewage disposal services to the parcel; and

WHEREAS, the property will be located in Ward 4 of the South Placer Municipal Utility District Boundary; and

WHEREAS, a plan for providing services has been prepared in accordance with Government Code Section 56653 and will be submitted herewith as Exhibit C; and

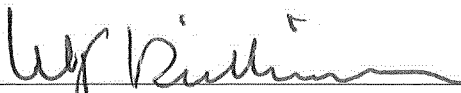
WHEREAS, the District, as Lead Agency, hereby determines that the proposed annexation is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities), 15303(d) (Class 3, New Construction or Conversion of Small Structures), and 15319 (b) (Annexation of Existing Facilities and Lots for Exempt Facilities). The project involves the annexation of a single parcel adjacent to existing District infrastructure and the construction of a sewer lateral to serve the parcel, consistent with the types of facilities exempted under Section 15303(d).

NOW, THEREFORE BE IT RESOLVED, that the South Placer Municipal Utility District Board of Directors:

1. Finds that the proposed annexation is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities), 15303(d) (Class 3, New Construction or Conversion of Small Structures), and 15319 (b) (Annexation of Existing Facilities and Lots for Exempt Facilities); and
2. Adopts the Resolution of Support for 2891 Swetzer Road (APN 032-182-001-000), and the Placer Local Agency Formation Commission is hereby requested to take the above-requested action according to the terms and conditions stated herein, all in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The property will be located in Ward 4 of the South Placer Municipal Utility Boundary.

PASSED AND ADOPTED at a Regular Meeting of the South Placer Municipal Utility District Board of Directors at Rocklin, CA this 5th day of February 2026.

SOUTH PLACER MUNICIPAL UTILITY DISTRICT



William Dickinson, President of the Board of Directors

ATTEST



Emilie Costan, Board Secretary

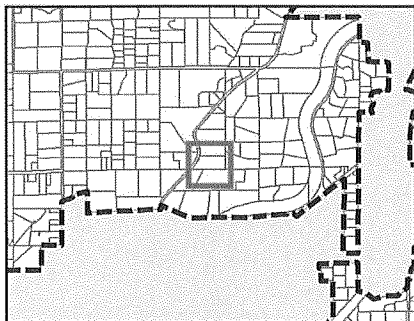
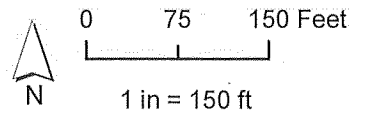


Exhibit A
2891 Swetzer Road
APN 032-182-001-000
5.8 Acres



Date: 8/26/2025
 Author: Curtis Little
 Document Path: G:\spmud_gis\mxd\Curtis\Exhibit
 Maps\Annexations\032-182-001-000\Exhibit B.mxd

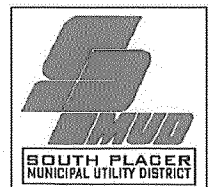


EXHIBIT "A"

LAFCO Project No. 2025-

SAGAN PARCEL

GEOGRAPHIC DESCRIPTION

A portion of the southwest quarter of the southwest quarter Section 34, Township 12 North, Range 7 East, Mount Diablo Meridian being a portion of that

Commencing at the Common Section Corner of Sections 3, 4, 33, and 34, thence along the South line of Section 34.

{1} North 89°54'12" East 825.63 feet to the centerline of Swetzer Road, County Road E-3060 also being the southwest boundary of said parcel, the Point of Beginning,

{2} thence from said Point of Beginning, North 37°41'45" East 264.34 feet to a point on the curved centerline of Swetzer Road having a radius of 380 feet as described in Book 1463 Page 163, Official Records of Placer County also being the westerly boundary of property said point being the beginning of a tangent curve concave to the northwest having a radius of 380 feet;

{3} thence along the centerline of Swetzer Road northeasterly 115.46 feet along said curve through a central angle of 17°24'34", having a chord bearing of North 28°59'29" East and a distance of 115.02 feet; to the intersection with the centerline of Swetzer Road and to the northerly line of said property; thence leaving the said centerline of Swetzer Road and along the said boundary the following courses:

{4} thence along the northerly line South 89°59'11" East 723.77 feet to the northeast corner of said property,

{5} thence along the easterly line South 00°09'20" West 307.81 feet to the southeast corner of said property,

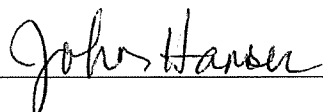
EXHIBIT B

{6} thence along the southerly line of said Section 34 South 89°54'12" West 940.32 feet to the Point of Beginning.

Containing 5.836 acres, more or less.

Said parcel are shown on the attached Exhibit "B", attached hereto and made a part hereof.

This legal description is prepared by me on August 6, 2025.



John Hanser

P.L.S. 9578



LAFCO Project No. 2025-

SAGAN PARCEL

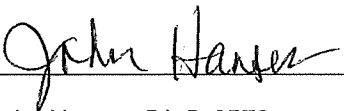
Description consists of 2 pages (Exhibit "A")

Map Exhibit consists of 1 page (Exhibit "B")

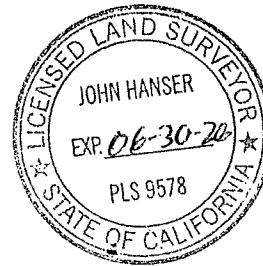
Surveyor's Statement

This description and exhibit of the Sagan Parcel annexation boundary is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for annexation purposes only.

Prepared on August 6, 2025, by or under the direction of



John Hanser, P.L.S. 9578



County Surveyor's Statement

This description and exhibit meet the requirements of the State Board of Equalization, the Placer County Surveyor's Office and conforms to the lines of annexation.

Dated: _____, 2025

Benjamin J. Bardakjian, P.L.S. 8373

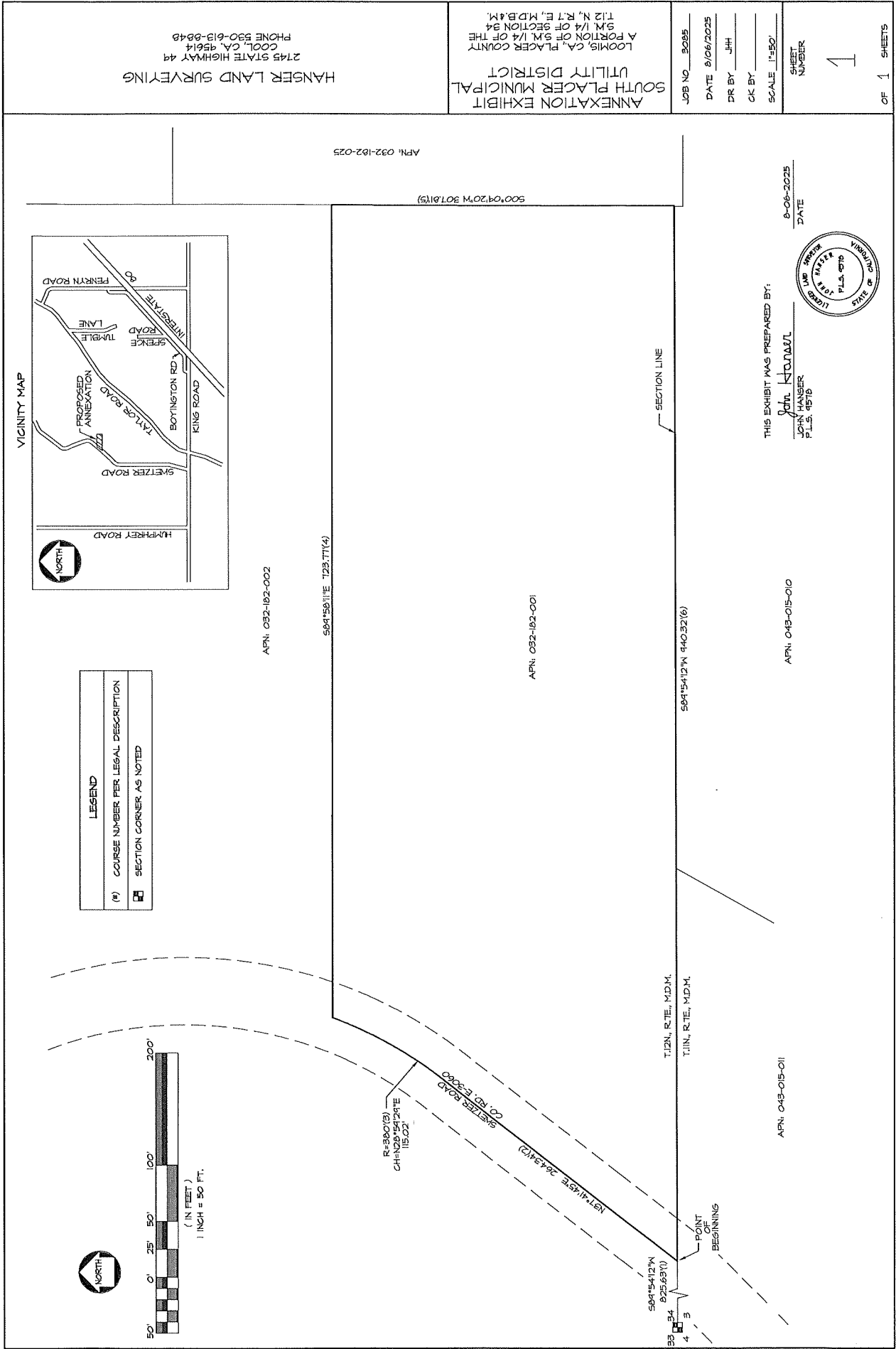
Placer County Surveyor

Approval by Placer County Local Agency Formation Commission:

Dated: _____, 2025

Michelle McIntyre, Placer LAFCO Executive Officer

EXHIBIT B



HANSER LAND SURVEYING
 2745 STATE HIGHWAY 44
 COOL, CA 95614
 PHONE 530-613-8848

ANNEXATION EXHIBIT
 SOUTH PLACER MUNICIPAL
 UTILITY DISTRICT
 Loomis, CA, PLACER COUNTY
 A PORTION OF 3/4 1/4 OF THE
 9/4 1/4 OF SECTION 34
 T12 N, R7 E, MDB4M.

JOB NO. 3025
 DATE 8/06/2025
 DR BY JHH
 CK BY
 SCALE 1"=50'

SHEET NUMBER
 1
 OF 1 SHEETS

THIS EXHIBIT WAS PREPARED BY:
 John HANSER
 JOHN HANSER
 P.L.S. 1857B

8-06-2025
 DATE

LIBRARY
 JOHN HANSER
 P.L.S. 1857B
 VINCINITY STATE

APN: 032-182-025

Attachment A – Plan for Providing Services

APN 032-182-001-000

Background:

The parcel requesting to be annexed (APN 032-182-001-000) is located at 2891 Swetzer Road in Loomis and encompasses approximately 6.1 acres. The parcel owner is proposing to construct a single-family residence. Public sewer is located within Swetzer Road and Placer County Environmental Health requires the parcel to connect to public sewer. For a property to receive District sewer service the property must be within the District's boundaries.

The parcel is currently undeveloped and is designated as Rural Estate 4.6 in the Placer County General Plan.

Wastewater Services:

South Placer Municipal Utility District provides collection and transportation of wastewater while treatment is provided through the South Placer Wastewater Authority (a JPA between the District, the City of Roseville and Placer County). SPMUD provides 24-hour emergency services related to sewer problems. Wastewater treatment will be provided via the City of Roseville's Dry Creek Wastewater Treatment Plant.

The sewer utility is readily available for connection. Wastewater services will be provided via the District's existing 8-inch sewer line in Swetzer Road adjacent to the parcel.

In order to connect to the District's facilities, the owner is required to construct, at their expense, the sewer facilities required to connect to sewer. All work shall be in accordance with the District's Sewer Code and the District's Standard Specifications and Improvement Standards for Sanitary Sewers.

Monthly service fees, collected from those connected to the sewer system, cover the cost of services provided. All applicable fees, including but not limited to, capacity charges, inspection fees, tap fees and annexation processing fees must be paid to the District prior to connection.