

Staff Report

TO: Board of Directors

FROM: Greg McCay, Right of Way Agent
Gabriel Aronow, PE, Director of Engineering

DATE: February 11, 2026

SUBJECT: County of Nevada to Convey Parcel for Deeded Access to Lake Combie to the District (Consent)

ENGINEERING

RECOMMENDATION:

Adopt a resolution to accept the 1.09-acre strip of land from Nevada County, granting the District access to Lake Combie from Combie Road.

BACKGROUND:

Access to Lake Combie has historically posed challenges for NID staff. Despite the lake being bordered by NID land, the primary route for access involves crossing private property which complicates the ability to launch boats for lake patrols and emergency responses.

Current access is as follows:

- Meadow Vista/Placer County side,
 1. DISTRICT secured access in March of 2024 through a Grant Deed. However, this access does not extend to a location on the lake suitable for launching a boat as it is next to the dam.
 2. There is a handshake agreement for access across private property at the back of a cove, but this is only usable at times when the water level is above the shoreline.
 3. The Meadow Vista Rod & Gun Club has a boat ramp that NID staff are permitted to use. However, access requires prior approval and is only available through a locked gate.
 4. DISTRICT owns a strip of land along the inlet to Lake Combie that could facilitate boat access. However, using this access requires crossing private land owned by Bear River Aggregates.

- Nevada County side
 5. There is a handshake agreement with one of the twenty property owners on Peninsula Drive, but access is through a locked gate and requires prior approval.

Accepting this strip of land in fee would provide the DISTRICT with unrestricted access to launch a boat to Lake Combie. This access is essential for patrolling DISTRICT property and proactively addressing any potential encroachments from land development. Nevada County has expressed a desire to remove this area from its inventory of excess land and grant it to the DISTRICT at no cost.

BUDGETARY IMPACT:

Staff time to review Grant Deed and Exhibits “A” & “B”.

Attachments: (3)

- Resolution No. 2026-07
- Exhibits “A” & “B”
- DISTRICT GIS Map



RESOLUTION NO. 2026-07
OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT
**ACCEPTANCE OF A 1.09-ACRE STRIP OF LAND FROM NEVADA COUNTY,
GRANTING THE DISTRICT DEEDED ACCESS TO LAKE COMBIE**

WHEREAS, the Nevada Irrigation District (District) is responsible for the operation, maintenance, and protection of the District facilities and lands surrounding Lake Combie; and

WHEREAS, access to Lake Combie has historically been limited, requiring District staff to cross private property in order to launch boats for lake patrols, inspections, and emergency response activities; and

WHEREAS, existing access points on the Meadow Vista/Placer County side are constrained due to limited lake access near the dam, reliance on informal agreements with private property owners, and restricted access through locked gates; and

WHEREAS, access from the Nevada County side is similarly limited, relying on a handshake agreement with a private property owner on Peninsula Drive, which also requires prior approval and gated entry; and

WHEREAS, the lack of reliable, unrestricted access to Lake Combie impedes the District's ability to patrol District property, respond to emergencies, and monitor potential encroachments associated with nearby land development; and

WHEREAS, Nevada County has identified a 1.09-acre strip of land adjacent to Combie Road as surplus property and has expressed its desire to convey this land to the District at no cost; and

WHEREAS, acceptance of this 1.09-acre parcel in fee would provide the District with permanent, deeded, and unrestricted access to Lake Combie, thereby improving operational efficiency and enhancing the District's ability to protect its assets;

NOW, THEREFORE, BE IT RESOLVED,

District hereby accepts the conveyance of the 1.09-acre strip of land from Nevada County, as described in the Grant Deed presented to the Board; and

BE IT FURTHER RESOLVED,

That the General Manager, or designee, is authorized and directed to execute all documents necessary to complete the transfer and to record the deed; and

That the District expresses its appreciation to Nevada County for its cooperation in facilitating improved access to Lake Combie.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 11th day of February 2026, 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 "A"

The described land herein being a portion of Area "K" as shown on that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231 and granted to the County of Nevada in that certain Grant Deed recorded November 3, 1975 in Volume 764 at Page 49 and being a portion of the Combie Road right-of-way as dedicated to the County of Nevada in that certain Final Map No. 76-2 for the Lake Combie Estates recorded November 4, 1976 in Book 5 of Subdivisions at Page 42, all of Nevada County Records and being situated within the Southeast Quarter of Section 35, Township 14 South, Range 8 East, M.D.B. & M. of the unincorporated territory of the County of Nevada, State of California and being particularly described as follows:


Beginning at the southwest corner of Lot 1 of the said Lake Combie Estates Subdivision; thence from said Point of Beginning and along the south line of said Lake Combie Estates Subdivision, South 25° 41' 32" West, 50.00 feet to the most southerly point of the said Lake Combie Estates Subdivision; thence along the westerly line of said Lake Combie Estates Subdivision, North 11° 10' 40" West, 411.26 feet to the northeast corner of the said Area "K"; thence along the southerly line of said Area "K", South 32° 29' 30" West, 43.45 feet to the southwest corner of said Area "K"; thence along the westerly line of said Area "K", North 11° 10' 40" West, 616.39 feet; thence leaving the westerly line of said Area "K", North 78° 49' 20" East, 60.00 feet to the easterly line of said Area "K"; thence along the easterly line of said Area "K", South 11° 10' 40" East, 956.23 feet to the Point of Beginning.

The herein described property contains an area of 1.09 Acres, more or less.

The herein described property is shown on Exhibit "B" Map attached hereto and made a part hereof.

The Basis of Bearings for this legal description is that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231, Nevada County Records.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on January 23, 2026.



Kevin J. Nelson, P.L.S. 8423
Expires 12-31-26



BASIS OF BEARINGS:

THE LEGAL DESCRIPTION SHOWN HEREON
IS BASED ON THAT CERTAIN MAP
MAP RECORDED NOVEMBER 3, 1975 IN
BOOK 9 OF PARCEL MAPS AT PAGE 231,
NEVADA COUNTY OFFICIAL RECORDS.

Exhibit "B" Map

SOUTHEAST QUARTER OF SECTION 35, T. 14 N., R. 8 E.

Scale: 1" = 200'

