

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

February 6, 2013

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

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

RE: **Capital City Recycling, Inc. Annexation to Sacramento Area Sewer District  
(06-12)[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 Capital City Recycling, Inc. Annexation to the Sacramento Area Sewer District; 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**

Applicant: Capital City Recycling Inc. c/o Jason Wu  
3185 Longview Drive, Unit C  
Sacramento, CA 95821  
(916) 765-0199

**Project Description**

The project consists of annexing the existing four +/- acre parcel, including the recycling facility, into the service territory of the Sacramento Area Service District. The site is currently served by SASD, and during the course of entitlement proceedings with the City of Sacramento it was determined that the parcel is not within the SASD boundary. The City Special Use Permit for

Capital City Recycling, Inc. was conditionally approved, with the requirement that the affected territory satisfy the concerns raised by SASD, as discussed below.

**Background**

On December 9, 2010, the City of Sacramento Zoning Administrator approved with conditions a Special Permit to establish a new minor recycling facility on a portion of the subject site (Z10-138). The subject site was previously developed with three structures, which includes the subject 15,600 square-foot recycling facility, a 7,980 square-foot office/warehouse building and a 4,920 square-foot modular office building; the latter two buildings are not part of the recycling operation. The site contains paved parking lot areas and landscape planters.

Subsequently, on July 12, 2012 the Zoning Administrator **approved with conditions** a Special Permit Modification (Z11-138) to allow the expansion of the operation of an existing minor recycling facility into the northwest corner on a portion of a 3.89 acre property in the Light Industrial Review (M-1(S)-R) zone for the project - Capital City Recycling Site Modification. The SASD service boundary oversight was identified during that entitlement review.

The affected territory is already within the service boundary of the Sacramento Regional County Sanitation District (SRCSD.)

**Project Characteristics**

APN: 240-0330-008

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

General Plan/Community Plan Designation: Employment Center Low Rise  
Existing Land Use of Site: Commercial/Industrial  
Existing Zoning of Site: Light Industrial Review (M-1(S)-R)

Surrounding Land Use and Zoning:  
South: Longview Drive  
North: County; Storage Facility  
East: County; Industry Drive  
West: Open Space; M-1(S)-R

Property Dimensions:	Irregular	Affected Territory:	3.89 net acres
Street Improvements:	Existing	Utilities:	Existing

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

The proposal is consistent with your LAFCo Policies, Standards and Procedures. The land uses are consistent with both the City 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.

## **100 Percent Consent**

Registered Voters: None/Uninhabited

Property Owner Consent: 100 percent

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the landlord of 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 Agency:**

The project was circulated for the review and comment of the Sacramento Area Sewer District, as the affected agency. The site has been served by SASD since 1990. It is unclear why, but the affected territory was never included within the SASD service area. This anomaly is not without precedent. As mapping technology improves, SASD continuously endeavors to align its service boundary with SASD billing records. (Note: your staff also consults regularly with SASD staff in their efforts.)

The affected territory is within the SRCSD service area. During the recent City Special Use Permit Modification review process, SASD requested that in the event of project approval, the affected territory either provide proof of a service by contract arrangement, or annex into the District.

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. Although the City of Sacramento also provides sanitary sewer service, it has no proximate facilities, and does not object to the annexation.

Both SRCSD and SASD Master Plans have provisions for providing sanitary sewer service to the affected territory.

Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of the SASD. SASD Design Standards apply to any sewer modification.

## **Infrastructure/ Fees and Charges**

Service to the development within the affected territory will be subject to the standards, ordinances, and mitigation fees established by the District, 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 Capital City Recycling, Inc. operations are ongoing subject to a Special Use Permit conditionally approved by the City of Sacramento. 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. 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, per Section 15301(b) which consists of the operation of existing facilities used to provide... sewerage, or other public utility services.

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 project was circulated for the review and comment of the City of Sacramento and SRCSD. No objections were raised.

**EXECUTIVE OFFICER COMMENTS:**

The proposal is consistent with the Sacramento City 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 Capital City Recycling, Inc. Annexation to Sacramento Area Sewer District; 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,

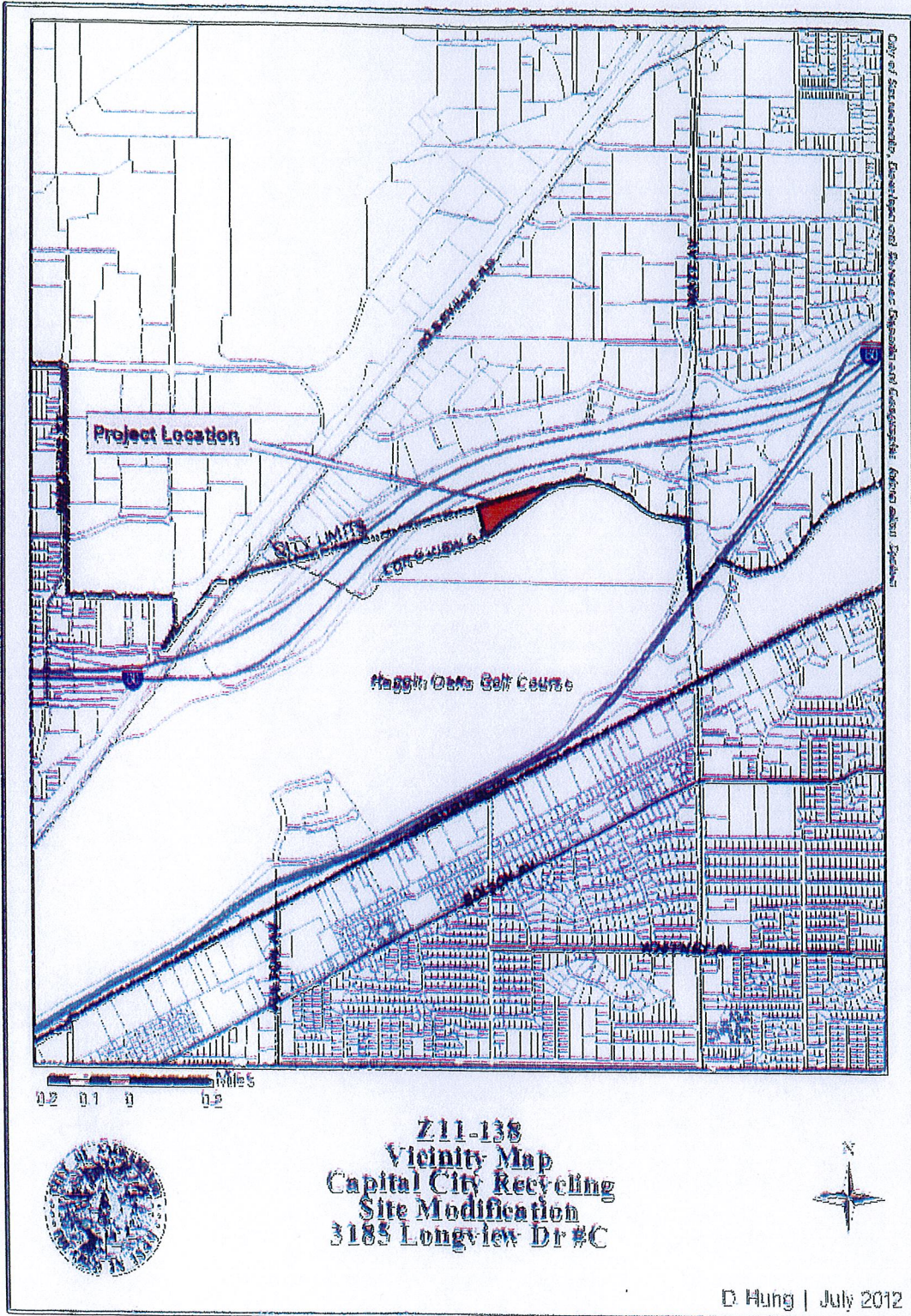
**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**

A handwritten signature in black ink that reads "Peter Brundage". The signature is written in a cursive style with a large, looped "P" and "B".

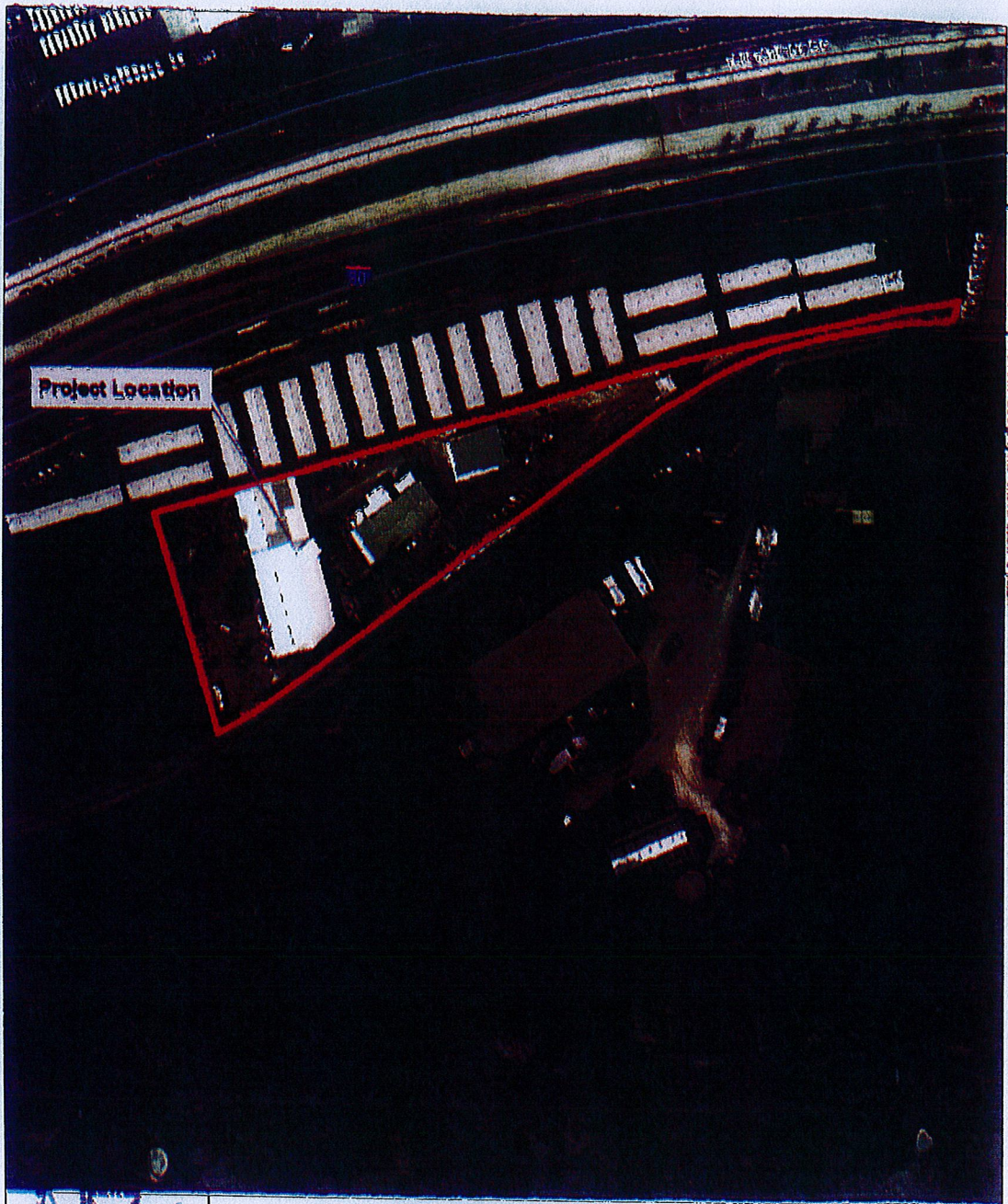
**Peter Brundage  
Executive Officer**

DL/dl  
Attachments  
Capital City Recycling Annexation to SASD





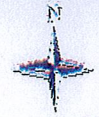
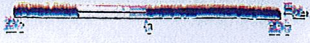
Aerial Map



City of Sacramento, Department of Planning and Economic Development, Planning and Economic Development

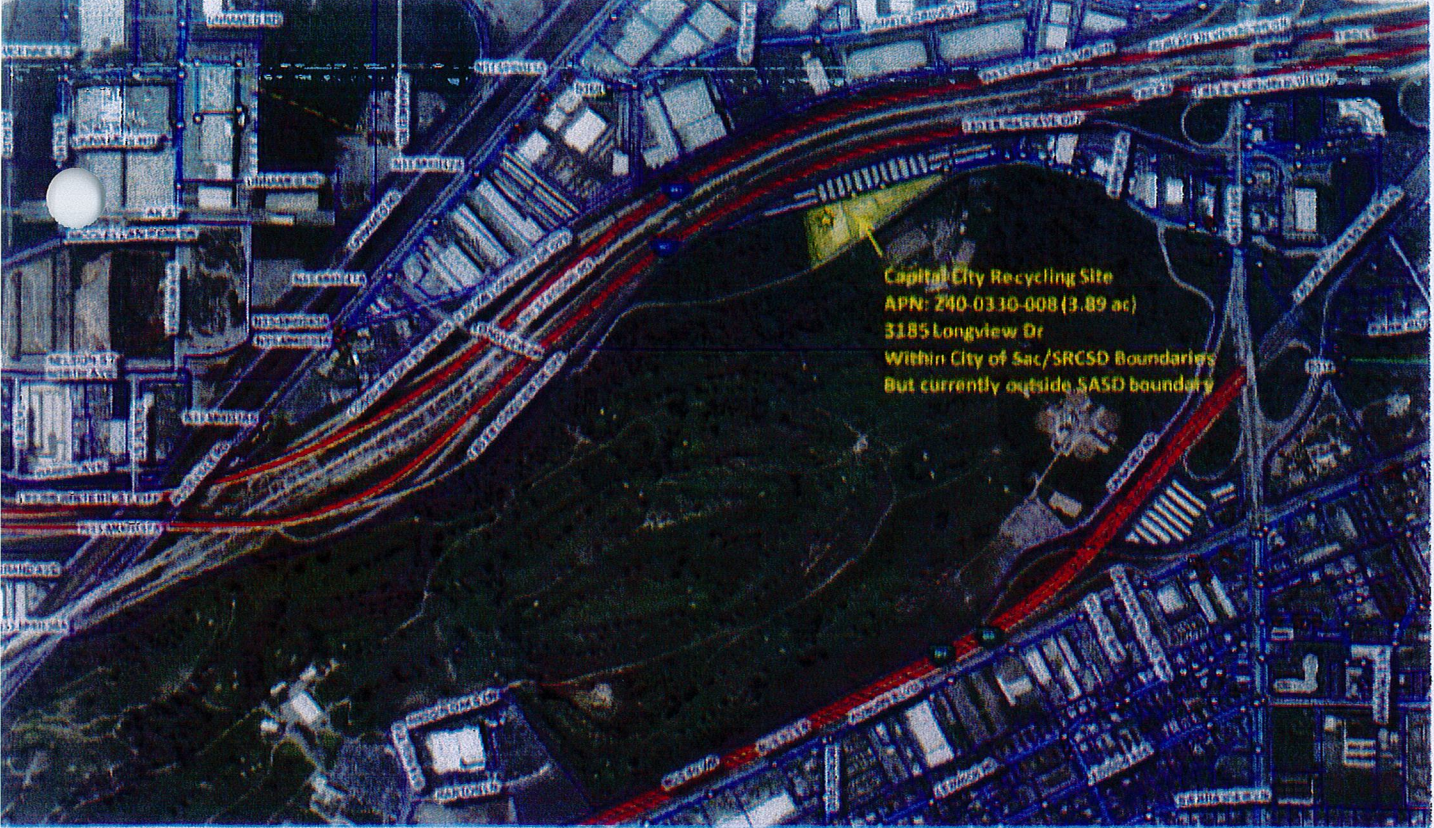


**Z11-138**  
**Aerial & Zoning Map**  
**Capital City Recycling**  
**Site Modification**  
**3185 Longview Dr #C**

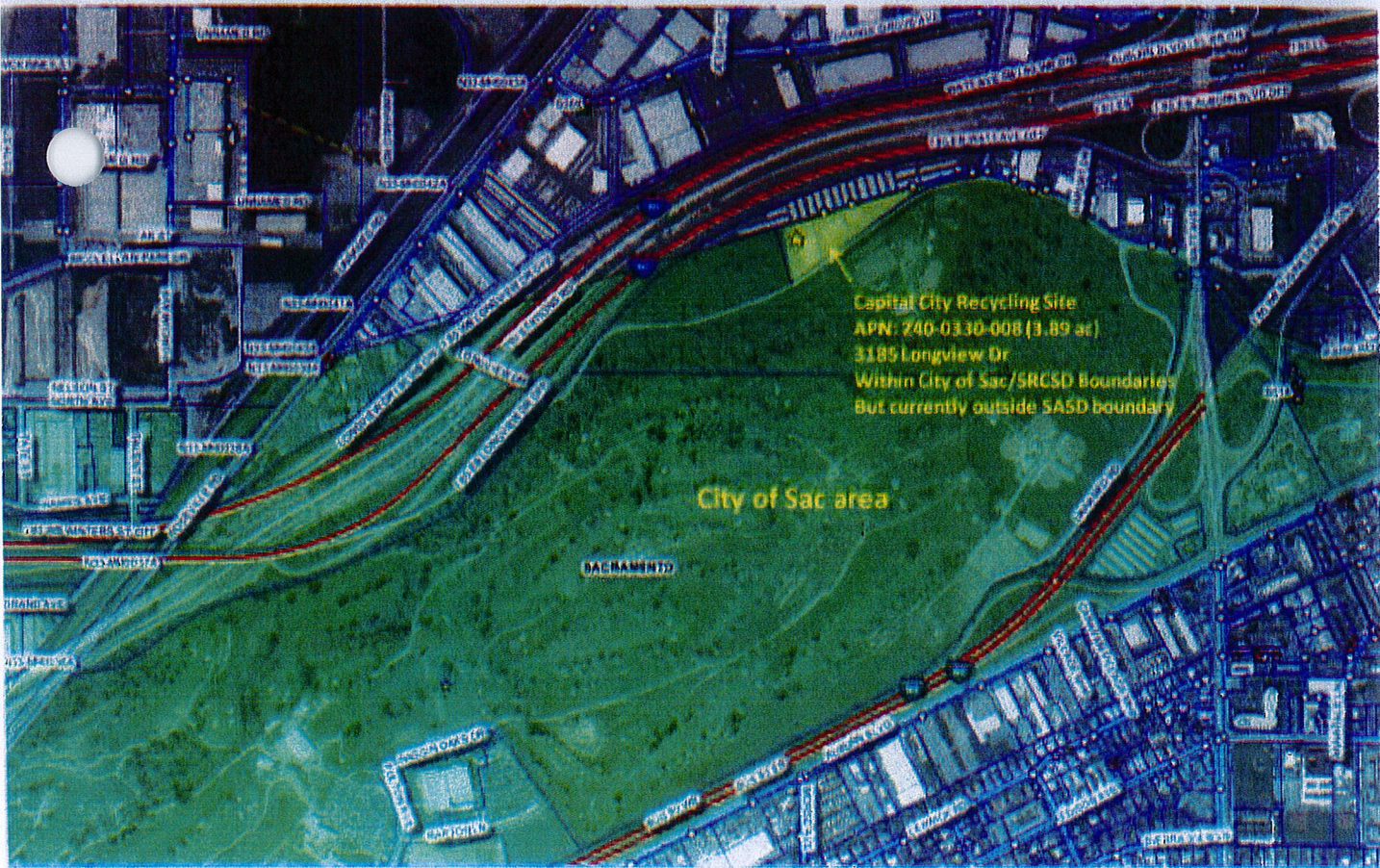


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Capital City Recycling Site  
APN: 240-0330-008 (3.89 ac)  
3185 Longview Dr  
Within City of Sac/SRCSD Boundaries  
But currently outside SASD boundary



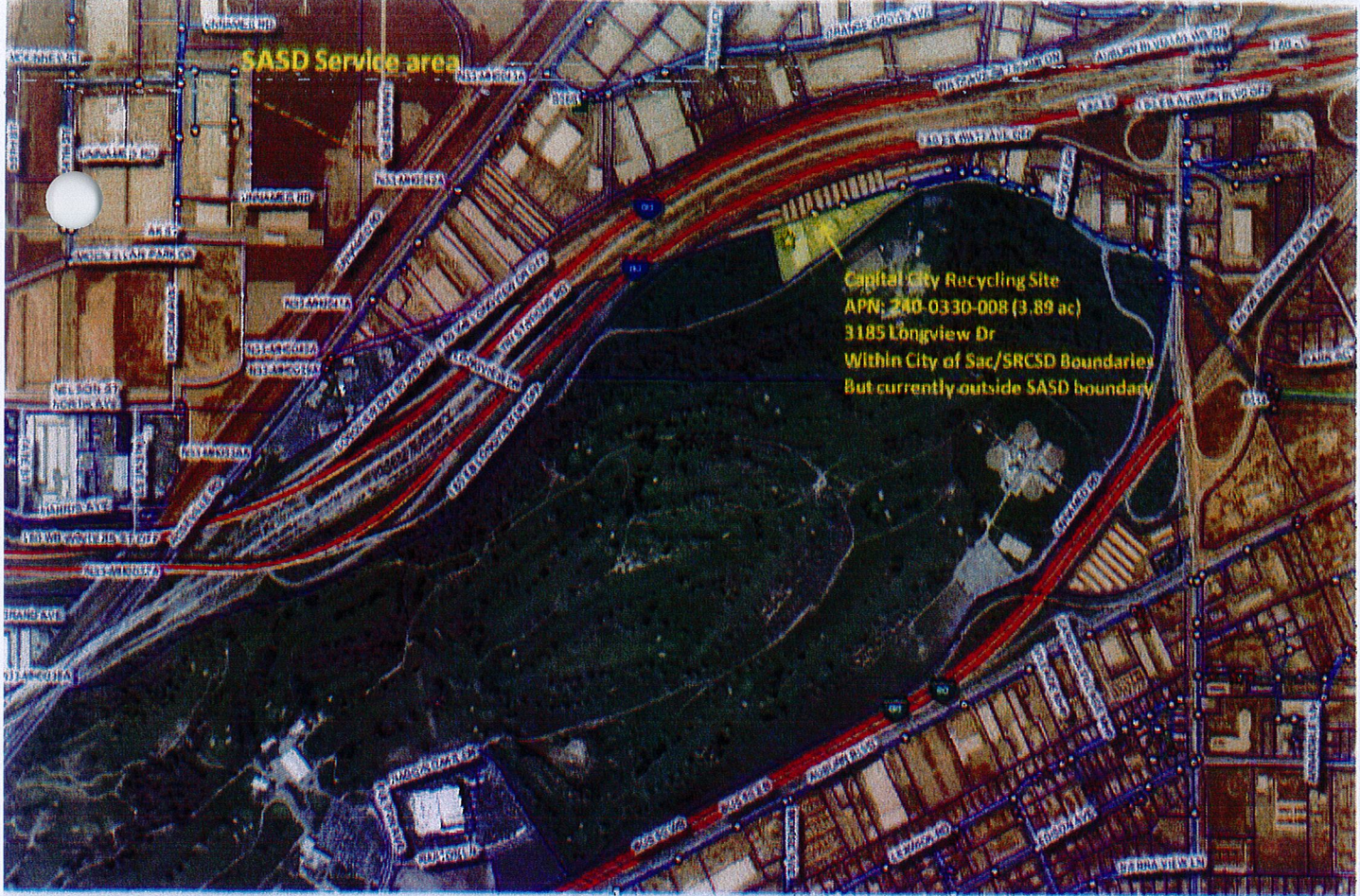
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City of Sac area

SACRAMENTO

SASD Service area

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SRCS D Service Area

