



Samra

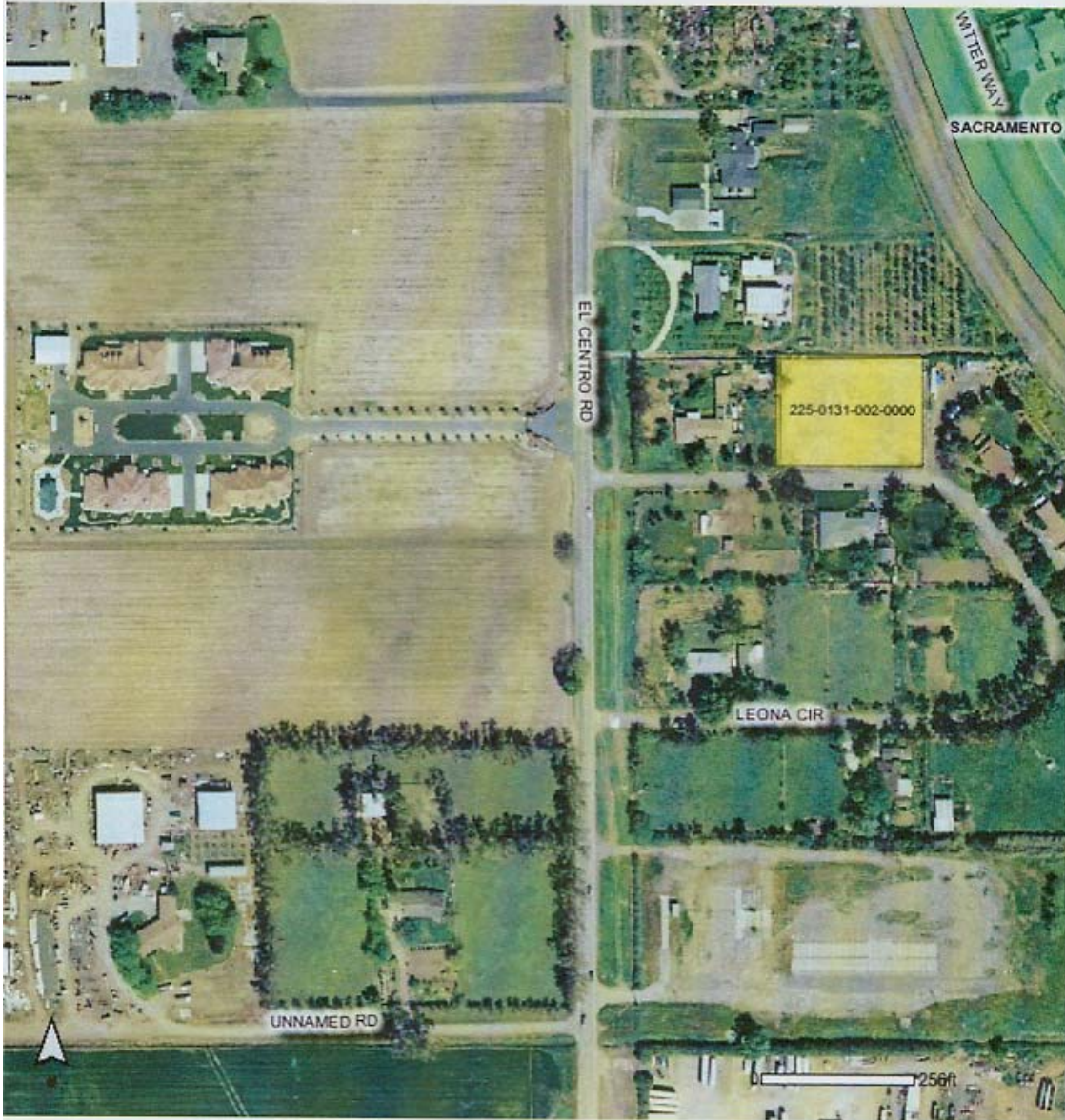
24 "Sewer Line

95834

SACRAMENTO COUNTY

95833

SACRAMENTO

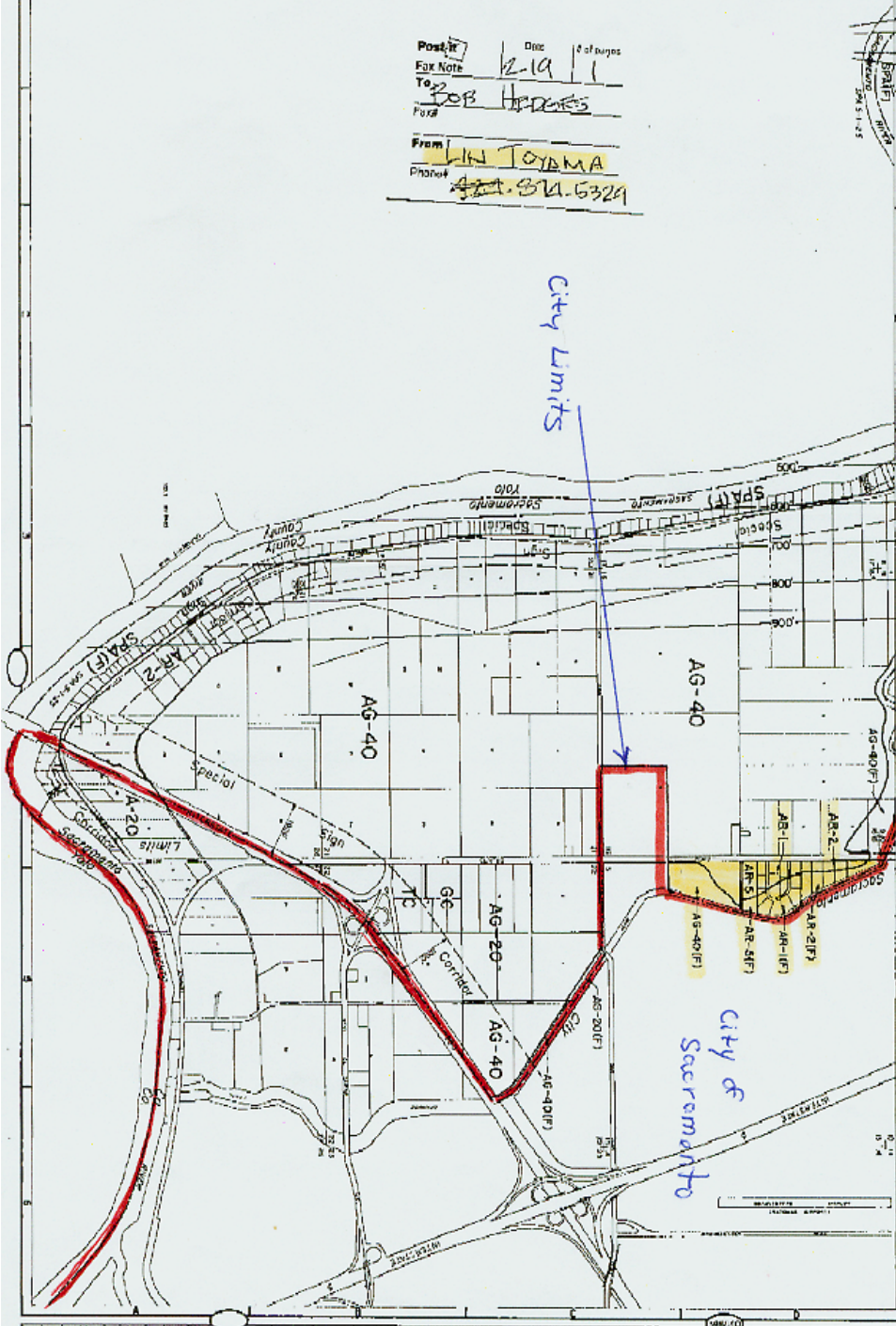


340/116

ZONING MAP

Post # _____ Date _____ # of pages _____
 Fax Note 2-19-11
 To: BOB HERGENS
 From: LIN TOYAMA
 Phone: 916-374-6324

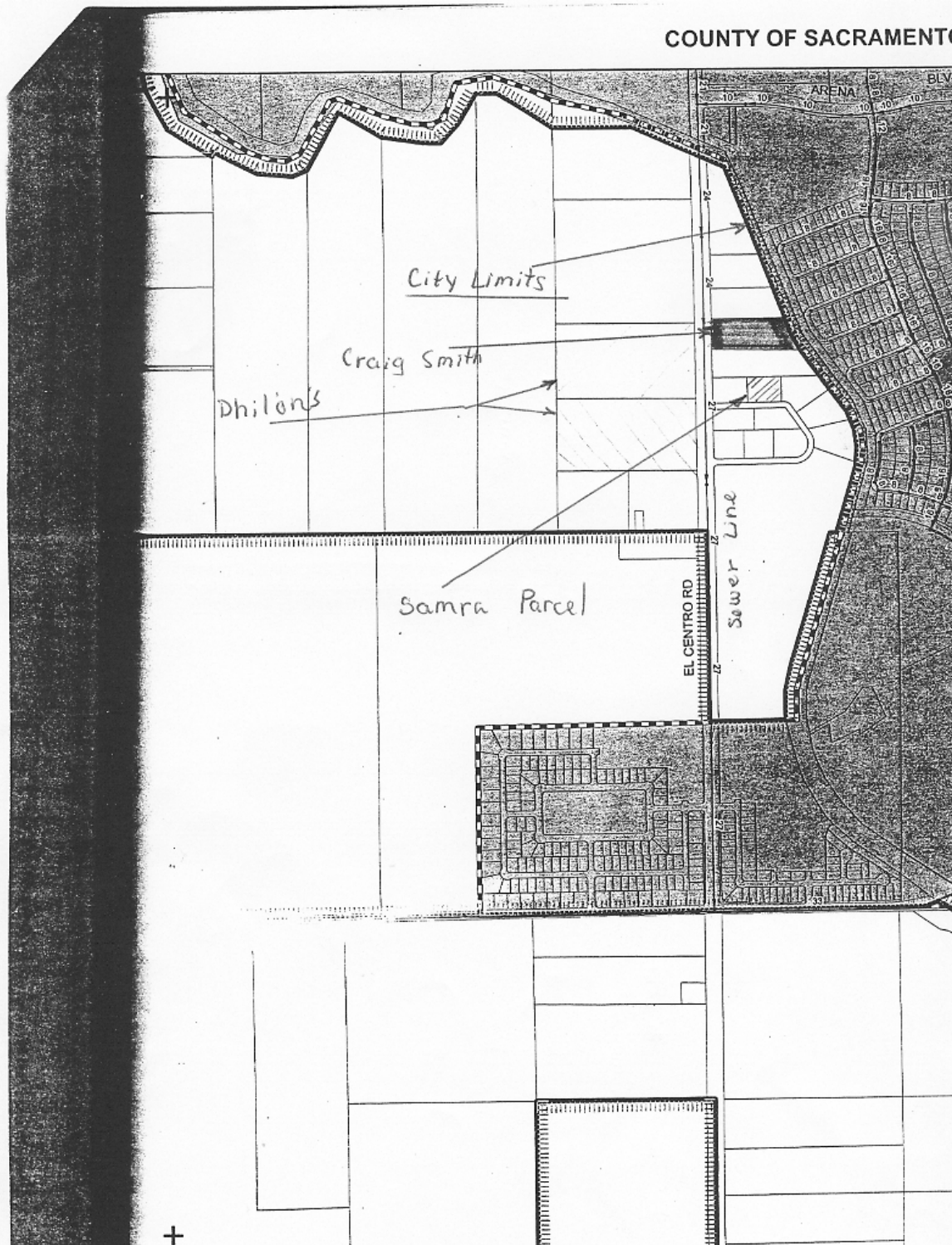
COMPREHENSIVE ZONING PLAN
 SACRAMENTO COUNTY, CALIFORNIA



OFFICIAL APPEAL CERTIFICATE
 COUNTY PLANNING COMMISSION
 APPROVED _____ DATE _____
 SACRAMENTO COUNTY BOARD OF SUPERVISORS
 APPROVED _____ DATE _____

340/116

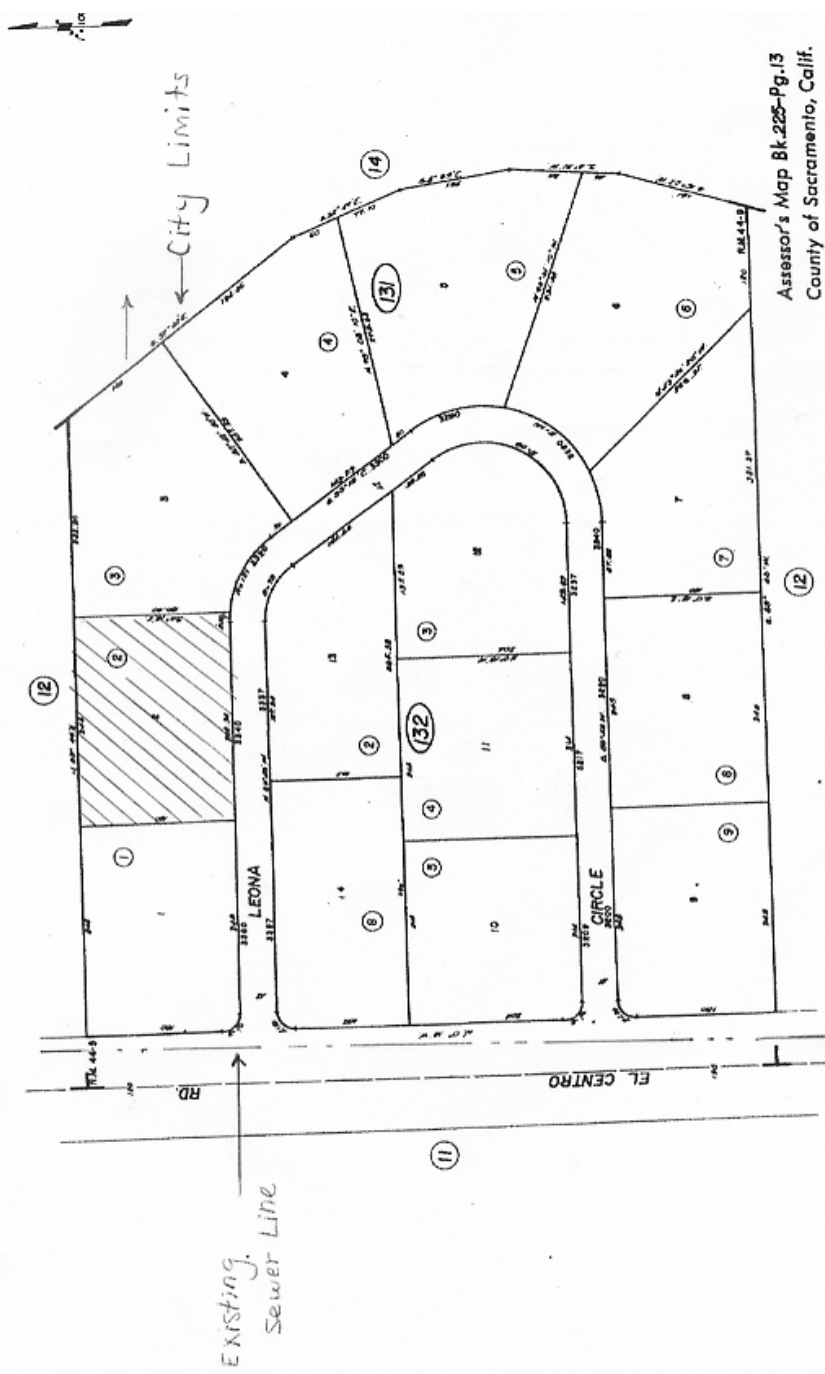
COUNTY OF SACRAMENTO



225-13

Total Area Code

POR SEC. 15, T.9N., R.4E., M.D.B.&M.

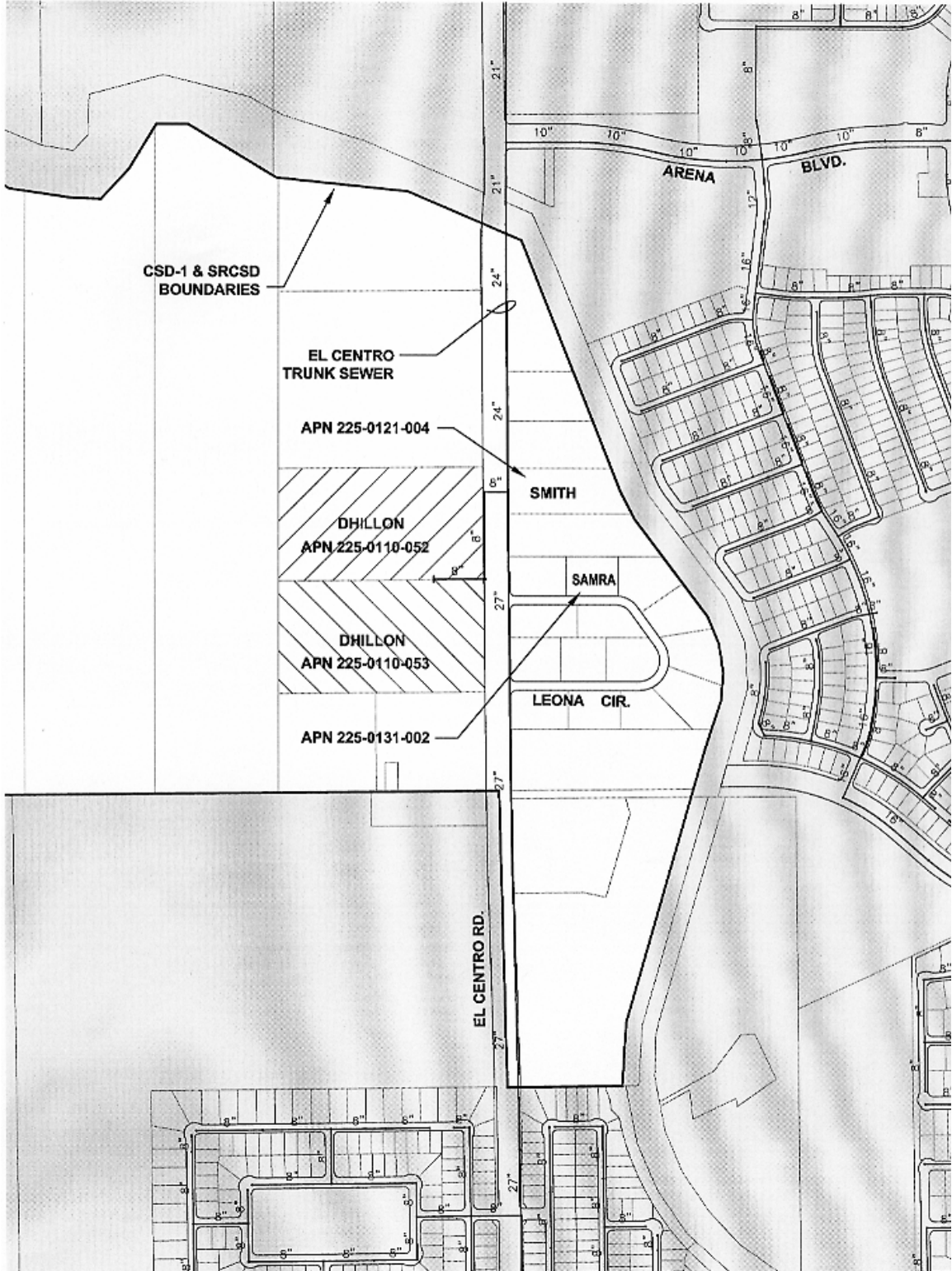


Assessor's Map Bk. 225-Pg. 13
County of Sacramento, Calif.

RECEIVED
SEP 23 2004
SACRAMENTO COUNTY
ASSASSOR'S OFFICE

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Natomas Estates Park, R.M. Bk. 44, Pg. 9



CSD-1 & SRCSD
BOUNDARIES

EL CENTRO
TRUNK SEWER

APN 225-0121-004

DHILLON
APN 225-0110-052

DHILLON
APN 225-0110-053

APN 225-0131-002

SMITH

SAMRA

LEONA CIR.

ARENA

BLVD.

EL CENTRO RD.

Countywide Services Agency

Environmental Management
Department

Water Protection Division
Cecilia Jensen, Chief



Terry Schutten, County Executive
Penelope Clarke, Agency Administrator
Mel Knight, Department Director

County of Sacramento

May 25, 2005

Gurdial Samra
160 Jarvis Circle
Sacramento, CA 95834

Dear Mr. Samra:

RE: 3340 LEONA CIRCLE, SACRAMENTO, CA 95834 (APN 225-0131-002)

This letter is to confirm our recent conversations with you regarding sewage disposal at your property at 3340 Leona Circle. We have not yet received an engineered sewage disposal system design proposal, including percolation data and layout for this property. We will not allow occupancy of the dwelling until such time as we have received the engineered design for the sewage disposal system and it has been approved by the EMD Water Division and installed.

There is no evidence at this time to indicate that there is an excessive sewage disposal system failure rate on Leona Circle. We have had no repair permits taken out for this street since 1990.

We suggest that you contact an engineer from the list that was given you for someone familiar with sewage disposal systems in this county.

If you have any questions please contact Faith King at 875-8437 or Steve Kalvelage at 875-8416.

Sincerely,

A handwritten signature in cursive script, appearing to read "Faith F. King".

Faith F. King, REHS
Environmental Health Specialist III
Sacramento County Environmental Management Department
Water Protection Division

FFK:dw

c: Christoph Dobson (MSA)

W:\DATA\KING\3340 LEONA CIRCLE.05

**Sacramento Regional County Sanitation District
(SRCSD)**

MEMORANDUM

Cheryl Creson, *Administrator*
Robert F. Shanks, *District Engineer*
Wendell H. Kido, *District Manager*
Stan R. Dean, *Plant Manager*
Marcia Maurer, *Chief Financial Officer*
Mary K. Snyder, *Collection Systems Manager*
Vacant, *Communications & Media Officer*

Date: July 15, 2005

TO: Peter Brundage, Executive Officer
Sacramento Local Agency Formation Commission

FROM: Wendell H. Kido, District Manager
County Sanitation District 1
Sacramento Regional County Sanitation District



SUBJECT: SAMRA CONTRACT FOR SERVICES (07-03)

This memorandum summarizes District staff investigation of the June 16, 2005 request for provision of sewer service for the Samra parcel (APN 225-0130-002) located north of San Juan Road between El Centro and the West Drainage Canal. The property is outside the Sacramento County Urban Services Boundary (USB), the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District 1 (CSD-1) service areas.

Background:

Conditions that must be present for the Districts to accommodate a request for sewer service for property outside the USB, the CSD-1 and SRCSD service areas include:

1. Policy PF-13 of the Sacramento County General Plan states that public sewer systems shall not extend service into agricultural-residential areas outside the urban policy area (UPA) unless the Environmental Health Department, now Environmental Management Department (EMD), determines that there exists significant environmental or health risks created by private disposal systems serving **existing** development and no feasible alternatives exist to public sewer service.
2. Local Agency Formation Commission (LAFCo) gives authorization to allow CSD-1 and SRCSD to provide sewer service on a contractual basis.

In those cases in which the property is determined to qualify for sewer service in accordance with the exception in item 1 above, the property owner is required to apply to LAFCo requesting that his property be included within the Sphere of Influence of both the SRCSD and CSD-1 so that he might contract for service due to health and safety concerns regarding a failing on-site system. If LAFCo does approve the request, the property owner and District staff would develop a contract for services to be executed by both the CSD-1 and SRCSD Board of Directors. These conditions applied to APN 225-0121-004 (3250 El Centro Road) that had a failing on-site system. The property owner followed the procedure to obtain LAFCo approval and entered into a contractual agreement with the Districts for sewer service.

In these situations, the property owner is responsible to provide:

- Engineered sewer design that meets District standards of the local sewer to collect and convey the wastewater from his property to the District facility. A Registered Professional Engineer shall be required for the facility design with the cost of that engineering service to be borne by the property owner.
- The property owner shall have the facilities constructed at the property owner's sole expense.
- On acceptance by the District that the new sewer line conforms to the CSD-1 Construction Standards, the property owner will convey that portion of the pipe inside public right-of-way from the cleanout to the District to CSD-1. Maintenance, operation and repair of this portion of the sewer will be done by CSD-1.
- The property owner will be billed a monthly CSD-1 and SRCSD service charge in accordance with the standard policies in effect at the time of billing. In addition, all appropriate CSD-1 and SRCSD Sewer Impact Fees shall be paid in accordance with fee schedules in effect at the time the agreement is executed.

In addition to the referenced APN 225-0121-004 connection, agricultural-residential zoned parcels APN 225-0110-052 and 053, each approximately 12 acres in size, are also connected to the District system under contract for service. Four homes, two on each parcel, were constructed without having an EMD approved on-site system. The Districts did not recommend a contract for service because the conditions had not been met and the Districts did not want to encourage making exceptions to these conditions. However, the Districts did not oppose a contract for service as recommended by LAFCo staff (LAFCo Staff Report, June 5, 2002, Attachment 1) and the Commission approved the recommendation.

A map showing the location of the connected properties outside the USB in this area is attached (Attachment 2). As shown on this map, there are many other properties, in addition to the Samra properties, that could request sewer service from the Districts. Staff concern is that approval of sewer service, without a demonstrated health emergency, could be construed as being growth inducing and stimulate additional requests for service for other properties outside the USB.

Discussion:

In September 2003, the property owner of APN 225-0131-002 (Samra) applied to LAFCo requesting that his property (undeveloped) be considered for inclusion into the Sphere of Influence of both CSD-1 and SRCSD. LAFCo staff stated a position of non-support for the request. At the request of LAFCo staff, District staff reviewed the request and concluded that the request did not comply with existing conditions to accommodate provision of sewer service and recommended that sewer service not be provided. The Districts staff continues to support this position.

The property owner was advised that public sewer service could only be provided if the property to be served was incorporated into the UPA, the Sacramento City limits, or that EMD determined that there are significant environmental or health risks and no feasible alternatives exist to public sewer. At the present time, none of these alternatives are applicable.

July 15, 2005
Peter Brundage
Page 3

The County Planning and Community Development Department reviewed the situation and determined that no amendment to move the USB of the General Plan could be supported. The basis for this decision is contained in their January 31, 2005 letter to LAFCo (Attachment 3).

On May 25, 2005, EMD advised (Attachment 4) the property owner that occupancy of the dwelling on the subject property will not be allowed until such time as an engineered design for the on-site disposal system has been received and approved by EMD and installed. They also advised that no evidence currently exists that there is an excessive on-site sewage disposal system failure rate on Leona Circle. As you may be aware, EMD has consistently requested an engineered design for the property but has yet to receive a satisfactory submittal.

Recommendation:

Staff recommends that the property owner comply with May 25, 2005 EMD request for additional information on the proposed on-site system. The Districts cannot make any recommendation until after the EMD has received the information requested and issues a determination.

Should you have any questions, please call Bob Hedges of my staff at 876-6114.

cc: Robert F. Shanks
Mary Snyder
Christoph Dobson
Paul Philleo
Bob Hedges
Steve Kalvelage (EMD)

Attachments



Sacramento
LAFCo

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100 • Sacramento, CA 95814-2836 • Tel (916) 874-6458 • Fax (916) 874-2936

December 15, 2004

Robert Sherry, Director
Planning & Community Development
County of Sacramento
827 7th Street, Room 230
Sacramento, CA 95814

RE: Sanitary Sewer Service for Leona-Circle [Natomas Estates Park Subdivision]

Dear Rob:

This correspondence is forwarded to respectfully request your consideration of a solution to the sanitary sewer service issue located at Leona Circle, off El Centro Road. The lots on Leona Circle are outside the boundaries of Sacramento Regional County Sanitation District, County Sanitation District No. 1, as well as outside the County of Sacramento's Urban Service Boundary.

Due to the high water table and soil conditions in the territory, septic systems are not a viable solution to wastewater treatment. Nevertheless, building permits have been issued by the County of Sacramento for Leona Circle. Property owners believe they can either annex to SRCSD and CSD No. 1, or can achieve an out of service area contract-for-service with the sanitation districts. Both sanitation districts have refused to serve this territory.

It appears appropriate that The County of Sacramento either amend the County Urban Services Boundary and annex Leona Circle into the two sanitation districts or cease to issue building permits for lots located on El Centro Road near Leona Circle. (Please see attached map.)

Currently, the County General Plan Policy requires one acre lots to be connected to sanitation service. These lots would be connected to sanitation service if they were located within the Urban Services Boundary. Since there is no need to change the current zoning, I believe it would be appropriate to grandfather these lots into the USB to qualify for public sanitation service. My assumption is that SRCSD and CSD No.1 have the capacity to provide sewer service; preliminary discussions with District staff indicate that service could be provided to the limited number of lots discussed in this correspondence. Because there is no need to amend the zoning code, I believe that a General Plan Amendment could be considered an administrative cleanup. If so, that is my recommendation for your consideration.

Background

On April 10, 1956, the County of Sacramento accepted the Natomas Estates Park Final Subdivision Map containing twelve 1+/- acre lots. The project is located east of El Centro Road abutting the West Main Drain Canal.¹ At that time, the subdivision map provided rights-of-way and easements for water, gas, sewer and drainage pipe, for municipal services to be provided. Yet, today, all municipal services still are not available to this subdivision (specifically water and sewer).

These lots have extremely poor soil conditions coupled with a high water table that is not conducive to conventional septic systems as documented by Environmental Health. For 50 years only a couple of houses were constructed. These dwellings have experienced septic failures time and time again. However, until recently, development of these lots has been sporadic without much apparent interest to build. Recently, development activity east of this subdivision, within the City of Sacramento has generated significant interest in these lots and surrounding property.

Unfortunately, this subdivision remains outside both the City of Sacramento and the County Urban Services Boundary/Urban Policy Area. Thus, these legally established lots do not qualify for either annexation (or service) into Sacramento Regional Sanitation District or County Sanitation District No. 1. To make matters worse, a 27-inch sewer line constructed in 1964 is located a very short distance from this subdivision in El Centro Road.

Recently, Sacramento LAFCo has received many public inquiries regarding the availability of sewer service to the lots located on Leona Circle. Those making public inquiry do not understand why they cannot connect to the existing sewer line. They do not or choose not to understand the significance of the USB policy and/or the difficulty to annex this area into the City of Sacramento. They believe they have a developable lot and a sanitary sewer is available because it is located next to these existing lots.

Several property owners have obtained building permits prior to determining the cost and viability of alternative septic system design. Property owners appear to ignore this warning. Frankly, extending the sewer line is cheaper than constructing an alternative septic system.

Attached for your information is correspondence from this office as well as from County Sanitation District No. 1 regarding the most recent inquiry into this issue from Mr. Samra at 3340 Leona Circle, who is constructing a new home on Leona Circle. Mr. Samra recently requested LAFCo approval of an out-of-service area contract with CSD No. 1 and Regional Sanitation District. In response to comments received from CSD No. 1 (Regional Sanitation District), LAFCo staff recommended Mr. Samra withdraw his application. (Note: Prior to this correspondence, LAFCo advised Mr. Samra, even before he applied for a building permit and construction, that sewer service was not available and that it would be difficult to justify a public health and safety issue for out-of-service contract for new construction) and that septic systems did not work in this area.


¹ The City of Sacramento annexed the lands up to the east side of the Canal in 1961.

sacramento LAFCo has previously approved two out-of-service area contracts in this territory, not on Leona Circle, due to "as built" hardship circumstances. The public health and safety was at risk. This was confirmed by Environmental Health. Regional Sanitation District was previously (reluctantly) agreeable under the hardship situation to provide service. However, we are now finding that owners are attempting to get houses partially constructed prior to making a request for sewer service. This does not appear to be good public policy.

Therefore, LAFCo respectfully requests that your office consider addressing the Leona Circle circumstances regarding the extension of municipal sewer services in the context of a General Plan Amendment of the USB/UPA for this legally established subdivision or deny the issuance of building permits on land that cannot utilize a septic system.

Very truly yours,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION



Peter Brundage
Executive Officer

DL:Maf

Attachments

cc: Supervisor Roger Dickinson
Bob Ryan
Krista Whitman
Cheryl Creason
Wendell Kido
Christoph Dobson, CSD 1
Surrinder Singh
Charlie Dyer
Sacramento LAFCo

(Robert Sherry)



Municipal Services Agency

**Planning and Community
Development**

Robert Sherry, Director

Richard Maddox, Code Compliance
Leighann Moffitt, Long Range Planning
Dave Pevny, Community Planning
Ana Rhodes, Administration

County of Sacramento

Terry Schutten, County Executive
Cheryl Creson, Agency Administrator

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FEB - 7 2005

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

January 31, 2005

Peter Brundage, Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814-2836

RE: Sanitary Sewer Service for 3340 Leona-Circle (Natomas Estates Park Subdivision)

Dear Peter:

The purpose of this letter is to respond to correspondence received from your office, dated December 15, 2004, regarding sanitary sewer service for Parcel Number 225-0131-002, located at Leona Circle, in the Natomas community area. As per indicated in your letter, you requested that our office either initiate a General Plan Amendment to include this subject property within the Urban Services Boundary of the General Plan or that we cease to issue building permits for properties located on Leona Circle.

Upon the review of all circumstances associated with this parcel, the Planning & Community Development Department cannot support any amendments to move the Urban Services Boundary of the General Plan. This decision has been made based upon the following factors:

- The subject property is located outside of the Urban Services Boundary of the County General Plan and is not earmarked for urbanization or the receipt of County urban level infrastructure and services.
- Any amendment to the Urban Services Boundary will require a 4/5th Board approval and findings must be made to demonstrate that the expansion would provide extraordinary environmental, social or economic benefits and opportunities to the County. Additionally, General Plan Policy LU-81 lists five criteria that must be met prior to the expansion of the Urban Services Boundary. Circumstances relating to this parcel do not apply to any of the five criteria.
- Any amendment to expand the Urban Services Boundary of the General Plan would establish a precedent and may trigger the filing of additional applications.
- During the adoption of the 1993 County General Plan, the Board of Supervisors concluded, in concept, that the City of Sacramento is the appropriate authority for providing municipal services to the Natomas area outside of the Urban Services Boundary (excluding the Metro Air Park and Sacramento International Airport).

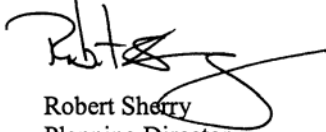
Peter Brundage
January 31, 2005
Page 2

- The Memorandum of Understanding (MOU) for the Natomas Joint Vision Study, as adopted by the City and County of Sacramento, identifies the City as the appropriate agent for planning new growth and infrastructure within the Natomas area, while the County is recognized as the appropriate agent for preserving open space, agricultural and rural land uses. The MOU also indicates that urban services to the new growth areas will be provided by the City of Sacramento.

Due to the abovementioned factors, the Planning and Community Development Department cannot support a General Plan amendment to the "grandfather" Parcel Number 225-0131-002 into the Urban Services Boundary of the General Plan. I have also discussed these policy issues with Mr. Gurdial Samra, owner of Parcel Number 225-0131-002, and his engineer, Mr. Steve Santa Croce, during a meeting conducted on December 30, 2004. I have also directed my staff to "flag" remaining vacant parcels on Leona Circle to ensure that a viable septic and water system can be placed on these properties prior to the issuance of any building permits.

Please do not hesitate to call me at (916) 874-6141 if you have any questions.

Sincerely,



Robert Sherry
Planning Director

RS:ss

cc: Supervisor Roger Dickinson
Bob Ryan
Krista Whitman
Cheryl Creson
Wendell Kido
Christoph Dobson
Surinder Singh
Charlie Dyer

Initials



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100 • Sacramento, CA 95814-2836 • Tel (916) 874-6458 • Fax (916) 874-2936

October 7, 2003

Mr. Gurdial Samra
3340 Leona Circle
Sacramento, California 95834

RE: **SAMRA CONTRACT FOR SERVICES:**
Sacramento Regional County Sanitation District and
County Sanitation District No. 1 (07-03)

Dear Mr. Samra:

Thank you for your application for residential sanitary sewer services by contract with Sacramento Regional County Sanitation District and County Sanitation District No. 1. As you may recall, at the time you submitted your request, staff stated a position of non-support and indicated that you may need to further build your case.

Your application was routed to Sacramento Regional County Sanitation/ County Sanitation District No. 1, September 23, 2003. Today, we received a preliminary response from Mr. Bob Hedges, Senior Engineer, County Sanitation District No. 1, regarding the provision of sewer service outside of the district boundary.

Mr. Hedges has stated that APN 225-0131-002 is outside the CSD-1 service area as well as outside its Sphere of Influence. The District staff recommends that this property not be provided sewer service in the CSD-1 system at this time based on their assessment that there is not available capacity in the El Centro Sewer facility. Also, CSD-1 staff are not convinced that all alternatives for an on-site sanitation system have been exhausted.

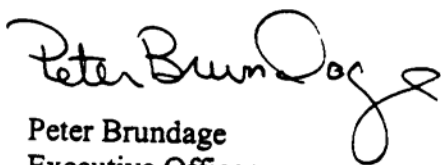
The general matter of the El Centro Sewer facility will be presented to the CSD-1 Board of Directors on November 12. You might wish to attend that meeting to state your case. Please call Bob Hedges at 876-6114 regarding time and place on November 12.

At this time, this is the only information I am able to report regarding your application. You may want to consider withdrawal of your application prior to incurring further staff costs and the staff recommendation of denial of your request to the Commission.

Please do not hesitate to call me at 874-5935 if you have any question:

Very truly yours,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

A handwritten signature in black ink that reads "Peter Brundage". The signature is written in a cursive style with a large, looping "P" and a long, trailing flourish at the end.

Peter Brundage
Executive Officer

DL:Maf

cc: Bob Hedges

(Samra)