

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100
Sacramento, California 95814
(916) 874-6458

April 2, 2003

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Creekside Meadows Reorganization (02-03)**
[CEQA: Categorical Exemption Class 20 15319(a)]

CONTACT: Donald J. Lockhart, Assistant Executive Officer (916) 874-2937

RECOMMENDATION

1. Find the Categorical Exemption adequate and complete for change of organization and direct the Executive Officer to file the Notice of Exemption with the appropriate government entity.
2. Adopt the Resolution concurrently approving 1) the amendment of the Sphere of Influence for Sacramento Suburban Water District 2) the Creekside Meadows Annexation to the Sacramento Suburban Water District; and 3) Waiving the Conducting Authority Proceedings (02-03).

FPPC DISCLOSURE

No parties to this reorganization have declared any contributions to any members of the Commission.

Project Proponents

GSJ Company LLC
198 Cirby Way, Suite 135
Roseville, California 95678

Project Location

The affected territory presents an infill development opportunity within the City of Citrus Heights, north of Auburn Boulevard, east of Creekbed Lane, south of Arcade Creek.

Project Description

The project consists of an Amendment the Sphere of Influence for Sacramento Suburban Water District (SSWD) and concurrent annexation to provide water service from a single service entity. The Sphere of Influence Amendment is to be coterminous with the affected territory to be annexed into SSWD.

The 2.2 acre annexation area is currently within the California - America Water Company (CAWC) service area, however, SSWD has existing facilities onsite for minimal frontage landscaping, and other facilities “stubbed” to the area, from the Creekside Condominium project to the immediate west, developed prior to 1982. CAWC agrees with the annexation.

The Creekside Meadows subdivision consists of 10 acres. The subdivision has 6.5 acres of permanent open space, and 3.5 acres to be subdivided into 24 lots. Of the 3.5 acres approved for development, 2.2 acres are not within the service area of the SSWD.

Provision of metered water service is required to meet the previously issued conditions of project approval for the proposed Creekside Meadows subdivision. These conditions were developed during the entitlement and approval process by the City of Citrus Heights for the affected territory.

Zoning and Land Use

The project site is vacant and undeveloped and approved for the development of 24 single family lots, including 3 affordable units (very low, low, or moderate income), consistent with the inclusionary housing policy of the City.

Existing Use:	Vacant
Existing Zoning:	Greenback Woods SPA (Special Planning Area)
Proposed Uses:	Single Family Residential
Surrounding Zoning:	
North	RD-5 (Residential)
South	RD-5 (Residential)
East	O (Open Space), RD-5 & RD-20 (Residential)
West	SPA (Special Planning Area) (Residential)

This project is located in the area known as the Greenback Woods Special Planning Area. This is a mixed-use SPA, which permits commercial and medium density residential uses. There are developed residential uses to the north and west, with commercial and office uses to the east and south.

The Citrus Heights General Plan designates the site for medium density and general commercial uses.

Service Providers

Water Supply: Sacramento Suburban Water District (recommended)

Drainage: City of Citrus Heights

Fire Protection: Sacramento Metropolitan Fire District

Parks: Sunrise Park & Recreation District

Schools: San Juan Unified School District

General Government/
Planning:

City of Citrus Heights

Police: City of Citrus Heights

Animal Control: City of Citrus Heights

Sphere of Influence

The current Sphere of Influence is coincident with the service area of SSWD, which abuts the service area of California – American Water Company (CAWC), thus the Sphere of Influence for SSWD does not encompass the annexation area.

In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, your Commission is responsible to develop and determine the Sphere of Influence of each local governmental agency within the county, [56425. (a).]

In determining the sphere of influence of each local agency under its jurisdiction, your Commission shall consider the present and planned land uses in the area, the present and probable need for public facilities and services in the area, including capacity, adequacy, and the existence of any social or economic communities of interest in the area as relevant to the agency. A portion of the affected territory is presently within the SOI and service area of SSWD.

In this case, the SSWD, an independent special district, is subject to LAFCo oversight, and the CAWC, a private water purveyor, is subject to the oversight of the California Public Utilities Commission (PUC).

As discussed previously, the entire project site is 10 acres, 7.8 acres of the project area is already within the service area of the SSWD. Neither the PUC nor CAWC object to this annexation of the remaining 2.2 acres.

Every determination made by your Commission shall be consistent with the Spheres of Influence of the local agencies affected by those determinations, (**Sec. 56375.5.**) Amending the Sphere concurrently with this annexation will provide the necessary policy foundation for a finding of consistency of the annexation with the Sphere.

The ability of SSWD to serve the project is discussed below.

Project Characteristics

Assessor Parcel Numbers(APNs):	229-0010-028; 0160-019 & 0920 002
Assessed Valuation:	\$332,927 (entire 10 acres)
Registered Voters:	0 Voters (2-26-03)
Acres:	06.5 acres open space 03.5 acres to be subdivided <u>(02.2 acres to be annexed)</u> 10.0 acres total project area
Estimated Future Population:	60
Parcel size:	2997 – 9095 w/3994 square foot average
Density	6.8 units per acre

Conducting Authority Proceedings

Notice has been provided to all affected landowners and registered voters in the project area. Written consent for the Reorganization has been obtained from all property owners within the proposal territory, the Sacramento Suburban Water District and the California - American Water Company. Therefore, based on Government Code Section 56663 (d), unless written opposition is received prior to the conclusion of this Commission hearing, staff recommends that your Commission waive the Conducting Authority proceeding, in light of 100 percent consent.

Environmental Considerations

LAFCo will act as the lead agency consistent with CEQA Guidelines §15050 et. seq., regarding the environmental documentation for concurrently approving 1) the amendment of the Sphere of Influence for Sacramento Suburban Water District 2) the Creekside Meadows Annexation to the Sacramento Suburban Water District. LAFCo has prepared a Notice of Exemption as the appropriate CEQA document due to its finding that the proposed project will not have a significant effect on the environment.

[The proposed Reorganization is a condition of subdivision approval imposed by the City of Citrus Heights. Citrus Heights prepared a Mitigated Negative Declaration for the

related entitlements. No adverse effects were identified regarding the provision of water service for the Creekside Meadows project.]

Affected Agencies:

The project was circulated for the review and comment of Sacramento Suburban Water District (SSWD) the California-American Water Company (CAWC), and the California Public Utilities Commission.

California-American Water Company (CAWC)

CAWC has agreed to relinquish the opportunity to serve the portion of Creekside Meadows that is currently within their service boundary. They agree to allow public water service for the project to be provided entirely by SSWD and accept any necessary boundary adjustments as required.

The CAWC review of the proposed project finds adequate water facilities exist along Creekbed Lane and Auburn Boulevard that are not owned by the company. CAWC relinquishment of service rights for Creekside Meadows is offered in the interest of better community planning and a comprehensive service growth opportunity for SSWD.

California Public Utilities Commission

The PUC has no comment, other than to request that staff notify CAWC to work with the PUC to modify their service boundary in light of the annexation. Staff has notified CAWC.

This annexation should not have a negative impact on the remaining CAWC customers.

Sacramento Suburban Water District (SSWD)

Currently, the SSWD customer base is 45,610. The average annual acre feet (AF) consumption for 2002 was 48,300 AF. The Creekside Meadows subdivision proposes 24 units, assuming 10 to 15 ccf per month. Using 13 ccf equates to 3744 ccf/yr or 8.6 AF/yr. This quantity would not adversely impact the District system

The District has sufficient capacity to provide water for both domestic use and fire protection to the proposed subdivision. This district has an existing 12-inch pipeline in Creekbed Lane and a combination of a 10 and 12 inch water mains fronting the project site along Auburn Boulevard. adjacent to the project site. Connected on these mains are two stubs installed previously into this proposed project site. On-site water facilities that will be required to provide service to the units include 8 inch distribution mains within the subdivision for domestic services. The plan for fire hydrants and appurtenant valves will be coordinated with the Sacramento Metropolitan Fire District during the plan-check review of the tentative map.

The financing of the installation of water service will be borne by the developer, with no reimbursement from SSWD. Related costs include:

Plan Check	\$ 600.	
Construction Water	\$ 270.	
Inspection	\$ 2,425.	
Capacity Fees	\$70,287.	
Meter Set Charges	\$ 8,400.	
<u>Inclusion (Annexation)</u>	<u>\$ 1,677.</u>	
Total	\$83,659	(Per unit cost of \$3486.)

Connection fees will be required prior to granting water service to the units. Water meters will be installed on all new construction. SSWD's Northridge Service Area is currently 45 percent metered. In 2002 the District completed its first meter retrofit program of approximately 2,000 meters.

Other Affected Agencies

The proposal was reviewed by the Citrus Heights Water District, the Sunrise Parks & Recreation District, the Sylvan Cemetery District, the San Juan Unified School District, the Sacramento Metropolitan Fire District, the Sacramento Suburban Water District, and the City of Citrus Heights. Staff has received no objections or negative comments.

The City of Citrus Heights supports the proposed reorganization, as it will facilitate the development of housing stock which may provide for ownership housing opportunities for various segments of the economic spectrum in the city, consistent with Housing Element of the General Plan.

RECOMMENDATION

I recommend your Commission approve the Resolution concurrently approving 1) the amendment of the Sphere of Influence for Sacramento Suburban Water District and 2) the **Creekside Meadows Annexation** to the Sacramento Suburban Water District; and 3) and unless written protest is received prior to the conclusion of this hearing, that your Commission waive Conducting Authority proceedings.

Respectfully,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

Attachments:

Maps

Resolution Certifying the Notice of Exemption, Approving the
Sphere of Influence Amendment and Concurrent Annexation
and Waiving Conducting Authority Proceedings.

CEQA Categorical Exemption [Class 20, 15319(a)]

Agency Correspondence

DL:Maf

cc: California American Water District
Public Utilities Commission
Sacramento Suburban Water District

(Creekside)

RESOLUTION NO. LAFC 1253

**RESOLUTION OF THE
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING
A SPHERE OF INFLUENCE AMENDMENT FOR THE
SACRAMENTO SUBURBAN WATER DISTRICT,
CONCURRENT ANNEXATION OF CREEKSIDE MEADOWS
TO THE DISTRICT (02-03),
AND WAIVING CONDUCTING AUTHORITY PROCEEDINGS**

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, GSJ Company LLC has submitted a complete application for A Sphere of Influence Amendment for the Sacramento Suburban Water District and the annexation of approximately 2.2 acres within the City of Citrus Heights to the Sacramento Suburban Water District, more particularly described in Exhibit C, attached hereto and made a part hereof; and

WHEREAS, the Executive Officer of the Sacramento Local Agency Formation Commission has named the proposal SPHERE OF INFLUENCE AMENDMENT AND CONCURRENT ANNEXATION OF CREEKSIDE MEADOWS TO SACRAMENTO SUBURBAN WATER DISTRICT (02-03); and

WHEREAS the territory proposed for annexation is uninhabited ; and

WHEREAS, each of the owners of land within the affected territory have consented by signature to the proposed annexation; and

WHEREAS, the affected public agencies have consented to the proposed annexation; and

WHEREAS, the Sacramento Local Agency Formation Commission has given mailed notice to the property owners and all owners of property within 500 feet of the territory proposed for annexation; and

WHEREAS, consistent with the California Environmental Quality Act and CEQA Guidelines, the Sacramento Local Agency Formation Commission Environmental Coordinator has determined that a Categorical Exemption Class 20 15319(a) is to be used by the Sacramento Local Agency Formation Commission to address the project of the Creekside Meadows Sphere of Influence Amendment and Concurrent Annexation to Sacramento Suburban Water District; and

Resolution No. 1253, page 2.

WHEREAS, the Sacramento Local Agency Formation Commission is the entity responsible to act as the conducting authority for a change of organization or reorganization, pursuant to Government Code Section 56029; and

WHEREAS, pursuant to Section 56663(d), the Commission may waive protest proceedings if written notice of Commission proceedings to all affected agencies and affected landowners within the affected territory and no opposition from affected agencies and landowners within the affected territory is received prior to or during the Commission hearing; and

WHEREAS, public notice has been provided in accordance with State law;

NOW, THEREFORE, the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby adopt this resolution and does hereby find, determine, resolve and order as follows:

That pursuant to CEQA Guidelines, Sections 15319(a) is adequate and appropriate for the project.

The Sphere of Influence of the Sacramento Suburban Water District is hereby amended to include the territory known as Creekside Meadows and to annex Creekside Meadows into the Sacramento Surban Water District.

The proposed annexation is consistent with the Master Services Element of the Sacramento Suburban Water District and that the District is capable of providing for the proposed Creekside Meadows Development. The timely availability of water supplies is adequate for project needs including, but not limited to, the projected needs as specified in Government Code Section 65352.5.

The Creekside Meadows Development project represents the logical and orderly development of territory within the City of Citrus Heights.

THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION hereby waives conducting authority proceedings entirely, pursuant to Government Code Section 56663, based on the following finding:

The proposed annexation is uninhabited; all of the owners of land within the territory proposed for annexation have given their written consent to the annexation, satisfactory proof of which has been provided to the Commission. The annexing agency, the Sacramento Suburban Water District, has agreed to the annexation. No protest has been submitted from any other affected public agency.

Resolution No. 1253, page 3.

The Executive Officer is directed to issue a Certificate of Completion forthwith, and to take all other actions necessary to effectuate this resolution.

*On a motion made by Commissioner _____,
seconded by Commissioner _____, the SACRAMENTO
LOCAL AGENCY FORMATION COMMISSION approved the statements of this
Resolution Number LAFC 1253 on April 2, 2003, by the following vote, to wit:*

AYES:

NOES:

ABSTENTIONS:

ABSENT:

*Elliot Mulberg, Chair
Sacramento Local Agency Formation Commission*

ATTEST:

*Marilyn Ann Flemmer
Commission Clerk*

*MAF
(Reso 1253 Creekside SSWD)*