

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

March 5, 2008

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

CONTACT: Don Lockhart, Assistant Executive Officer (916) 874-2937  
[Don.Lockhart@SacLAFCo.org]

RE: **Rio Linda High School Stadium and Ancillary Buildings Annexation to Sacramento Area Sewer District (formerly County Sanitation District No. 1) (06-07) [CEQA: Exempt]**

**RECOMMENDATION**

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder.
2. Approve the Rio Linda High School Stadium and Ancillary Buildings Annexation to Sacramento Area Sewer District (formerly County Sanitation District No. 1); and
3. Waive the Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

**FPPC DISCLOSURE**

There are no disclosures to report.

**Project Proponent/ Chief Petitioner**

Larry Branum, Senior Director  
Twin Rivers Unified School District (formerly Grant Joint Union High School District)  
McClellan Park  
5107 Dudley Boulevard  
Building 250 B  
McClellan, CA 95652  
(916) 566-1786

[Note: On November 6, 2007, north area residents approved Measure B, a proposal to reorganize four north area school districts (North Sacramento, Del Paso Heights, Grant, and Rio Linda) into one unified preschool through adult education district. Approximately 30,000 students will be served by the newly named Twin Rivers Unified School District.]

## **Project Description**

The project consists of annexing the recently refurbished Rio Linda High School Stadium and related new athletic buildings into the Sacramento Area Sewer District (SASD). In the process of upgrading the playing field, the existing natural turf is being replaced by synthetic turf. This change renders obsolete the previously used leach fields located under the heretofore naturally draining playing surface. This annexation will allow for effluent to be processed through the SASD facilities.

*[Note: In order to provide a more clear understanding of the services it provides, the County Sanitation District No. 1 is currently implementing a re-branding campaign. Part of this effort is a name change to "Sacramento Area Sewer District". This name change does not require any action by your Commission.]*

The balance of the school site and the affected territory are already within the service boundary of the Sacramento Regional County Sanitation District (SRCSD.) The SASD also currently serves the school site proper.

## **Project Location**

The affected territory contains approximately 14+/- acres and is located within the community of Rio Linda, in the unincorporated portion of Sacramento County. It is located at 6309 Dry Creek Rd., at the northwest corner of Elkhorn Blvd. and Dry Creek Rd.

## **Surrounding Land Uses**

The affected territory is surrounded by Dry Creek Parkway and Residential to the north and west, the high school campus to the south across Elkhorn Blvd., and residential development to the east.

## **LAFCo Policy, County General Plan, and Zoning Consistency:**

The proposal is consistent with your LAFCo Policies, Standards and Procedures. The high school land use is consistent with both the County of Sacramento General Plan and zoning.

This project is also consistent with the SASD policy that sewer service will only be provided to parcels that are zoned for urban development in accordance with the terms and conditions of the District.

## **Project Characteristics**

APNs: 207-0152-004 & 014

Sphere of Influence: The entire project is within the Sphere of Influence of both SRCSD and SASD.

Registered Voters: None/Uninhabited

Property Owner Consent: 100 percent

### **100 Percent Consent**

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponent. The adjacent neighborhood associations, affected property owners, and landowners within a 500 foot radius of the project site, have been notified of the date, time and place of the hearing on this proposal. The affected territory is deemed to be uninhabited, as there are fewer than 12 registered voters. No public or agency protest has been received.

### **Affected Agencies:**

SASD has analyzed the expected demands and impact on the District. SASD has the means and capacity to provide sanitary sewer service with no adverse impacts to existing SASD customers. There are no other sanitary sewer service providers in the area.

Both SRCSD and SASD Master Plans have provisions for providing sanitary sewer service to these parcels.

The School District shall construct infrastructure to meet Sacramento County Improvement Standards.

The project proponent shall pay the appropriate sewer impact and connection fees as established by the District.

### **Infrastructure/ Fees and Charges**

Development within the affected territory will be subject to the standards, ordinances, and mitigation fees established by the Districts, reducing any potential impacts to existing ratepayers to less than significant.

### **Property Tax Exchange Agreement**

No Property Tax Exchange Agreement is required for this annexation.

### **LAFCo CEQA Findings**

The Rio Linda High School has refurbished existing athletic fields and constructed minor new supporting facilities. The nature of the operations will not change with the implementation of the annexation. Facilities on the site are fully constructed with water supply and sanitary sewer lines stubbed out, awaiting authorization to allow connection to the SASD system. No additional construction or development will result as a consequence of the proposed project. No activities are proposed that would have a potentially significant effect on the environment. Therefore, the proposed project, consisting of an annexation to the SASD is exempt from the provisions of CEQA.

Based on the foregoing, it is recommended that your Commission direct staff to file a Notice of Exemption with the County Clerk Recorder.

**Other Affected Agencies**

The proposal was reviewed by the Sacramento Metropolitan Fire District and the Sacramento County Municipal Services Agency. No objections were raised.

**EXECUTIVE OFFICER COMMENTS:**

The proposal is consistent with the Sacramento County General Plan, the Master Services Elements of the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) and your Commission's Local Policies, Standards, and Procedures. I respectfully recommend that your Commission:

1. Find the California Environmental Quality Act Categorical Exemption as adequate and complete for the above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder.
2. Approve the Rio Linda High School Stadium and Ancillary Buildings Annexation to Sacramento Area Sewer District (formerly County Sanitation District No. 1); and
3. Authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies; and direct your Executive Officer to issue the Certificate of Completion.

Respectfully submitted,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***



**Peter Brundage  
Executive Officer**



## GRANT JOINT UNION HIGH SCHOOL DISTRICT

1333 Grand Avenue, Sacramento, CA 95838

**LARRY M. BRANUM, Senior Director • Facilities Operations**

Phone: (916) 286-4957 eMail: larrybranum@grant.k12.ca.us Fax: (916) 286-4944

July 24, 2007

Don Lockhart, Assistant Executive Officer  
Sacramento LAFCo  
1112 I Street, Suite 100  
Sacramento, CA 95814

RE: Rio Linda Stadium Annexation

Mr. Lockhart,

This letter is being provided as supporting documentation as part of the annexation request currently under review by your office. I will outline the scope of the project and justification for our request for annexation into CSD-1.


Currently we are in the process of upgrading the field and buildings located at Rio Linda High School Stadium. We are replacing existing buildings and facilities with new modern energy efficient facilities that will better serve the students, staff, community, and environment. With the installation of synthetic turf we will greatly reduce water consumption and eliminate the need for fertilizer and chemical sprays. Installation of the synthetic track will greatly reduce dust within the local area. The new buildings will all meet or exceed Title 24 energy standards for energy and water consumption. We will also be replacing the existing stadium lighting with high efficiency lighting that will reduce power usage by 33%.

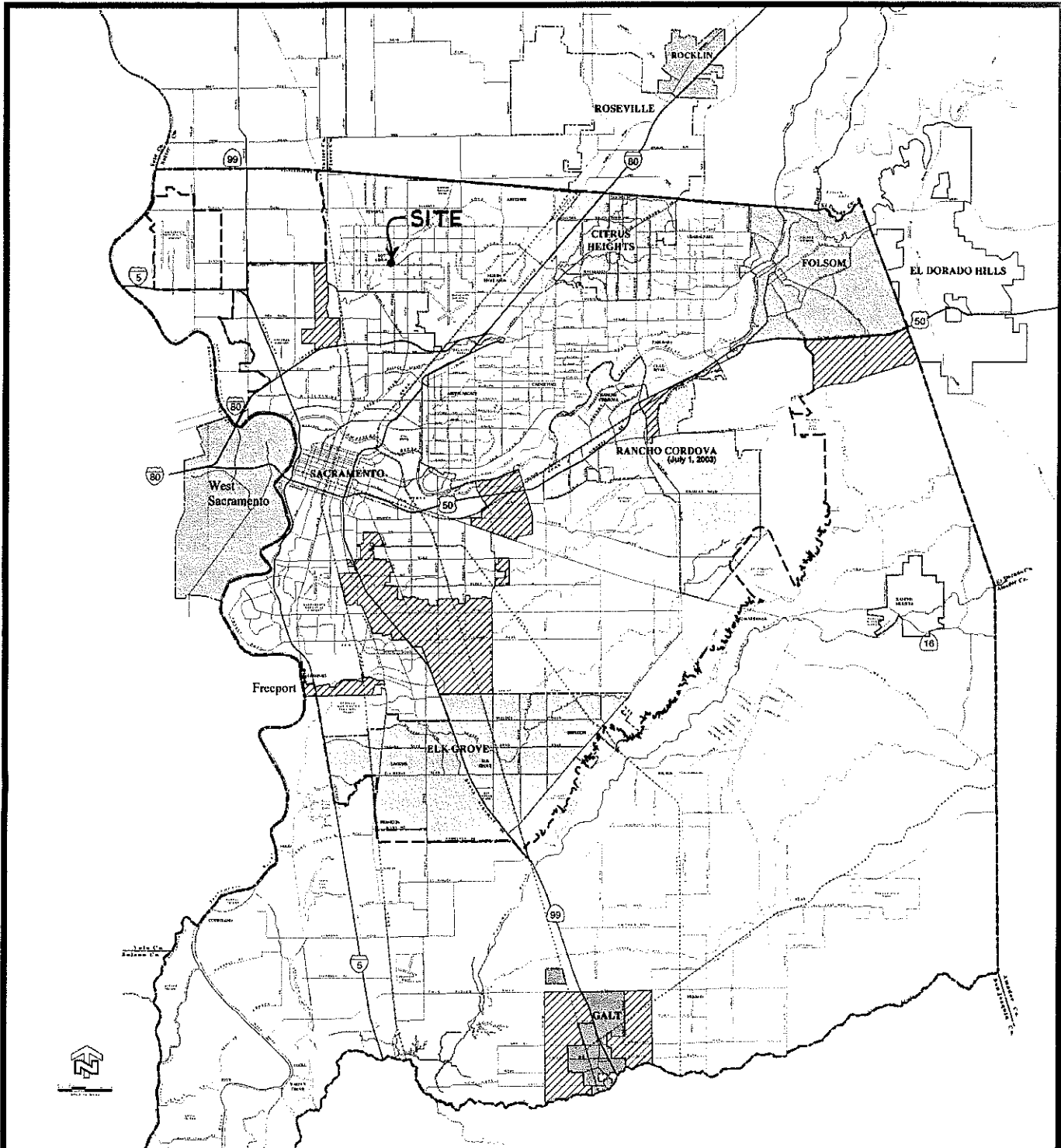
The Stadium as it was originally constructed was connected to a septic/leach field system. This system was located under the Football field. With the installation of the synthetic turf field, we will no longer be able to support this type of system. We are requesting annexation into CSD-1 to allow for sewage to be discharged into their system. Attached you will find other documents as discussed previously including:

- Indemnification Agreement
- Fair Political Practices form
- Plat Map – Rio Linda Subdivision No. 2, 1913
- Assessors Parcel Map
- Site Plan
- Vicinity Map



I appreciate your assistance in timely resolution to this matter. Please contact me if I may provide any additional information.

Respectfully,

  
Larry M. Branum



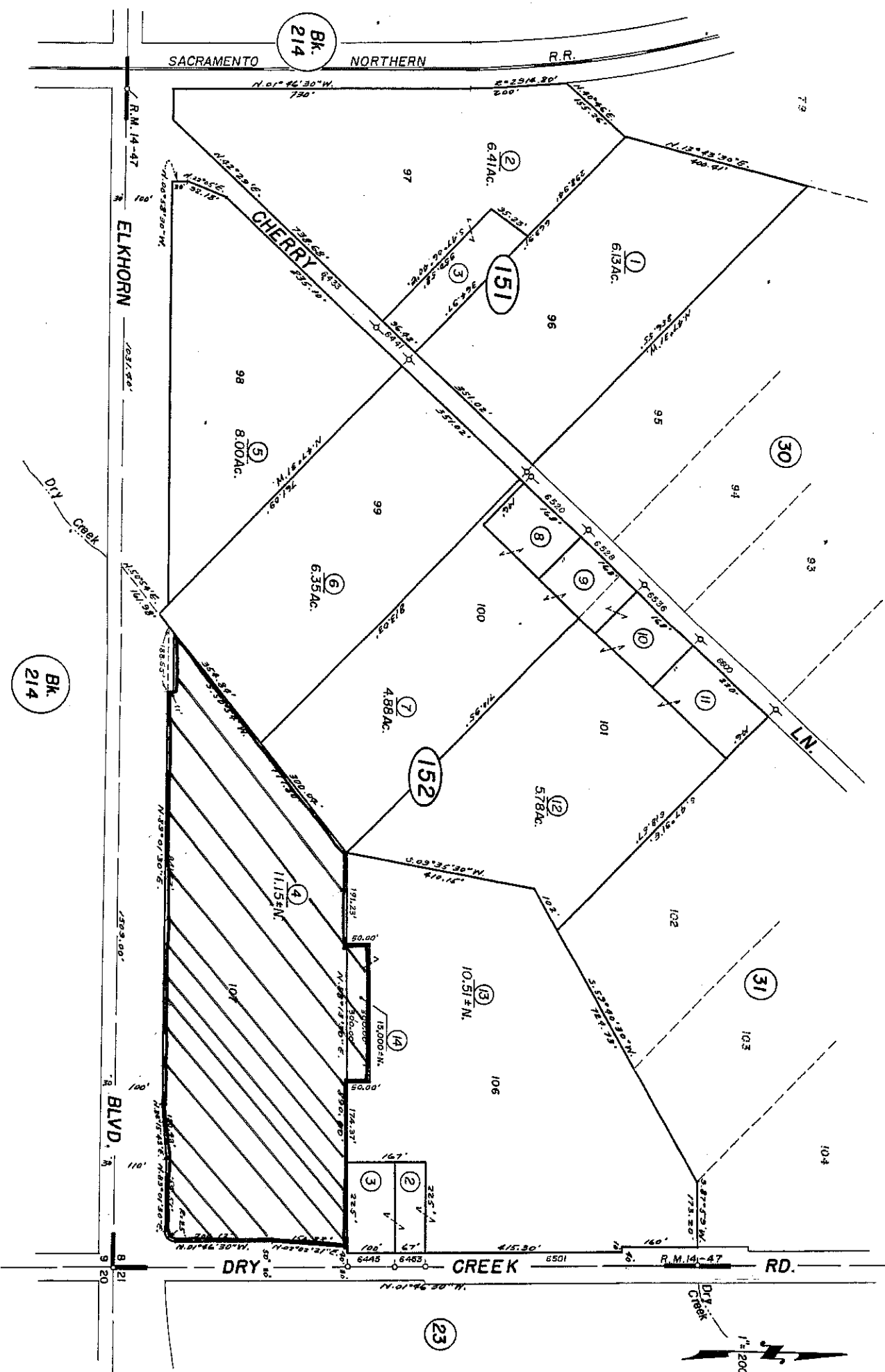
**Cities in Sacramento Region**

-  Existing Spheres of Influence
-  Urban Service Boundary (Sacramento County General Plan)



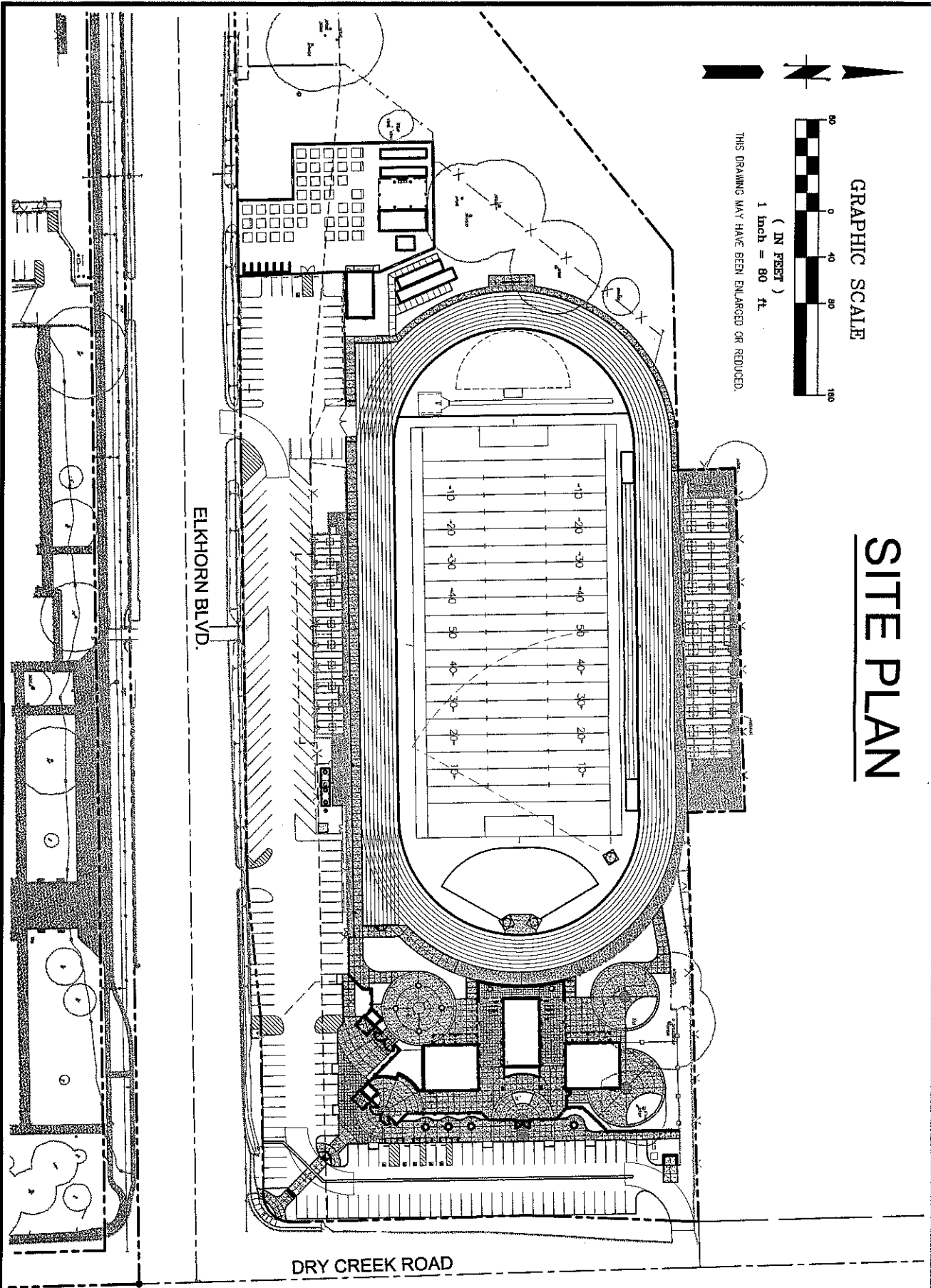

**Sacramento LAFCo**

Planning & Community Development Department



Rio Linda Sub. No. 2, R. M. Bk. 14, Pg. 47

Assessor's Map Bk. 207, Pg. 15  
County of Sacramento, Calif.



GRAPHIC SCALE



( IN FEET )  
1 Inch = 80 ft.  
THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

# SITE PLAN

ELKHORN BLVD.

DRY CREEK ROAD


  
**WARREN CONSULTING ENGINEERS, INC.**
  
 160 BLUE RAVINE ROAD, SUITE C
   
 FOLSOM, CA 95630 (916) 985-1870

RIO LINDA H.S.
   
 STADIUM
   
 PHASE III UPGRADES
   
 GRANT JOINT UNION
   
 HIGH SCHOOL DISTRICT

SCALE:	1"=80'
DRAWN BY:	WCE
DATE:	7/17/07



