

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

April 1, 2015

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Alby Property Annexation) to Sacramento Area**  
**Sewer District (SASD) (16-14) [CEQA**  
**Exemption per Section 15268(b)(4)]**

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

**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 Alby Property Annexation to the Sacramento Area Sewer District (SASD.)
3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

**FPPC DISCLOSURE**

No Commissioner has received any contributions from any parties involved with this proposal.

Project Proponents/ Chief petitioner

CONTACT: Dennis Alby  
7030 Folsom Auburn Road  
Folsom, CA 95630  
(916) 801-2925  
[dennis@dennisalby.com](mailto:dennis@dennisalby.com)

### **Project Description**

The applicants are unable to construct a septic system on-site because the affected territory is heavily encumbered by various utility easements. San Juan CSD (Water District) owns water lines that cross the property which provide potable water to the City of Roseville and Granite Bay. The Sacramento County line constitutes the north boundary of the parcel. The closest municipal sewer connection is adjacent to the property along Oak Hill Drive in Placer County. Connection to SASD facilities would be economically burdensome as the nearest tie-in is approximately 1.5 miles away in Oak Avenue.

In order to receive sewer service, the property will should be annexed into the SASD Service Area. Once annexed, the property will become a customer of SASD. SASD and Placer County are currently creating a Wastewater Operating Agreement and Wastewater Service by Contract (Agreement) which should be approved by both Boards in 2015. This Agreement will act as the mechanism to allow SASD to contract with Placer County to allow the property to use the Placer County sewer system. The Agreement is not subject to LAFCo purview, as it is an agreement solely involving two or more public agencies, (56133(f)).

The landowners will be responsible for all permit, connection and ongoing service fees and costs. Upon satisfaction of all SASD and Placer conditions of approval, SASD will have the means and Placer County will have the capacity to provide sewer service to the property. Annexation of this parcel will not adversely impact SASD existing customers.

### **Sphere of Influence**

The entire project is within the Sacramento County General Plan Urban Services Boundary (USB,) which constitutes the Sphere of Influence for the SASD.

### **Surrounding Land Uses**

The surrounding land uses are developed single family residential.

### **Assessed Valuation**

APN: 2270-0190-034: Total project Assessed Valuation is \$218,584.00

### **County of Sacramento General Plan and Zoning Consistency**

The project is consistent with both the County General Plan and applicable Zoning requirements.

### **LAFCo Standards, Policies and Procedures**

The proposal is consistent with your LAFCo Policies, Standards and Procedures. The residential land use is consistent with both the County General Plan and Zoning. This

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

### **Conducting Authority Proceedings**

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponents. 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.

### **Environmental Considerations**

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” However, ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own Policies, Standards, and Procedures, and applicable CA Gov. Code. Your Commission action of project approval of this individual utility service connection is thus considered exempt pursuant to CA PRC Sec. 15268(b)(4).

### **Affected Agencies:**

#### **Sacramento Area Sewer District**

The affected agency has provided the following comments regarding the ability to provide service to the affected territory

The lands proposed for annexation are within the Sphere of Influence of the agency.

SASD has the means to enter into the Master Agreement with Placer County, which has the capacity to provide sanitary sewer conveyance and wastewater treatment with no adverse impacts to existing SASD or Placer County ratepayers. The project proponents should work closely w/SASD Permit Services to ensure compliance with SASD development and connection standards.

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

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.

### **Other Affected Agencies**

The proposal was reviewed by the Sacramento Metro Fire District, and affected Sacramento County agencies. No objections were raised.

**EXECUTIVE OFFICER COMMENTS:**

The proposal is consistent with the County of Sacramento General Plan, the Municipal Services Review of the Sacramento Area Sewer District (SASD,) and your Commissions Local Policies, Standards, and Procedures. I respectfully recommend that your Commission:

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder
2. Approve the Alby Property Annexation to Sacramento Area Sewer District (SASD.)
3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

Respectfully submitted,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***



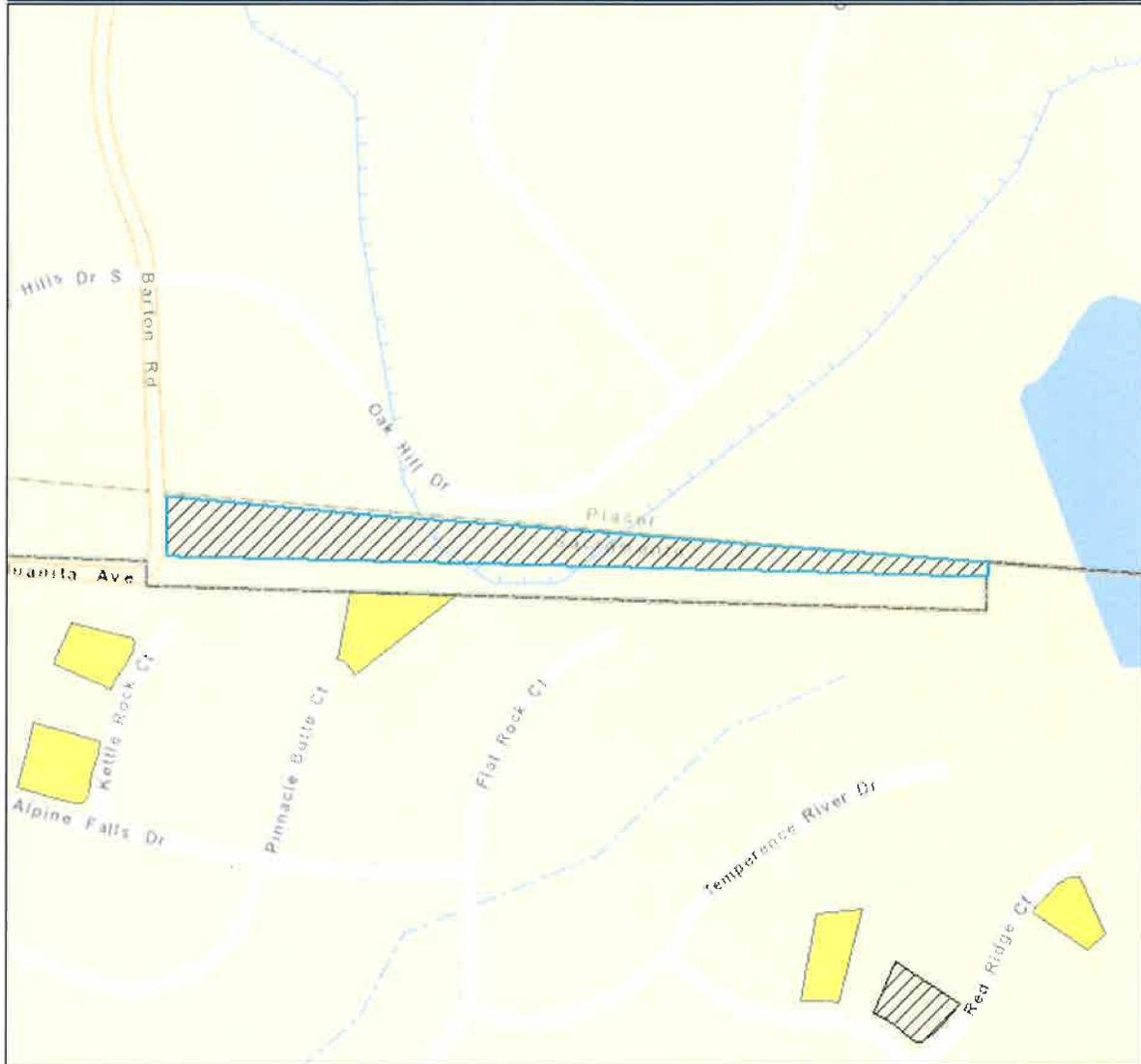
**Peter Brundage  
Executive Officer**

Attachments:

- A. Maps
- B. SASD Comment Letter

DL:dl

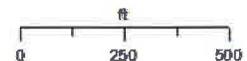
(Alby Anx SASD)



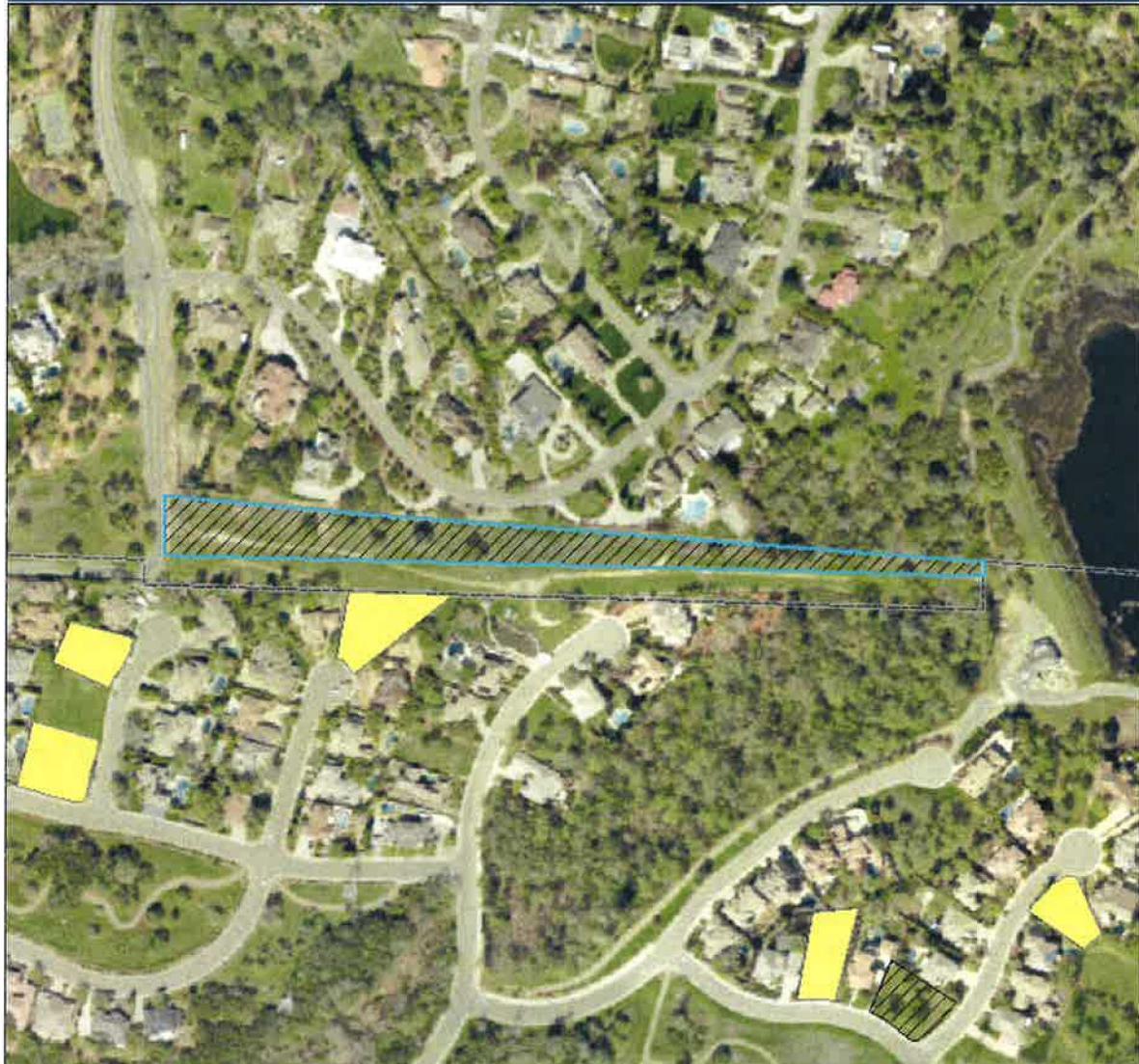
-  Single Family Residence
-  Vacant Land
-  City Boundaries



1 in = 376.17 ft



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-  Single Family Residence
-  Vacant Land
-  City Boundaries



1 in = 376.17 ft



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**SACRAMENTO AREA  
SEWER DISTRICT**  
SERVING YOU 24/7

March 24, 2015

Don Lockhart, AICP  
Assistant Executive Officer  
Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814

**Subject:           Annexation and Sewer Service for the Alby Property (APN #227-0190-034)**

Dear Mr. Lockhart:

**Board of Directors**

Representing:

County of Sacramento  
City of Citrus Heights  
City of Elk Grove  
City of Folsom  
City of Rancho Cordova  
City of Sacramento

Property owners (Applicants), Dennis and Roxanne Alby, are requesting sewer service for their residence located at 8310 Santa Juanita Avenue Orangevale, CA 95662 (APN # 227-0190-034). This property is located within Sacramento County but is outside the Sacramento Area Sewer District (SASD) Service Area.

There is currently no sewer service to the property. The Applicants are unable to construct a septic system because San Juan Water District owns water lines on the property that provide potable water to the City of Roseville. The closest sewer connection is adjacent to the property along Oak Hill Drive in Placer County. Connection to SASD is not viable since the closest SASD manhole (MH # 376-227-1018) is approximately 1.5 miles away in Oak Avenue.

In order to receive sewer service, the property will need to be annexed into SASD Service Area. Once annexed, the property will become a customer of SASD. SASD and Placer County are currently creating a Wastewater Operating Agreement and Wastewater Service by Contract (Agreement) which should be approved by both Boards in 2015. This Agreement will act as the mechanism to allow SASD to contract with Placer County to allow the property to use the Placer County sewer system.

In order to receive sewer service, the property will be subject to the following SASD and Placer County (see attached) requirements:

1. The Applicants will create a sewer easement from APN 052-210-023 to 220-0190-032 for sewer construction. This easement needs to be a minimum of 10-feet wide, but may be wider depending on the depth of the sewer pipe. Easements will be shown on sewer plans and dedicated on the final map.
2. Applicants will be required to pay their fair share connection fee to connect to the Placer County sewer system. This connection fee will be determined by Placer County and will be paid to Placer County prior to issuance of the sewer permit.
3. Applicants will construct the sewer pipe to connect to Placer County manhole A13-49 (as shown in exhibit A) in accordance with Placer County requirements. Permits will be obtained from Placer County and the work will be performed by

**Prabhakar Somavarapu**  
*District Engineer*

**Rosemary Clark**  
*Director of Operations*

**Christoph Dobson**  
*Director of Policy & Planning*

**Karen Stoyanowski**  
*Director of Internal Services*

**Joseph Maestretti**  
*Chief Financial Officer*

**Claudia Goss**  
*Public Affairs Manager*

10060 Goethe Road  
Sacramento, CA 95827-3553  
**Tel 916.876.6000**  
Fax 916.876.6160  
www.sacsewer.com



**COUNTY OF PLACER  
FACILITY SERVICES DEPARTMENT**

Phone 530-886-4900 Fax 530-889-6809  
www.placer.ca.gov

MARY DIETRICH, DIRECTOR  
VALERIE BAYNE, ADMIN. SVS. MANAGER  
MARK RIDEOUT, DEPUTY DIRECTOR  
BILL ZIMMERMAN, DEPUTY DIRECTOR  
SCOTT BATTLES, DEPUTY DIRECTOR

February 20, 2015

Sacramento Area Sewer District  
Michael Meyer  
10060 Goeth Road  
Sacramento, CA 95827

**RE: REQUIREMENTS FOR SEWER SERVICE FOR ALBY SEWER CONNECTION  
APN: 227-0190-034-0000**

Dear Mr. Meyer:

The purpose of this letter is to define the requirements that must be met prior to the subject property's eligibility for connection. The owner of the property located on 8310 Santa Juanita Avenue, Orangevale, California, Dennis Alby, requested sewer service from Placer County Sewer Maintenance District 2 (District). The property resides in Sacramento County and cannot be annexed into the District; however, the District may accept the flows and serve the property through the Sacramento Area Sewer District (SASD) under the terms and conditions of the existing agreements with SASD and the pending *Wastewater Operating Agreement And Wastewater Service By Contract Between the Sacramento Regional County Sanitation District, the Sacramento Area Sewer District, and the County of Placer*. The District will not be able to serve the property until the following requirements are met:

1. Sewer service shall be constructed to serve APN 227-0190-034-0000 to District Manhole A13-49 (see Exhibit A). Prior to construction, all necessary sewer permits shall be obtained from Placer County to connect to public sewer infrastructure. Note: A bonded plumber shall be required to perform the work, which will be inspected by Facility Services, Environmental Engineering Division (Call prior to commencing work).
2. Secure a private sewer easement from APN 052-210-023 dedicated to APN 227-0190-034-0000 to provide an easement where the sewer service will be constructed to serve Mr. Alby's parcel. Note there is an existing equestrian easement located on APN 052-210-023 in this vicinity that could affect the acquisition of the private sewer easement (see Book M of Maps Page 29 attached). The private sewer easement shall be a minimum of 10-foot wide (wider easements may be required if the depth of the sewer line exceeds 10-

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2<sup>nd</sup> Street

Administration – Building Maintenance – Capital Improvements – Museums – Parks  
Property Management – Environmental Engineering - Utilities

# Citrus Heights City Hall

6350 Fountain Square Drive  
Citrus Heights, California

Application For Design Review  
Permit

## PROJECT INFORMATION

APN: 243-0020-047  
STREET ADDRESS: 6350 FOUNTAIN SQUARE DRIVE  
CITY: CITRUS HEIGHTS, CALIFORNIA  
JURISDICTION: CITY OF CITRUS HEIGHTS  
ZONING: RD-30  
GENERAL PLAN USE: COMMERCIAL  
OCCUPANCY: TYPE 195 (NON-HABITAT)  
TYPE OF CONSTRUCTION: ONE  
STORIES: ONE  
BUILDING HEIGHT: 31'-0"  
SITE FIRE PROTECTION: MET SYSTEM HYDRANTS  
FIRE PROTECTOR: CITY/STATE/NATIONAL FULLY APPROVED BUILDING  
PROPOSED BUILDING AREA: 35000 SF  
CITY HALL CORPORATION YARD  
PARKING PROVIDED: 96 SPACES  
PARKING REQUIRED: 96 SPACES  
PARKING PROVIDED: 96 SPACES  
PARKING PROVIDED: 96 SPACES  
PARKING PROVIDED: 96 SPACES

LAND AREA: 147 ACRES  
CITY HALL: 147 ACRES  
LAND AREA: 147 ACRES  
FAR: 9.25  
UTILITY YARD: 147 ACRES  
LAND AREA: 147 ACRES  
FAR: 7.75  
WATER SMART LAND: 147 ACRES  
LAND AREA: 147 ACRES

VEHICLE PARKING PROVIDED: 96 SPACES  
BICYCLE PARKING PROVIDED: 4 SPACES  
TYPE 1 LOCKERS: 4  
TYPE 2 LOCKERS: 4

REFERENCE SHEET A1  
FOR PROJECT KEYNOTES

## VICINITY MAP



**SHEET INDEX**

ARCHITECTURAL  
A0 OVERALL SITE PLAN  
A1 SITE PLAN WITH DETAILS  
A2 ELEVATIONS  
A3 EXTERIOR ELEVATIONS  
A4 SECTION  
CIVIL  
C1 PRELIMINARY GRADE/STAIR PLAN  
C2 PRELIMINARY UTILITY PLAN  
LANDSCAPE  
L1 LANDSCAPE ARCHITECTURE PLAN  
L2 PRELIMINARY PLANT PALETTE  
ELECTRICAL  
E1 ENLARGED SITE LIGHTING PHOTOGRAPHIC

**PROJECT TEAM**

OWNER REPRESENTATIVE  
DEVELOPER: CITY OF CITRUS HEIGHTS  
RANCHO CORONADO, CA 95762  
(916) 891-8900

ARCHITECT  
PERRIN, WILLIAMS & COTTELL ARCHITECTS  
RANCHO CORONADO, CA 95762  
(916) 891-4000

CIVIL ENGINEER  
MORTON & PILLCO, INC.  
76 RICHMOND ST., SUITE 200  
FOLSOM, CA 95630  
(916) 947-7611

LANDSCAPE ARCHITECT  
LANDSCAPE ARCHITECTURE  
400 DODD LANE, SUITE 200-001  
GRANITE BAY, CA 95746  
(916) 747-2578

ELECTRICAL ENGINEER  
6660 ROBERT J. MATTHEWS PARKWAY, #4  
EL DORADO, CA 95752  
(916) 941-800-5406



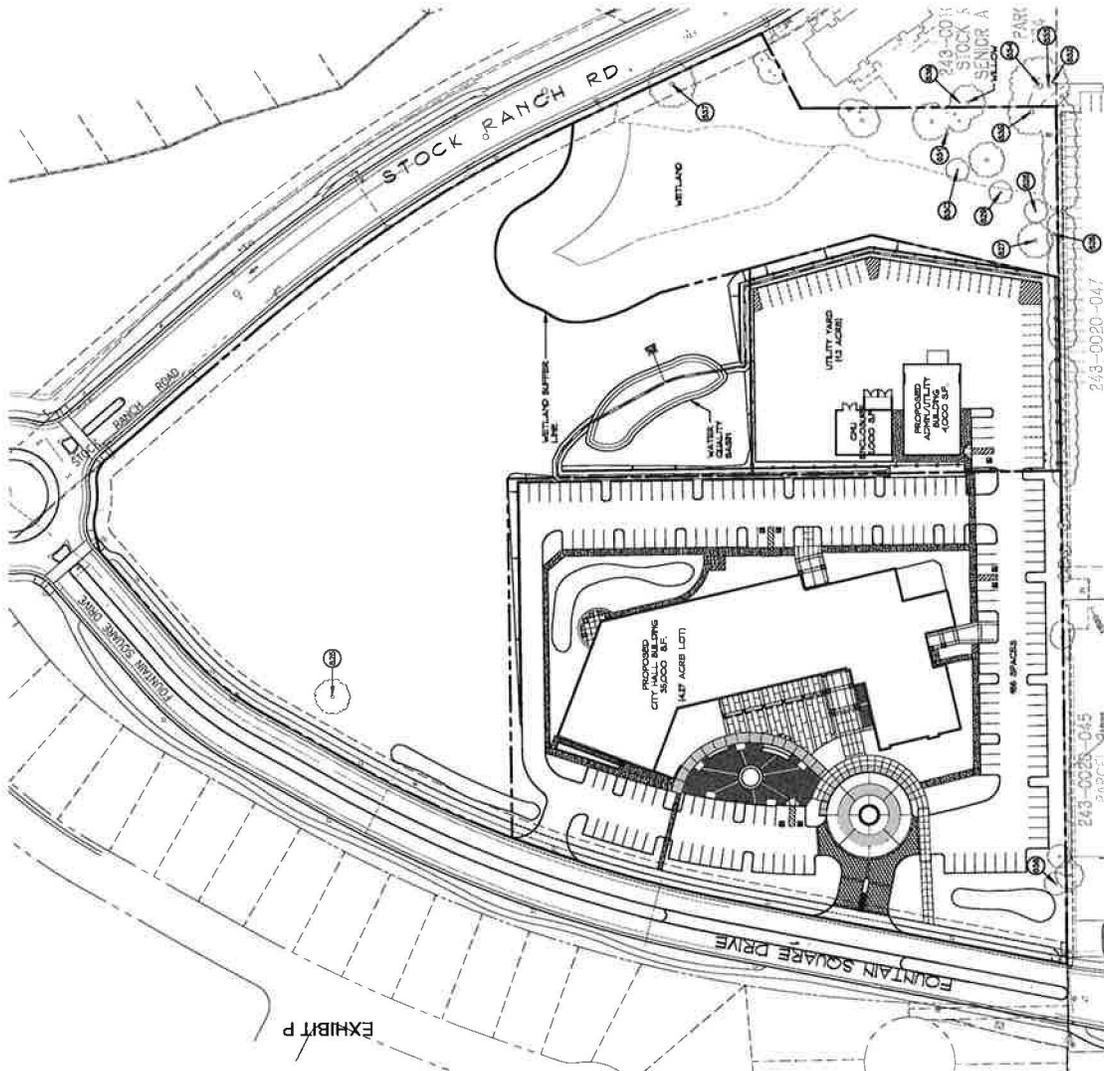
CAPITAL PARTNERS

PERRIN, WILLIAMS & COTTELL  
**A.R.C.H.I.T.E.C.T.S**  
1014 S. 11th Street, Suite 100  
Rancho Coronado, CA 95762  
PH: (916) 891-4000

## Site Plan

Project: CITRUS HEIGHTS CITY HALL  
Job No. 14561 Date: 2-16-15  
Scale: 1" = 50'-0"

A0



LEGEND  
AN ARBORIST REPORT TREE NUMBER

NORTH

## Site Plan

1" = 50'-0"

Citrus Heights - City Hall  
6350 Fountain Square Drive, Citrus Heights, CA

EXHIBIT P

# TRACT NO. 392 FOLSOM LAKE ESTATES UNIT NO. 2-C

A PLANNED UNIT DEVELOPMENT

PORTION SECTION 14 & SECTION 23, T.10N., R.7E. M.D.M.

COUNTY OF PLACER, CALIFORNIA

SCALE: 1" = 100' MAY 1979

MORTON & PITALO, INC.  
SHEET 3 OF 3 SHEETS

COUNTY CLERK GRANITE  
RECORDING UNIT PLACER  
POSITION CALCULATED  
PER 193.

DETAIL  
SCALE: 1" = 50'

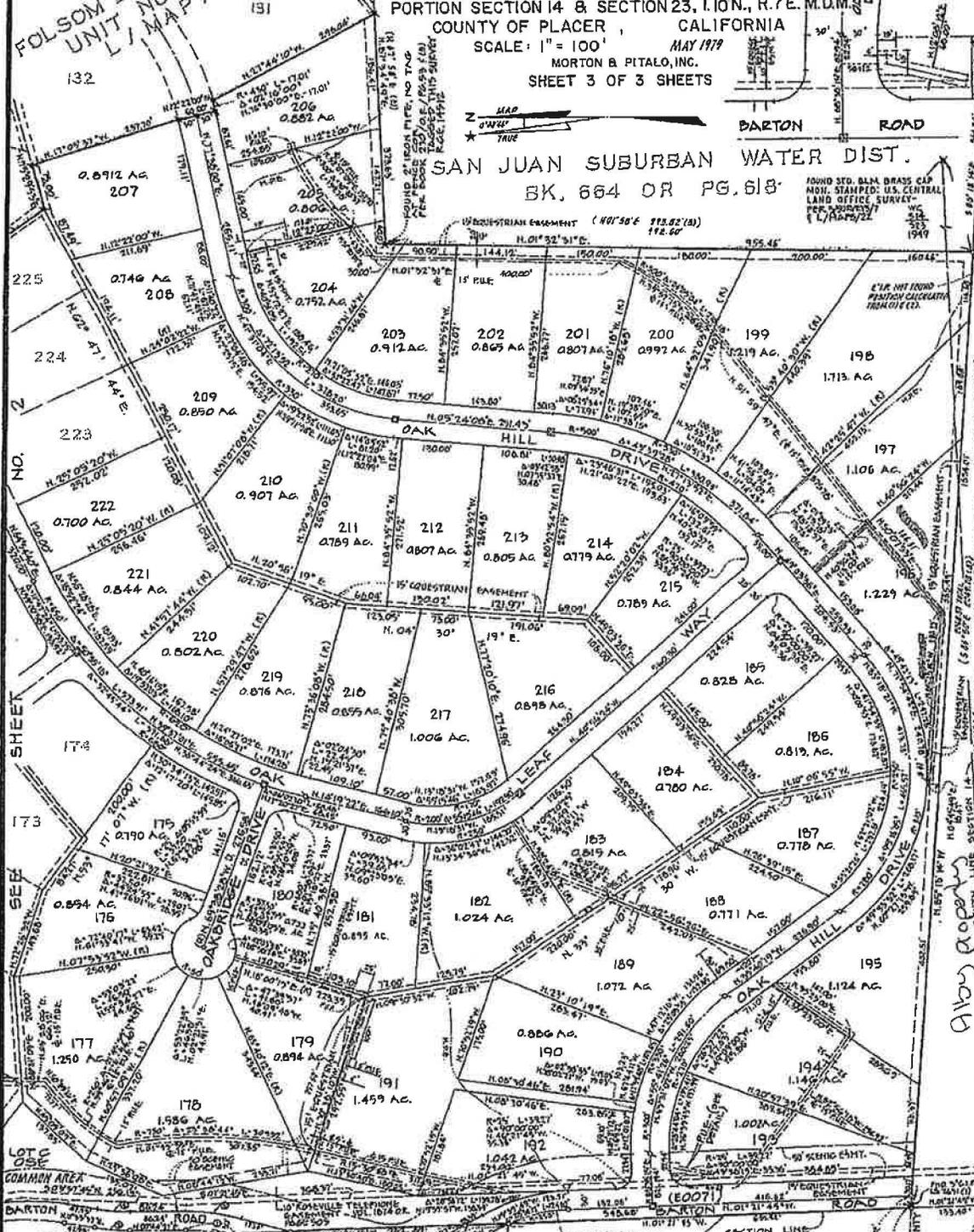
FOLSOM LAKE EST.  
UNIT NO. 2-C  
L/MAP/22



BARTON ROAD

SAN JUAN SUBURBAN WATER DIST.  
BK. 664 OR PG. 618

ROUND STD. BLM. BRASS CAP  
NO. 11, STAMPED: U.S. CENTRAL  
LAND OFFICE SURVEY  
PER PLACER COUNTY  
L/MAP/22  
1949



**CURVE DATA**

1	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'
2	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'
3	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'
4	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'
5	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'
6	R=300'	Δ=117°31'	L=1041.1'	Δ=117°31'	L=1041.1'

1/4 COR. - SEC. 202. N. 1°21'45"W. - 2751.96 (N. 1°20'22"W. 2751.97 L/MAP/22)  
 NOTE: NO DIRECT VEHICULAR ACCESS ONTO BARTON ROAD FROM LOTS ALONG SAID ROAD

Also check map

BOOK M OF MAPS PAGE 29

RECEIVED

JAN 07 2015

SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

P.O. Box 2157 | 9935 Auburn Folsom Road | Granite Bay, CA 95746 | 916-791-0115 | sjwd.org



November 18, 2014

Meg de Courcy, Planner II  
Department of Community Development  
Planning and Environmental Review  
827 7th Street, Room 230  
Sacramento, CA 95814

Directors  
Edward J. "Ted" Costa  
Kenneth H. Miller  
Dave Peterson  
Pamela Tobin  
Bob Walters  
  
General Manager  
Shauna Lorange

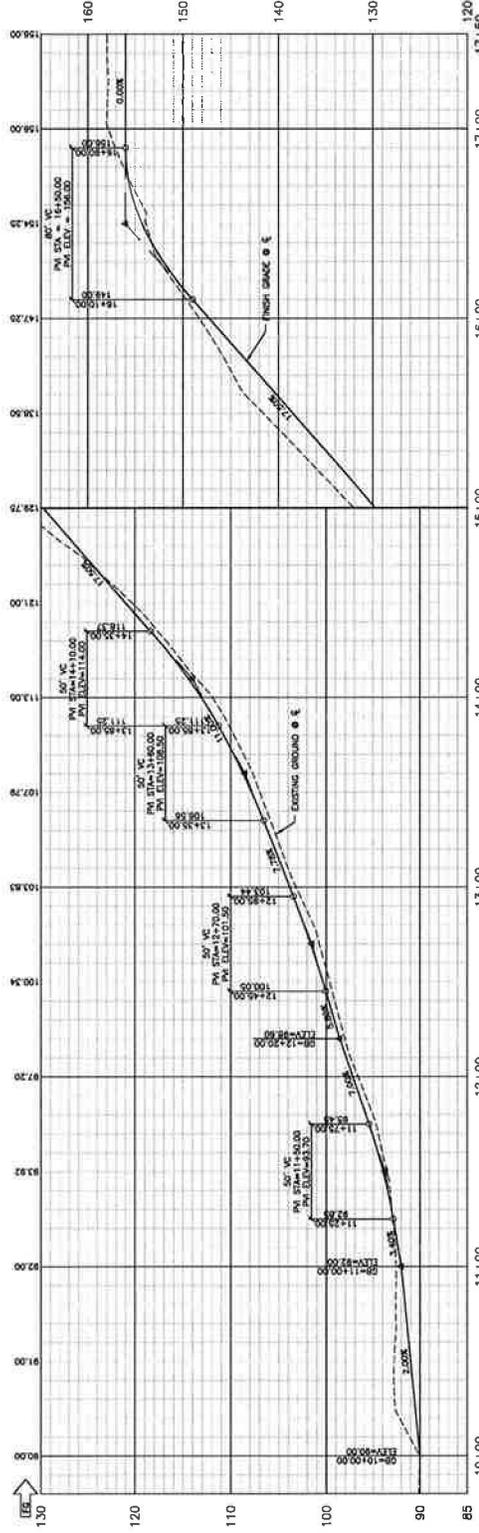
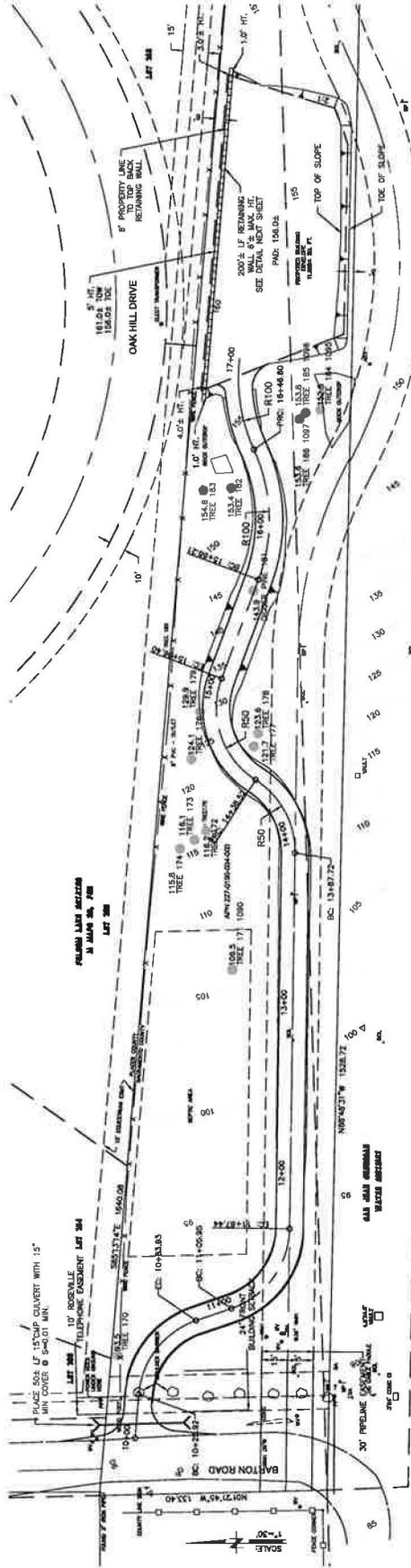
**SUBJECT: REQUEST FOR REVIEW COMMENTS RELATED TO THE PROPOSED ALBY BUILDING IMPROVEMENTS PROJECT (APN 227-0190-034-0000)**

This letter is in response to the review of the "Alby Grading Plan" as has been prepared for the proposed Alby Building to be constructed on the existing vacant parcel on Barton Road, in Sacramento County. San Juan Water District (SJWD) and the City of Roseville (Roseville) appreciate this opportunity to provide your department with our conditions and concerns related to this project.

Both SJWD and Roseville jointly own and maintain several large diameter potable water transmission pipelines which are located within an easement on the subject parcel. These water pipelines supply potable drinking water to thousands of residents in the Sacramento region and therefore must be protected from damage, and provisions for access must also be maintained.

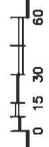
In the interest of the public, SJWD and Roseville share the following conditions and concerns related to the proposed use of the parcel for the proposed development improvements project:

1. Because of the close proximity to the large water transmission pipelines that exist within the easement on the parcel, as well as the typically limiting soils conditions in the area where this parcel is located, the use of a septic system should not be approved for this project. Instead the sanitary sewer discharge should gravity flow or be pumped to one of the existing sewer collection systems in the subdivisions located either to the north or to the south of the subject parcel.
2. Construction of the proposed driveway should be avoided in the alignment as shown on the site plan. Placement of the driveway on top of the pipeline easement is not conducive for required future access to the pipelines for maintenance and replacement.
3. Protection of the existing water transmission pipeline which is located on the Barton Road frontage of the parcel should be included in the project requirements.
4. An easement encroachment agreement will be required to be executed between the parcel owner and both SJWD and Roseville, depending on the extent of the project.



WINTERIZATION AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED BY THE SACRAMENTO COUNTY INSPECTOR

Atteberry & Associates [platt@atb00@hotmail.com](mailto:platt@atb00@hotmail.com) P.O. BOX 5396, AUBURN, CA 95604-5396 (530) 888-1288



**SJWD Water Pipeline Easement  
Area Boundary Line  
(Approx. location)**

