

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

October 5, 2005

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **WITTENHAM PLACE ANNEXATION TO CITRUS HEIGHTS WATER DISTRICT (03-05)**
[CEQA: Addendum to Negative Declaration]

Contact: Don Lockhart, Assistant Executive Officer [(916) 874-2937]

RECOMMENDATION

1. Approve the Addendum to the Negative Declaration prepared for the annexation by the County of Sacramento, as the CEQA lead agency.
2. Approve the **Wittenham Place Annexation to Citrus Heights Water District (03-05)** and authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

PROJECT DESCRIPTION

The Wittenham Place proposal consists of annexing one undeveloped 5.2+/- acre parcel for purposes of providing municipal water supply.

The proposal is a 100% landowner consent application for annexation to the Citrus Heights Water District, to secure water service for a residential and office development, as required by the Sacramento County General Plan. The applicant proposes to develop the site with twenty-two single family lots, and two office-building lots.

The property to be annexed is located east of Citrus Heights, in the unincorporated community of Fair Oaks, Sacramento County, at the northwest corner of Wittenham Way and Greenback Lane. The project is located within the Sphere of Influence and service boundary of Citrus Heights Water District. There are no registered voters in the proposal territory.

FPPC Disclosure

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

Project Proponent

Chief petitioner/ Landowner:

Ron Higgins
c/o Greenback Palms, LLC
6104 Palmaya Lane
Orangevale, CA 95662
(916) 987-7406
(APN: 261-0010-042)

One Hundred Percent Consent

Staff recommends that the protest proceedings be waived. The affected territory is owned solely by the project proponent. The adjacent neighborhood associations, affected property owners, and landowners within 500 feet of the project site, have been notified of the date, time and place of the hearing on this proposal. No protest has been received.

PROJECT LOCATION

The property to be annexed is located in the unincorporated community of Fair Oaks, Sacramento County, just east of the City of Citrus Heights, within the Citrus Heights Water District boundary. The project is on the north side of Greenback Lane, on a recently created surplus parcel, subdivided from the Mount Vernon Memorial Cemetery.

Surrounding Land Uses and Setting:

North & West: Mount Vernon Memorial Cemetery (Zoned RD-2)
East & South: Developed single family residential (Zoned RD-4 & RD 5)
Assessed Valuation: \$400,000

Background

The affected territory is undeveloped. It was subdivided from the 45+ acre cemetery parcel in December, 2004. The cemetery owner, SCI California, determined that Mount Vernon has more than enough land to accommodate burial needs for the next 50 years. The site was previously within the Citrus Heights Community Plan, but was not included in the city incorporation. After incorporation, the site, and adjoining area were amended into the territory of the County of Sacramento Fair Oaks Community Plan. The related entitlements to allow for development of the site were all approved by the Board of

Supervisors in December, 2004. The Board of Supervisors included annexation to the Citrus Heights Water District as a condition of approval.

LAFCo Policy, County General Plan, and Zoning Consistency:

The proposed Wittenham Place Annexation to Citrus Heights Water District is consistent with the Sacramento LAFCo Policies and Procedures, County of Sacramento General Plan, the Fair Oaks Community Plan, and the County Zoning Code. The provision of water by the District to serve existing and planned growth in the area is assumed in, and consistent with, the County General Plan and applicable Community Plan.

Affected Agencies:

The following districts were notified and have taken a position of no opposition to the proposed annexation:

- Sacramento Metropolitan Fire District
- Sacramento Suburban Water District
- Orangevale Recreation and Park District
- Sacramento Yolo Mosquito & Vector Control District
- Sacramento County Water Agency
- Sylvan Cemetery District
- City of Citrus Heights

Sacramento Metropolitan Fire District supports the annexation. They commented that the proposed annexation may enhance life safety delivery capabilities to the affected territory.

Although supportive of the proposal, the Board of Directors of Citrus Heights Water District has not taken formal action on this matter. Typically the District adopts a Resolution accepting an annexation after approval by LAFCo.

Citrus Heights Water District

The Citrus Heights Water District has provided the following comments:

Service Territory

Citrus Heights Water District (CHWD) provides water service to portions of the following communities:

<u>Community</u>	<u>Water Service Connections</u>
City of Citrus Heights *	15,076
Orangevale	2,028
Fair Oaks	1,451
Carmichael	325
Placer County	242
City of Roseville	115
Total CHWD Services	<u>19,237</u>

*CHWD serves approximately 63% of the City of Citrus Heights

Residential Services	18,207
Non-Residential Services	1,030
Total Services	<u>19,237</u>

The average annual water use in acre feet for District users is estimated as follows:

	Services af	Water Use af	Use per Service
Residential Services	18,207	15,465	0.85
Non-Residential Services	1,030	4,771	4.63
Total	<u>19,237</u>	<u>20,236</u>	<u>1.05</u>

Service Territory Proposed for Annexation

The territory proposed for annexation is an island within the Citrus Heights Water District boundary and is, therefore, within District's Sphere of Influence. The District's 1993 Master Services Element anticipated service to this area. Furthermore, the territory is within the wholesale service area of San Juan Water District (SJWD), the agency from which Citrus Heights Water District purchases surface water.

The proposal was initiated by the developer seeking water service in order to satisfy a County of Sacramento condition of project approval.

Water Supply

Surface water will be the primary source of water for the territory in question. Surface water comprises approximately ninety percent of the water supply delivered annually by the District. SJWD has anticipated CHWD serving this territory utilizing the water resources available through SJWD. SJWD has sufficient water supply and treatment plant capacity to provide wholesale water to CHWD to serve the territory in question.

The total water supply presently available to the District is estimated to be 25,500 acre feet annually. Water requirements for the 24-lot subdivision are estimated to be 20.40 acre feet per year. The water services to this site will be metered and billed at metered rates. The District's components of water use for the past five years are as follows:

Year	Surface Water		Groundwater		Total af
	af	%	af	%	
2004	19,754	93.62	1,347	6.38	21,101
2003	17,938	96.90	573	3.10	18,511
2002	17,576	88.45	2,296	11.55	19,872
2001	20,554	97.22	588	2.78	21,141
2000	18,363	89.33	2,192	10.67	20,555
5 Year Average	18,837	93.09%	1,399	6.91%	20,236

Two additional groundwater wells are being designed/constructed that will augment the District's availability of groundwater by approximately 1,500 acre feet by December 2006. Groundwater resources are used for peaking, emergencies, drought and environmental needs.

Citrus Heights Water District is among the signatories of the landmark Water Forum Memorandum of Understanding to protect the environmental benefits of the Lower American River and provide for reliable regional water supplies. CHWD has remained engaged in the ongoing efforts to implement the pact. These elements include researching appropriate river flows for fish, developing new upstream diversion agreements, organizing groundwater management programs, implementing water conservation programs, providing consistency in land use planning that impacts water supplies, and drafting potential recreational improvements at Folsom Lake. Since its inception, the Water Forum effort has been nationally recognized as a model of good public planning, providing an effective solution to related issues that affect a wide spectrum of interests.

Water Conservation Programs

The District has ongoing water conservation programs which encourage customers to use water wisely and to make good water conservation habits a way of life. The District's Water Demand Management (Conservation) Program addresses a variety of water conservation "best management practices" including: offering free water use reviews for residential, commercial and institutional customers; distributing low-flow showerheads and other plumbing retrofit devices; public information and school education programs; rebates for ultra-low-flush toilets; conservation pricing for metered water consumption; and many others.

The District's budget for Water Demand Management activities, not including the cost of water meter retrofits, is about \$295,000 for 2005. Over 83% of the District's 19,237 water services now have meters. The District plans to be fully metered by the end of December 2006.

Infrastructure

There are no significant costs in extending water service to the proposal area. The District operates an 8-inch water main along the westerly side of Wittenham Way adjacent to the easterly boundary of the subject site. The on-site water distribution system will be designed by the developer's engineer and then reviewed and subsequently approved by the District prior to construction. The developer's contractor, at the developer's expense, will perform construction of the on-site water distribution systems to District specifications.

The on-site water system will be an 8-inch water main as necessary to provide the required domestic and fire flow.

Fire Protection Facilities

Citrus Heights Water District and Sacramento Metropolitan Fire District (SMFD) will review the project plans for the placement of fire protection facilities and will approve same prior to construction. Staff of CHWD and SMFD confer routinely to discuss planning and construction issues.

Fees and Charges

Citrus Heights Water District is an "enterprise district" in that its revenue sources are based on user service charges and fees. The District receives no property tax revenues. Water rates are typically assessed on a flat-rate basis for single family, condominium and duplex residential accounts constructed prior to 1998 and on a metered basis for single family, condominium and duplex residential accounts constructed or occupied for the first time after December 31, 1997. Water rates are assessed on a metered basis for all commercial, institutional, governmental and landscape irrigation accounts.

Citrus Heights Water District assesses fees and charges for developer-constructed projects in several categories with anticipated revenues for 2005 and 2006 as follows:

Development and Construction (2005):

Plan Check Charges	(paid)	\$ 431.20
Construction Water	(estimated)	\$ 710.00
Inspection Charges	(paid)	\$ 4,910.00
Capacity Fees	(paid)	\$ 78,384.00
Meter Set Charges	(paid)	\$ 11,760.00
Annexation Fees	(due)	\$ 6,546.25

Water Service (2006)

22 residential lots @ \$350.00 estimated	\$ 7,700.00
2 commercial lots @ \$370.00 estimated	\$ 740.00

The most significant of these as noted above are the capacity fees. These fees are based upon the size of the commercial or residential water service provided to each new connection to the water distribution system and are calculated using the “system-buy-in” methodology. Capacity fees (Calendar Year 2005) that apply to the water service types proposed for the residential and commercial applications at the site are as follows:

1-inch metered water service (residential)	\$	3,266 each
1-inch metered water service (office)	\$	3,266 each

ENVIRONMENTAL CONSIDERATIONS

The Sacramento Local Agency Formation Commission finds that, with respect to the Wittenham Place Subdivision annexation to the Citrus Heights Water District project, the Commission is a responsible agency for compliance with the California Environmental Quality Act pursuant to §15381 of the Guidelines for Implementation of CEQA; and that the County of Sacramento, as lead agency, certified a Negative Declaration for the Wittenham Place Community Plan Amendment, Rezone, Use Permit, and Tentative Subdivision Map project on December 1, 2004. LAFCo prepared an Addendum to the Negative Declaration dated September 8, 2005 to amend the project description to include annexation to the Citrus Heights Water District.

Based on the recent certification of the environmental document, review of the certified Negative Declaration, and field review of the area proposed for annexation by Commission staff on September 7, 2005, the Sacramento Local Agency Formation Commission finds that the project under LAFCo’s consideration is the same as that assessed in the certified Negative Declaration, and that no changes have occurred with respect to the environment of the project or its circumstances that would give rise to any of the conditions set forth in §15162 of the CEQA Guidelines that would require preparation of an additional supplemental environmental document.

The Commission further finds that it has considered the certified Negative Declaration, together with the Addendum, in its evaluation of the Wittenham Place Subdivision annexation to the Citrus Heights Water District project, and that no mitigation measures within the jurisdiction or authority of the Commission to implement were identified in the Negative Declaration. Based on the foregoing, the Commission hereby directs that a Notice of Determination be filed based on the Commission’s action on the Wittenham Place Subdivision annexation to the Citrus Heights Water District project.

EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the Sacramento County General Plan, the Master Services Element of the Citrus Heights Water District, and your Commissions local policies and procedures. I recommend that your Commission:

1. Approve the Addendum to the Negative Declaration prepared for the annexation by the County of Sacramento, as the CEQA lead agency.
2. Approve the **Wittenham Place Annexation to Citrus Heights Water District (03-05)** and authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

DL:Maf

(Wittenham Annex to CHWD)