

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

October 1, 2008

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer **PB**

RE: **City of Sacramento Out-of-Service Area Contract  
with Twin Rivers Unified School District [Municipal Water Service]  
(LAFC 06-08)  
[CEQA: Exemption]**

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

**RECOMMENDATION**

1. Approve the CEQA designation of Categorical Exemption as adequate and complete for the project.
2. Authorize the City of Sacramento to engage in an out-of-service area contract for the provision of municipal water service to the East Natomas Educational Complex (ENEC) pursuant to Government Code Section 56133.

**PROJECT INFORMATION**

Applicant: City of Sacramento  
Twin Rivers Unified School District

Project: Request to permit Contract between City of Sacramento and Twin Rivers Unified School District for municipal water service to the subject property.

Location: Unincorporated Sacramento County, west of Sorento Road, south of Elkhorn Boulevard, and east of the City limit (APNs 201-0540-072, 201-0540-071, 201-0320-019, 201-0320-018, 201-0320-024).

Zoning: AG-80 (County)

Sanitary sewer service: Sacramento Area Sewer District  
(collection)  
Sacramento Regional County Sanitation District  
(treatment)

Current Land Use: Middle School/High School [Under Construction]

Registered Voters: None

**DISCUSSION**

The Twin Rivers Unified School District's (District) predecessor Grant Joint Union High School District purchased the subject parcels. Construction of the East Natomas Educational Complex (middle school and high school) is underway. (Note: School district classroom facilities are exempt from zoning restrictions, thus it may construct school facilities where/when it deems appropriate.) To meet fire safety considerations during the construction period, and ultimately to serve the complex, the District would like to enter into a contract with the City of Sacramento to provide municipal water service.

The site abuts the City limits and is within the City's Sphere of Influence. In anticipation of the annexation of this property, the City is in discussions with the District concerning the terms of an agreement for the ENEC to receive retail water service from the City. Under the Agreement, all service costs, including required connection fees, periodic service fees and necessary infrastructure costs, will be the responsibility of the District.

Upon approval of this Agreement by the District and the City Council, the City Department of Utilities will be authorized to provide retail water service to the subject property, with no adverse impact to existing facilities, capacity or ratepayers.

The City has analyzed the expected demands of the ultimate water service and has capacity in its existing systems to provide service with no adverse impact to the existing service customers. The area is not served by any other public water utility. The area is within the service area of the Natomas Central Mutual Water Company, a mutual water company not subject to LAFCo purview. The NCMWC provides untreated water for agriculture irrigation only.

No opposition regarding this proposal has been received by your staff.

**EXECUTIVE OFFICER'S COMMENTS**

I recommend that your Commission:

1. Approve the CEQA designation of Categorical Exemption as adequate and complete for the project.

2. Authorize the City of Sacramento to engage in an out-of-service area contract for the provision of municipal water service for the East Natomas Educational Complex (ENEC,) pursuant to Government Code Section 56133.

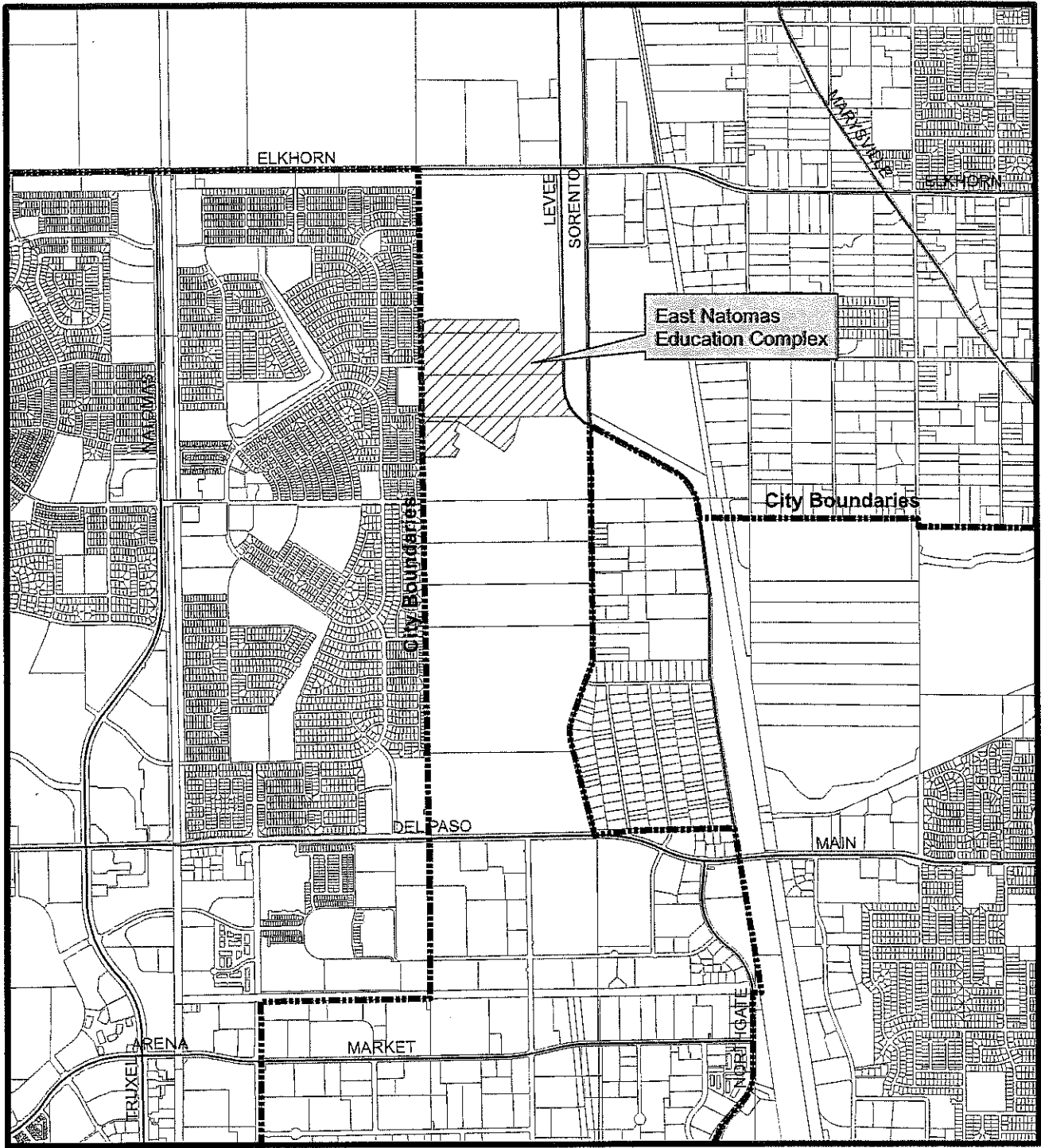
Respectfully submitted,

***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, looping "P" and "B".

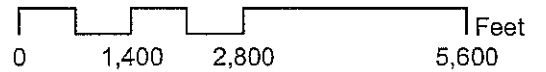
Peter Brundage  
Executive Officer

DL:dl  
Attachments  
(TRUSD Service Contract)



# East Natomas Education Complex

## Vicinity Map





RECEIVED

SEP 24 2008

SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

Department of Utilities  
Office of the Director

CITY OF SACRAMENTO  
CALIFORNIA

1395 35<sup>th</sup> Avenue  
Sacramento, CA 95822-2911  
phone (916) 808-1400  
fax (916) 808-1497/1498

September 19, 2008  
MH:jp:jr

Mr. Peter Brundage, Executive Officer  
Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814

Dear Mr. Brundage,

**Re: Extra-Territorial Service Agreement to Serve....** (APNs 201-0540-072, 201-0540-071,  
201-0320-019, 201-0320-018, 201-0320-024)

Pursuant to Government Code Section 56133, this letter respectfully requests that your Commission authorize the City to provide retail water service outside of the City's jurisdictional boundaries to the proposed East Natomas Educational Complex (ENEC) located in the unincorporated area of the County, west of Sorrento Road, south of Elkhorn Boulevard, and east of the City limit. The ENEC project abuts the City limits and is within the City's Sphere of Influence.

In anticipation of the future annexation of this property to the City, the City is in discussions with the Twin Rivers Unified School District concerning the terms of an agreement for ENEC to receive retail water service from the City. Under the Agreement, all service costs, including required connection fees, periodic service fees and necessary infrastructure costs, will be the responsibility of the District.

Upon approval of this Agreement by the District and the City Council, the City Department of Utilities will be authorized to provide retail water service to the subject property, with no adverse impact to existing facilities, capacity or ratepayers.

Sincerely,

Marty Hanneman  
Assistant City Manager  
Interim Utilities Director

Copy: Jeff Doyle, Twin Rivers Unified School District  
Scot Mende, City of Sacramento  
Jim Peifer, City of Sacramento



CITY OF SACRAMENTO  
DEPARTMENT  
OF UTILITIES

*Making a Difference in Your Neighborhood*

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SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

# TwinRivers

UNIFIED SCHOOL DISTRICT



*Board of Trustees*

*Area 1  
Janis Green*

*Area 2  
Michelle Rivas*

*Area 3  
Alecia Eugene Chastien*

*Area 4  
Bob Bastian*

*Area 5  
Cortez Quinn*

*Area 6  
Roger Westrup*

*Area 7  
Linda Fowler*

*Interim Superintendent  
Frank Porter*

August 20, 2008

Via Hand Delivery

Mr. Robert Thaug, P.E.  
City of Sacramento, Department of Utilities  
1395 35<sup>th</sup> Avenue  
Sacramento, CA 95822

RE: Twin Rivers Unified School District  
East Natomas Educational Complex ("ENEC")  
Request for Water Service

Dear Mr. Thaug:

On Tuesday, August 19, 2008, the Governing Board of the Twin Rivers Unified School District authorized me to issue this letter on their behalf and to formally request that the City of Sacramento allow the Twin Rivers Unified School District to immediately tie into the City's current water supply system for the sole purpose of providing a temporary water source at the ENEC school site for domestic and fire protection purposes. As you know, if the District does not obtain permission to immediately tie into the City's current water supply system, the interests of the District, its students, and the members of our community, will be adversely affected due to the negative impact that would be expected to the ENEC project budget and schedule as a result of a lack of a readily available supply of water to the school site. I am confident that you and the City of Sacramento would agree that it is in the best interests of all parties and the students and community that we serve to work cooperatively together to allow the District to move the ENEC project forward as efficiently and cost effectively as possible. To that end, I would appreciate you presenting the Governing Board's request for immediate access to the City's current water supply system to the appropriate City staff and/or City Council for their immediate consideration and approval.

1333 Grand Avenue Building A Sacramento, CA 95838  
[www.twinriversusd.org](http://www.twinriversusd.org)

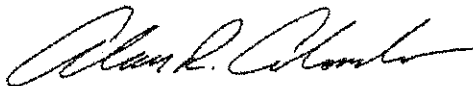
In consideration of the City of Sacramento allowing the Twin Rivers Unified School District immediate access to the City's water supply system, the District agrees to remit the required development fees and provide the necessary bacterial test, backflow preventer, and related construction services necessary to complete the water connection as documented in the approved engineering plans for the ENEC project. All construction services necessary to complete the water connection project will be provided by McCarthy Construction, Inc., under the terms of its contract with the District which specifically includes this scope of work.

In further consideration of the City of Sacramento's agreement to allow the District to tie into the City's water supply system, the District also agrees to continue to meet and confer with City staff, and negotiate in good faith, in an effort to reach a final written agreement for pre-annexation water service to the ENEC site, during the pendency of the current petition for annexation and/or any subsequent petition for annexation that the District may determine is necessary to be filed to protect its interests in this matter.

I want to take this opportunity to let you know that the District appreciates the time and energy expended by all parties to date in addressing this issue and in working collaboratively together in an attempt to meet the needs of our community. Your efforts in this regard are greatly appreciated. As you know, time is of the essence in receiving a response to this request and I thank you in advance for your prompt attention to this matter.

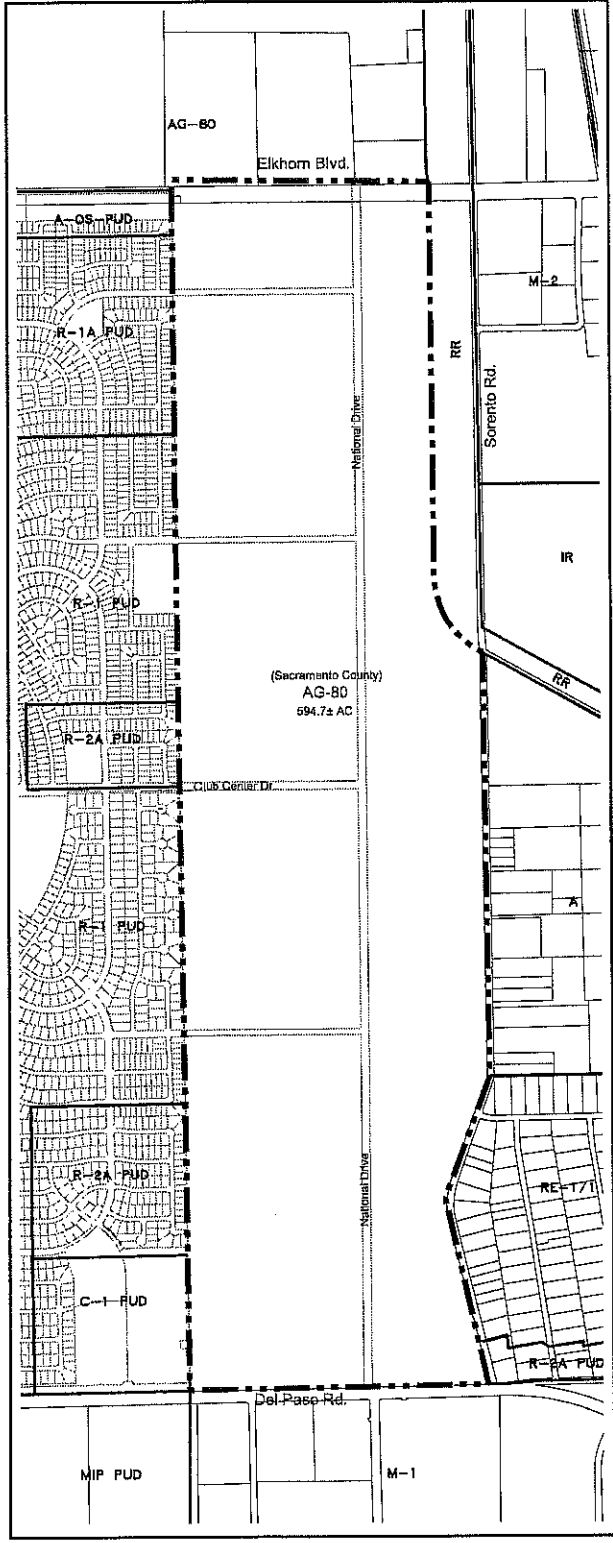
I look forward to hearing from you in the near future concerning the approval for this request.

Best regards,

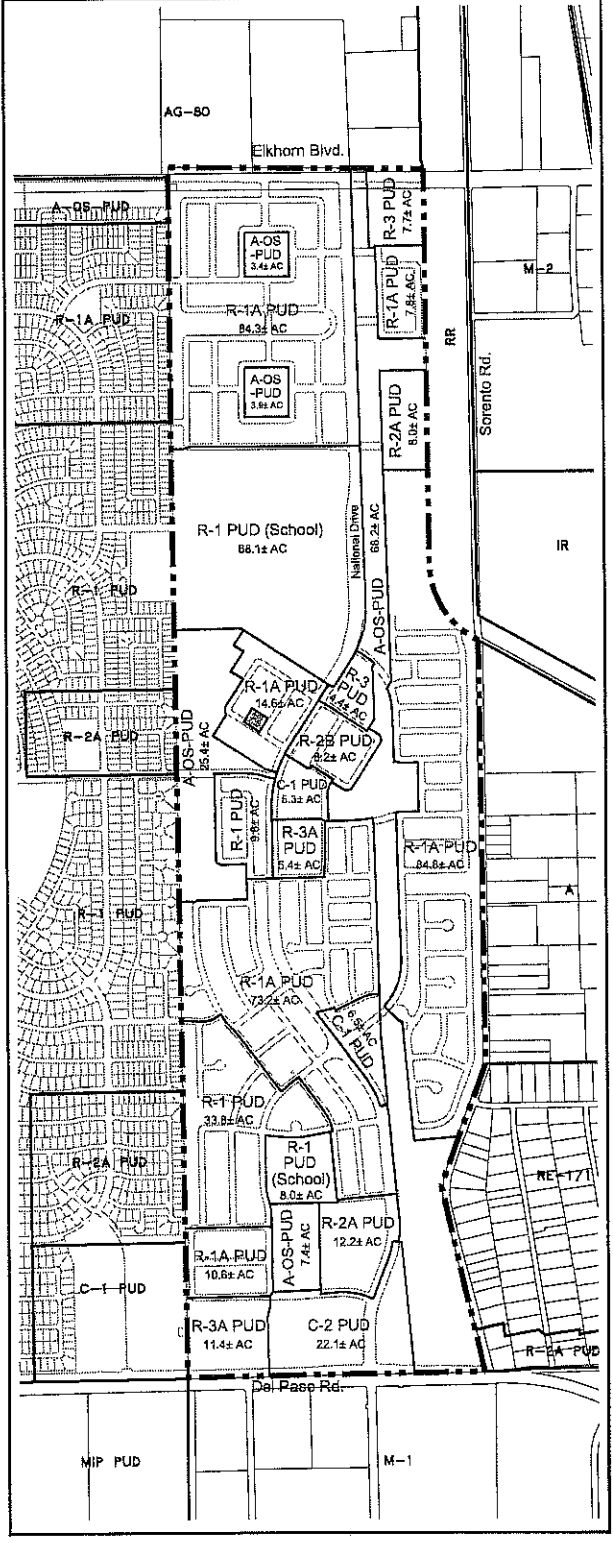


ALAN COLOMBO  
Assistant Superintendent

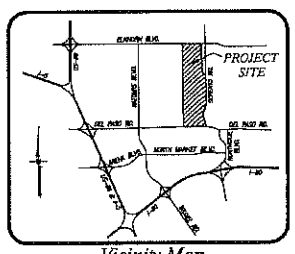
cc: Frank Porter  
Rob Ball  
Jeff Doyle  
Mark Radell  
Rich Henry  
Joel Kirshinstein  
Andrew Briggs  
Tim Cary



**Existing Zoning**  
(Sacramento County)



**Proposed Zoning**



EXISTING	PROPOSED PREZONE PLAN	
	R-1 PUD: 43.4± AC	R-3 PUD: 12.1± AC
	R-1 PUD (School): 88.1± AC	R-3A PUD: 16.8± AC
AC 80: 594.7± AC	R-1A PUD: 73.2± AC	A-OS-PUD: 108.7± AC
	R-2A PUD: 8.0± AC	C-1 PUD: 11.8± AC
	R-2B PUD: 6.3± AC	C-2 PUD: 22.1± AC
	R-1 PUD: 33.8± AC	
	R-1A PUD: 14.6± AC	
	R-2A PUD: 9.2± AC	
	R-2B PUD: 6.3± AC	
	R-1 PUD: 8.0± AC	
	R-2A PUD: 12.2± AC	
	C-1 PUD: 10.6± AC	
	R-3A PUD: 11.4± AC	
	C-2 PUD: 22.1± AC	
TOTAL: 594.7± AC	TOTAL: 594.7± AC	

**Prezone Exhibit**

**Panhandle**  
City of Sacramento, California  
Scale: 1"= 500' March 16, 2007

**Mackay & Soms**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA

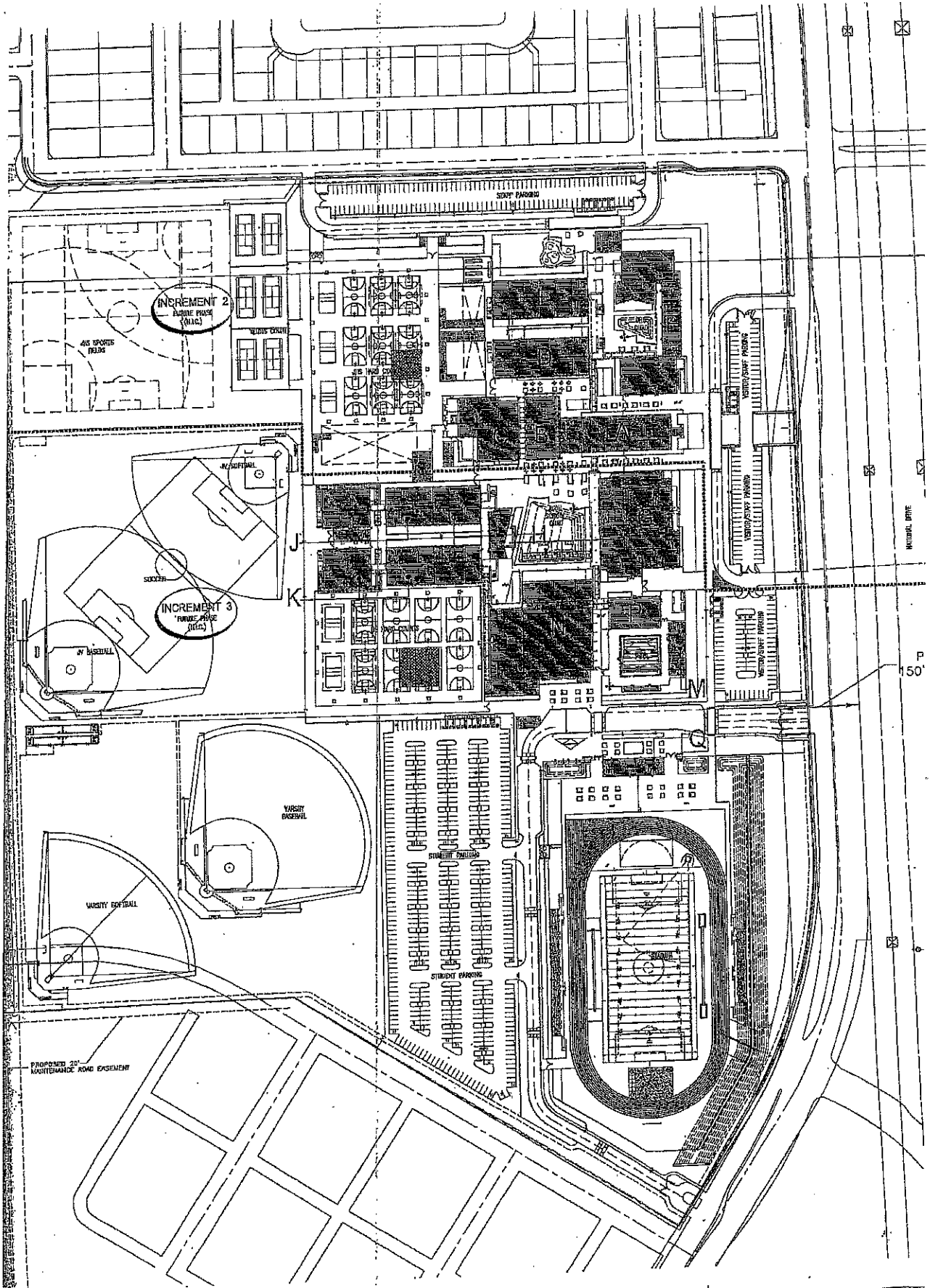
0 250 500 feet

7790-00

1/11/2007 09:00 AM C:\Users\jms\Documents\Projects\Prezone\Prezone Exhibit.mxd 1/11/2007 09:00 AM C:\Users\jms\Documents\Projects\Prezone\Prezone Exhibit.mxd







**LPA**

Architecture  
 Planning  
 Interior Design  
 Landscape Architecture  
 Graphics

P 916 | 772-4300  
 F 916 | 772-4330



**McCarthy**  
 2241 Douglas Blvd., Ste. 200  
 Roseville, CA 95663

P 916 | 786-3853  
 F 916 | 786-3294

**EAST NATOMAS EDUCATION COMPLEX  
 INCREMENT 1**

5921 EAST LEVEE ROAD  
 SACRAMENTO, CA 95835