

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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October 29, 2002

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Stock Ranch Annexation to Citrus Heights Water District (02-02)**
[CEQA: Addendum to Prior EIR]

CONTACT: Donald J. Lockhart, Assistant Executive Officer (916) 874-2937

RECOMMENDATION

1. Adopt the Addendum (Exhibit A) to the January 2001 Final Environmental Impact Report (EIR) for the Stock Ranch Guide for Development (SCH No. 2000032089) specific to this project. The Commission concurs with the findings of fact and statement of overriding considerations as adopted by the City of Citrus Heights as shown in Exhibit B, and directs the Executive Officer to file the Notice of Determination with the appropriate government entity.
2. Approve the Stock Ranch Change of Organization, Annexation (02-02) to the Citrus Heights Water District (CHWD); and pursuant to Government Code Section 57000 et. seq.
3. Authorize your Clerk to waive the Conducting Authority proceedings pursuant to Government Code Section 56663, due to one-hundred percent consent of affected landowner and affected agencies.

FPPC DISCLOSURE

Commissioner Roger Dickinson has received \$250 each from George Phillips and Kris Steward, [who are acting as agents for the project applicant]. within the last 12 months and will not participate, vote or otherwise sit as a Commissioner on this matter.

PROJECT DESCRIPTION

Water service is required to provide for development of the approved Stock Ranch Guide for Development.

The Stock Ranch change of organization proposal consists of three parcels:

Parcel 1	86+ acres,
Parcel 2	22+ acres
Parcel 3	3+ acres
TOTAL	111+ acres

Parcel 1 and 2 are undeveloped, and comprise a portion of the approved Stock Ranch Guide for Development project. Parcel 3 is developed with the Alterra Clare Bridge assisted living facility. There are no registered voters at this facility. Parcel 3 is included as part of the ongoing island “clean up” program of the Citrus Heights Water District.

Parcels 1 and 2 are located south of Auburn Boulevard, west of Sylvan Road, and north and east of Stock Ranch Road, Parcel 3 is north of Stock Ranch Road. The entire project is within the City of Citrus Heights.

In February 2001, the Citrus Heights City Council approved the Stock Ranch Guide for Development, consisting of permanent open space, residential and commercial development. (Stock Ranch Guide for Development, Final Environmental Impact Report SCH No. 2000032089.)

As previously mentioned, water service is required to provide for development of the Stock Ranch project, Parcels 1 and 2. However, the Alterra Clare Bridge facility was constructed in 1997 and is currently receiving water service from the District. Infrastructure to serve the property was installed by and at the expense of the developer. The water source is a combination of surface and ground water, similar to the overall District service area. The parcel was not annexed into the District at that time of construction. The original application was modified to include Parcel 3 as a “housekeeping” measure for the CHWD.

The entire project is within the Sphere of Influence of the Citrus Heights Water District. The proposal is consistent with the land use designations of the 2000 Citrus Heights General Plan.

The Stock Ranch Guide for Development proposes a mix of land uses, including general commercial, low, medium and cluster residential development (at a gross density of 5 units to the acre.) and permanent open space areas.

100% Consent

Stock Ranch is owned solely by the Chief Petitioner. In addition, the Alterra Clare Bridge assisted living facility Director has provided written consent to the annexation, (Attachment A.) Thus, there is no need for a protest hearing.

The two adjacent neighborhood associations, affected property owners, and landowners within 500' of the project site, have been notified of the date, time and place of the hearing on this proposal. No protest has been received.

Environmental Considerations

LAFCo will act as a responsible agency consistent with CEQA Guidelines §15096, regarding the environmental documentation for the annexation of the Stock Ranch Guide for Development project area into the Citrus Heights Water District (CWHD.) LAFCo has prepared an addendum as the appropriate CEQA document due to its determination that revisions to the environmental document for the proposed project entails only a minor technical change. LAFCo will consider an addendum to a previously certified EIR pursuant to CEQA Guidelines §15164. The previously certified EIR considered all impacts of the project including the addition of the territory to the District. The technical change made by the addendum is merely to clarify that the addition of territory to the District is accomplished through the process of annexation by LAFCo. Consistent with law, LAFCo will utilize the EIR prepared for the Stock Ranch Guide for Development previously certified by the City of Citrus Heights in LAFCo's consideration of the annexation project.

LAFCo concurs with the attached findings in Exhibit B. The EIR for the Stock Ranch Guide for Development was prepared by the City of Citrus Heights as the "lead agency" in accordance with CEQA and was prepared to identify and assess the anticipated effects of the Stock Ranch Guide for Development. The City certified the EIR in 2001.

In summary, LAFCo has prepared a technical amendment to the EIR; which together with the previously certified EIR satisfies the requirements of CEQA for the project. No new impacts have been identified that were not previously evaluated and no new conditions exist that were not previously considered. In addition the project impacts were identified and analyzed in the previously certified EIR.

Affected Agencies:

Citrus Heights Water District

Citrus Heights Water District has provided the following information regarding the ability to provide service to the affected territory

Service Territory

The lands proposed for annexation are within the District's sphere of influence, and service boundary. The affected territory essentially constitutes an island in the westerly portion of the Citrus Heights Water District's (CHWD). The 1993 CHWD 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 SJWD has sufficient water supply and treatment plant capacity to provide wholesale water to CHWD to serve the affected territory.

Water Supply & Conservation Programs

Surface water comprises approximately 90% of the water supply delivered annually by the District. SJWD has anticipated CHWD serving this territory utilizing the water resources available through SJWD

Also, the District has a groundwater production well rated at 1,600 gallons per minute within one-half mile of the southeast corner of the subject territory. Water from this well is available to the site as a supplement to the surface water supply available to the District.

CHWD 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, 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.

In addition, 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.

Infrastructure

The District, anticipating water service to the subject territory, has twelve (12) water mains of varying dimensions stubbed to the southerly and easterly boundaries of the site. Commercial and residential Developers of the site will be required to connect to a combination of these existing water mains to receive water service from the District. The on-site water distribution system(s) 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 mains will typically be a combination of 6", 8" and 12" water mains as necessary to provide the required fire flow. The District plans for the construction of a 24" water transmission main through the site to provide for the delivery of water to both the site and to other District customers. Developer will fund this construction to the extent that capacity is necessary for the site. The District from reserves and capacity fees will fund the remaining portion of the 24" water transmission main construction.

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 all residential accounts and on either a flat rate or metered basis for commercial or landscape irrigation accounts.

CHWD assesses fees and charges for developer-constructed projects in the following categories:

- Plan Check
- Construction Water
- Inspection
- Capacity Fees
- Meter Set Charges
- Inclusion (Annexation)

The most significant of these are the capacity fees. These fees are based upon the size of the commercial or residential water service provide to each new connection to the water distribution system. Capacity fees (Calendar Year 2002 and Calendar Year 2003) that are likely to apply to the water service types proposed for the commercial and residential applications at the site are as follows:

1" metered water service (residential)	\$ 3,144
1 1/2" metered water service (commercial)	\$ 6,288
2" metered water service (commercial)	\$ 10,060
3" metered water service (commercial)	\$ 18,864

Other Affected Agencies

The proposal was reviewed by the Sacramento Metropolitan Fire District, Sunrise Recreation & Park District, Carmichael Water District, the Sylvan Cemetery District, County Sanitation District-1, California-American Water Company (formerly Citizens Utilities) and the Sacramento County Public Works Agency. No objections were raised.

Sacramento Metropolitan Fire District commented that the proposed annexation may enhance life safety delivery capabilities to the affected territory. 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. Staffs of CHWD and SMFD confer routinely to discuss planning and construction issues

The City of Citrus Heights is supportive of the proposed project, as it will insure the provision of water to land currently designated by the City for commercial and residential development.

I recommend your Commission approve the Stock Ranch change of organization and authorize your Clerk to waive the conducting authority proceeding pursuant to Government Code Section 56663.

Respectfully,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

Attachments:

- A. Letter of Consent from Tonae Hasik, Director, Alterra Clare Bridge
- B. Resolution approving the reorganization, and waiving conducting authority proceedings.
 - Exhibit A: Stock Ranch Guide For Development - Addendum to the Final Environmental Impact Report
 - Exhibit B: CEQA Findings Of Fact and Statement Of Overriding Considerations

MAF

(Stock Ranch Reorg)