

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

February 5, 2003

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Kapalua Estates/ Van Ruiten Acres, et al., Reorganization (04-02)**  
**Annexation to Sacramento Regional County Sanitation District**  
**and County Sanitation District No. 1**  
**[CEQA: Negative Declaration]**

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

**RECOMMENDATION**

1. Certify the Negative Declaration as adequate and complete for this project and direct the Executive Officer to file the Notice of Determination with the appropriate government entity.
2. Adopt the Resolution Approving Kapalua Estates/ Van Ruiten Acres, et al., Reorganization: Annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1 and Waiving Conducting Authority proceedings. (04-02)

**Project Proponents**

Reynen & Bardis, LLC  
9848 Business Park Drive, Suite H  
Sacramento, California 95827

**Project Location**

The affected territory is located within the City of Elk Grove, south of Bond Road, west of Bradshaw Road, north of Elk Grove Boulevard, and east of Grant Line Road.

**Project Description**

The project is annexation into Sacramento Regional County Sanitation District to provide sanitary sewer service and annexation to County Sanitation District No. 1 to provide collector service. Sanitary sewer service is required to meet the previously issued conditions of project approval for the two proposed subdivisions, Kapalua Estates (EG 00-012) and Van Ruiten Acres (EG 00-025). These conditions were developed during the entitlement and approval process by the City of Elk Grove for the affected territory. The project includes adjacent landowners for their potential future hook up, should they choose to connect to the districts for sanitation service.

Kapalua Estates (APNs: 127-120-81 & 83 and a portion of 080 & 082)	54.5 acres
Van Ruiten Acres (APNs: 127-120-05 &07)	90.5 acres
Other: (APNs: 127-120-018, 072,073,074,089,090,091 &092)	24.0 acres
<b>TOTAL</b>	<b>169+ acres</b>

**Zoning and Land Use**

The subdivision acreage is undeveloped and approved for the development of 136 one - acre parcels and one five-acre parcel.

Existing Uses: 2 single family residences

Existing Zoning: AR-10 (Agriculture-Residential, 10 acre minimum)

Proposed Uses: Ag-Res

Proposed Zoning: AR-1 (Agriculture-Residential, 1 acre lots)

Surrounding Uses and Zoning: This project is located in the area known as the “Elk Grove Triangle.” This project is located in a sub-area, bounded by Bond Road, Grantline Road and Bradshaw Road, designated as a non-urban zone. The non-urban zone consists of parcels ranging in size from 1-10 acres, or entirely of ag-residential parcels. Property owners and residents have been involved in the review process for the Van Ruiten and Kapalua projects and have been instrumental in establishing design standards for new development in this suburban area, including increased set backs, building height

limitations on lighting, and less formed roadway and landscape development. This comprehensive planning process presents further opportunities to establish standards for future development of this type. It is designated as “non-urban” because of the large lots and reduced infrastructure related to curb, gutters, sidewalks and underground drainage systems. The City of Elk Grove is currently subject to the General Plan of the County of Sacramento while it prepares its own General Plan. The Sacramento County General Plan also requires that one-acre lots be connected to a sanitary sewer treatment system.

**Service Providers**

Water Supply: County of Sacramento, Zone 40  
Drainage: County of Sacramento  
Fire Protection: Elk Grove Community Services District  
Parks: Elk Grove Community Services District  
Schools: Elk Grove Unified School District  
General Government/  
Planning: City of Elk Grove  
Police: City of Elk Grove  
Animal Control: City of Elk Grove

**Sphere of Influence**

The entire project is within the Sphere of Influence of both the Sacramento Regional County Sanitation District and County Sanitation District No. 1.

**Project Characteristics**

Assessed Valuation: \$2,856,434  
Registered Voters: 16 Voters (10-28-02)  
Acres: 169 +/-  
Estimated Future Population: 343  
Residents per Acre: 2 (Estimated)

**Conducting Authority Proceedings**

Notice has been provided to all affected landowners and registered voters in the project area. Written consent for the Reorganization has been obtained from all property owners within the proposal territory and the Regional County Sanitation District and County Sanitation District No. 1. Therefore, based on Government Code Section 56663 (d), unless written opposition is received prior to the conclusion of this Commission hearing, staff recommends that your Commission waive the Conducting Authority proceeding.

## **Environmental Considerations**

LAFCo will act as the lead agency consistent with CEQA Guidelines §15050 et. seq., regarding the environmental documentation for the annexation of the affected territory into Sacramento County Regional Sanitation District and County Sanitation District No. 1. LAFCo has prepared a Negative Declaration as the appropriate CEQA document due to its finding that the proposed project will not have a significant effect on the environment. [The proposed Reorganization is a condition of subdivision approval imposed by the City of Elk Grove.]

## **Affected Agencies:**

### **Sacramento County Regional Sanitation District and County Sanitation District No. 1**

Each of the affected agencies has provided the following comments regarding its ability to provide serve the affected territory and consents to the annexation.

#### **Service Territory**

The territory proposed for annexation is within the Sphere of Influence of each agency.

The Master Plan of each District contains the planning provision for its current ability, as well as any future impact and need for capacity expansion that extends beyond this territory, for the provision of sanitation service to these parcels.

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

Development within the affected territory will be subject to the standards, ordinances, and mitigation fees established by Sacramento Regional County Sanitation District and County Sanitation District No. 1, reducing to less than significant any potential impacts to existing ratepayers.

## **Other Affected Agencies**

The proposal was reviewed by the Elk Grove Community Services District, the Elk Grove Unified School District, and the Sacramento County Public Works Agency. Staff has received no objections or negative comments.

The City of Elk Grove supports the proposed reorganization, as it will ensure the provision of sanitary sewer service to land currently designated by the City of Elk Grove for residential development.

**RECOMMENDATION**

I recommend your Commission approve the **Kapalua Estates/ Van Ruiten Acres, et al., Reorganization [04-03]** and unless written protest is received prior to the conclusion of this hearing, that your Commission waive Conducting Authority proceedings.

Respectfully,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***

Peter Brundage  
Executive Officer

Attachments:

Maps

Resolution Certifying the Negative Declaration, approving the Reorganization and Waiving Conducting Authority Proceedings.

CEQA Findings Of Fact and Negative Declaration

Agency Correspondence

PB:DL:Maf

cc: Todd Chambers, Reynen & Bardis, LLC  
Property owners within Territory to be Annexed  
Sacramento Regional County Sanitation District  
County Sanitation District No. 1

(Kapalua Estates)