

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: **CALIFORNIA AMERICAN WATER COMPANY (CAL AM) SPHERE OF INFLUENCE AMENDMENTS AND CONCURRENT REORGANIZATIONS (ANNEXATIONS) TO SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) AND SACRAMENTO AREA SEWER DISTRICT (SASD) (03-15) [CEQA Exemption per Section 15268(b)(4)]**

CONTACT: Donald J. Lockhart AICP, Assistant Executive Officer (916) 874-2937
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 Sphere of Influence Amendments for the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD.)
3. Approve the concurrent Cal Am Annexation to SRCSD and SASD, for the Islandview Way Water Treatment Plant (IWWTP.)
4. 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

Landowner: Cal Am Water Co. c/o Austin Peterson
3701 Beloit Dr.
Sacramento, CA 95838 (916) 568-4239

Agent: Carollo Eng. c/o Ryan Hook
2880 Gateway Oaks Dr.
Sacramento, CA 95833 (916) 576-4711

Assessed Valuation

APN: 142-0080-090 0.842 acres.
Affected Territory Assessed Valuation: \$28,334

Project Location

The affected territory is a .8 acre well site and water treatment plant (WTP) at 13994 Islandview Way. Cal Am operates the IWWTP to provide potable water service to Walnut Grove.

The unincorporated river town of Walnut Grove is located in the Sacramento – San Joaquin Delta, 25+/- miles south of downtown Sacramento. Unique in Sacramento County, Walnut Grove is on both sides of the Sacramento River. The town is adjacent to the confluence of the Delta Cross Channel and Georgiana Slough. Walnut Grove is surrounded by tracts of reclaimed farmland.

Project Description

The applicant is requesting approval of concurrent Sphere of Influence Amendments and Reorganization (two annexations) of the IWWTP into the both the SRCSD and SASD in order to connect to the sanitary sewer service to provide conveyance (via SASD) and treatment (via SRCSD) of backwash waste material resulting from the water treatment operations. The existing sanitary sewer facilities are adequate to accommodate the flow, without adverse impacts to existing ratepayers.

Project Justification

The applicant has provided the following rationale for the proposal:

- Current operation of the IWWTP is to store backwash water onsite and then off-haul it by truck to the Sacramento Regional County Sanitation District (SRCSD) wastewater disposal facility at Roseville Road and Watt Avenue. The proposed connection to the SASD sanitary sewer collection system will eliminate the need to off-haul the stored wastewater water from the IWWTP. The SASD collection system will deliver the wastewater to the SRCSD Regional Wastewater Treatment Plant.
- This project only seeks to connect the existing water treatment facility to the existing sanitary sewer collection system, and is not intended for any expansion of Cal

Am's service area in Walnut Grove. All other existing facilities will continue to operate per the status quo and therefore, the project will not induce community growth. A future bathroom and drain from a chemical analyzer sink may be constructed as part of a planned future Operations Building at the IWWTP. These future wastewater flows would be combined with the backwash water discharge flows.

- Connection to the existing sanitary sewer system in Islandview Way will not require new off-site construction from the IWWTP as there is a 4-inch diameter sewer force main that was installed (in the access driveway roadbed) in anticipation of this service improvement. The existing force main is within Cal Am's 40-foot access easement from the treatment facility to Islandview Way.
- Concurrently processing the SOI amendments and the SRCSD/SASD sanitary sewer collection and treatment systems annexation will not only reduce operating expenses at the IWWTP and improve water service to the Walnut Grove community, but will also reduce traffic, air pollution, and noise in the area from off-hauling the wastewater under current operations of the treatment plant facility. The proposal is both more efficient and cost effective.

Sphere of Influence Amendments

The project abuts the SOI of both the SRCSD and the SASD service boundaries. SASD has been operating and maintaining the collection systems and facilities since 1995. Walnut Grove was amended into the SRCSD SOI and service area in 2004.

The concurrent amendment of the SOI for each district will not result in any growth inducement, as the physical well site and water treatment plant have been in operation since before it was acquired by Cal Am. Your staff has conferred and confirmed with SASD staff that the collection facility is sized to accommodate only the existing IWWTP volume.

Sphere of Influence Review Requirements

Overview

A Sphere of Influence (SOI) is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by your Commission.

The intent of proceedings for a Sphere of Influence Amendment is to determine:

- Can the affected agencies provide efficient and cost-effective services?
- Does the proposed service provider(s) have adequate infrastructure to serve the area?

- Are there any environmental constraints, e.g. the conversion of agricultural land and open spaces to urban development?
- Are the proposed boundaries reasonable and logical?
- Identify any community or economic interests that could be impacted by future annexations

Policy Discussion

In determining the Sphere of Influence of each local agency, the Commission shall consider and prepare a written statement of its determinations with respect to each of the following:

1. The present and planned uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency (or agencies) provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

In conducting a Sphere of Influence Review, the Commission shall comprehensively review all of the following:

- (a) Population, population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls...

"Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

(g) Consistency with city or county general and specific plans.

Your Commission shall consider the SOIA proposal and receive any oral or written testimony. The Commission may approve or disapprove, with or without amendment, wholly, partially, or conditionally, the request.

Surrounding Land Uses

The surrounding land uses are developed single family residential, and the townsite of Walnut Grove to the east. The lands to the north, south and west are currently cultivated agricultural croplands.

County of Sacramento General Plan and Zoning Consistency

The project is consistent with both the County General Plan and applicable Zoning requirements. County Planning staff has determined that the proposal is consistent with the Sacramento County General Plan:

1. General Plan policies (e.g. LU-1) prohibit inappropriate extension of services outside the Urban Services Boundary (USB.) We have determined that the project does not constitute an extension of urban services given that it is only a minor modification to existing facilities.
2. General Plan policy LU-73 addresses growth inducement by limiting the size of water treatment facilities to accommodate only capacities authorized under the General Plan. It is our understanding that the connection will be sized to the needs of the existing facility and the customers it currently serves, thereby minimizing the possibility of growth inducement.

LAFCo Standards, Policies and Procedures

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

Conducting Authority Proceedings

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

SRCS and SASD

The affected agencies have 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 agencies, as amended.

Both SRCS and SASD have the means and capacity to provide service without adverse impact to existing operations or ratepayers. The project proponents should work closely w/SASD Permit Services to ensure compliance with SASD development and connection standards. Service extension will be subject to the standards, ordinances, and mitigation fees established by the respective Districts.

Other Affected Agencies

The proposal was reviewed by the Walnut Grove Fire District, and affected Sacramento County agencies. No objections were raised. The project was also reviewed by the Delta Protection Commission (DPC.) The DPC supports the proposal based upon the following:

Proposed projects within the Primary Zone of the Legal Delta must be consistent with the Commission's Land Use and Resource Management Plan (LURMP). The Project will benefit the Delta's heavily used road system by reducing or eliminating the need for the Cal Am to off-haul backwash water by truck. Further, the following LURMP policy supports the proposed project:

Utilities and Infrastructure:

P-5: Maintain roads within the Delta to serve the existing agricultural uses and supporting commercial uses, recreational users, and Delta residents. Promote the maintenance and enhancement of major thoroughfares already used as cross-Delta corridors.

EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the County of Sacramento General Plan, the Municipal Services Reviews of the Sacramento Regional County Sanitation District (SRCSD) and 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 above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder.
2. Approve the Sphere of Influence Amendments for the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD.)
3. Approve the concurrent Cal Am Annexation to SRCSD and SASD, for the 13994 Islandview Way Water Treatment Plant (IWWTP.)
4. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

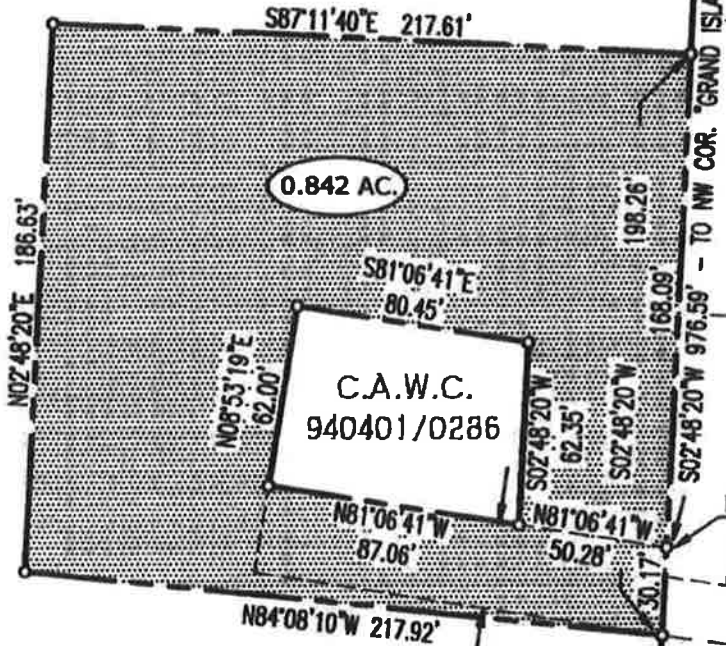
Attachments:

- A. Aerial photos
- B. Site plan

DL:dl

CaalAm Walnut Grove Anx SRCSD&SASD)

A.P.N. 142-0080-091
 TOWNE FAMILY TRUST
 930111/0344



NON-EXCLUSIVE INGRESS/EGRESS
 EASEMENT PER 940401/0286

A.P.N. 142-0080-091
 TOWNE FAMILY TRUST
 930111/0344

GRAND ISLAND ESTATES

17

16

15

14

GRAND ISLAND ESTATES

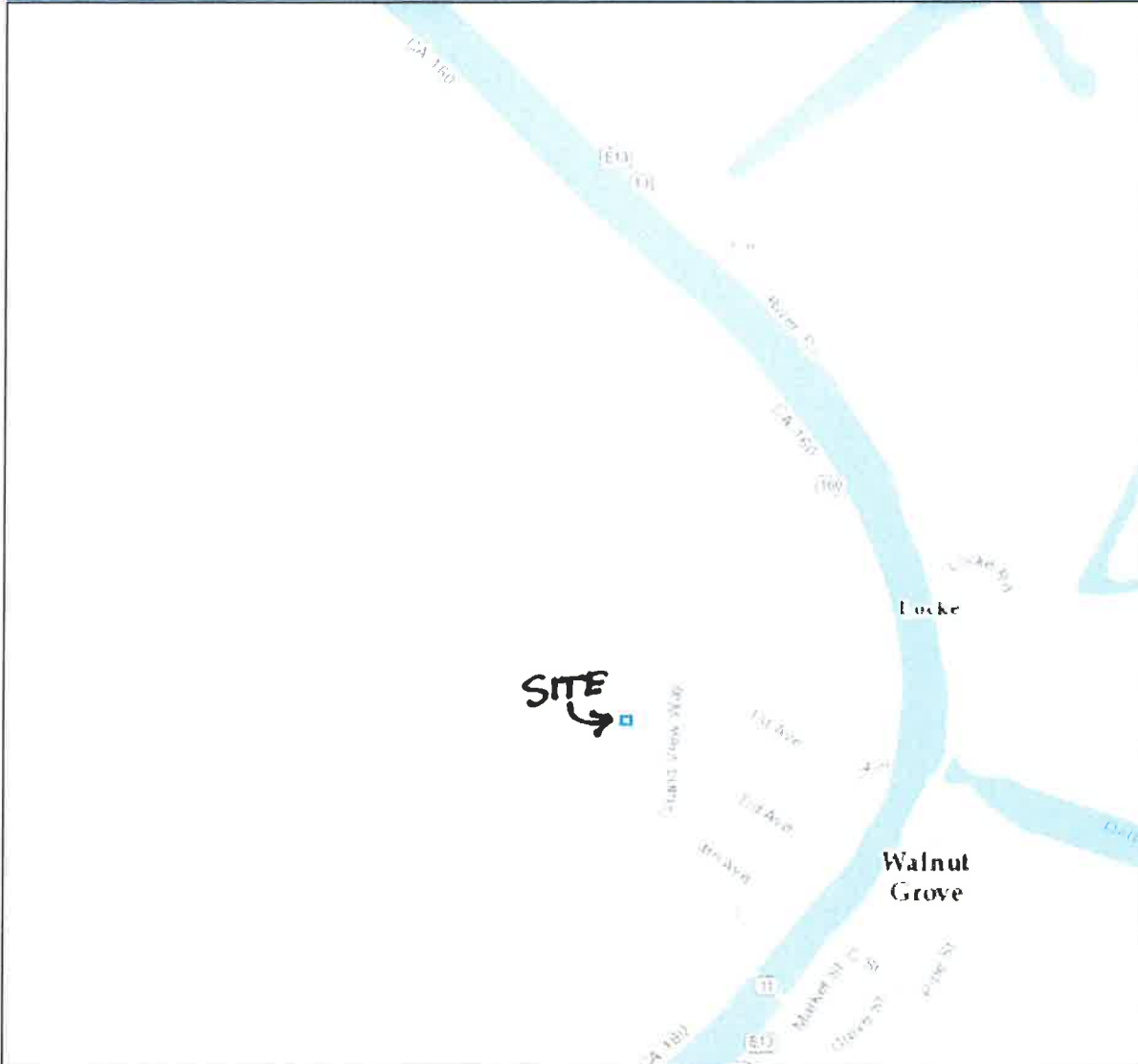
S.D. 217-7

40' PRIVATE ACCESS EASEMENT
 PER S.D. 217-7

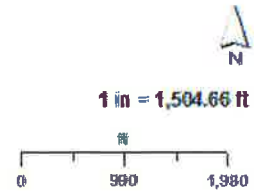


DATE: 12/19/2012

Exhibit 'B'		DATE: 12/19/2012	DRAWN BY: KAH	SHEET 1 OF 1
OWNER: Towne Family Trust, 12/20/89	A.P.N. 142-0080-091	SCALE: 1"=60'	JOB NO. 11-064-001	1
ACQUISITION AREAS: FEE AREA: 0.842 Ac.		CALIFORNIA AMERICAN WATER COMPANY		
cta Engineering & Surveying		Proposed Acquisition for WALNUT GROVE WELL SITE NO. 3 A Portion of Swamp and Overflow Land Survey No. 306		
		COUNTY OF SACRAMENTO STATE OF CALIFORNIA		



- City Boundaries
- Sacramento County Boundary

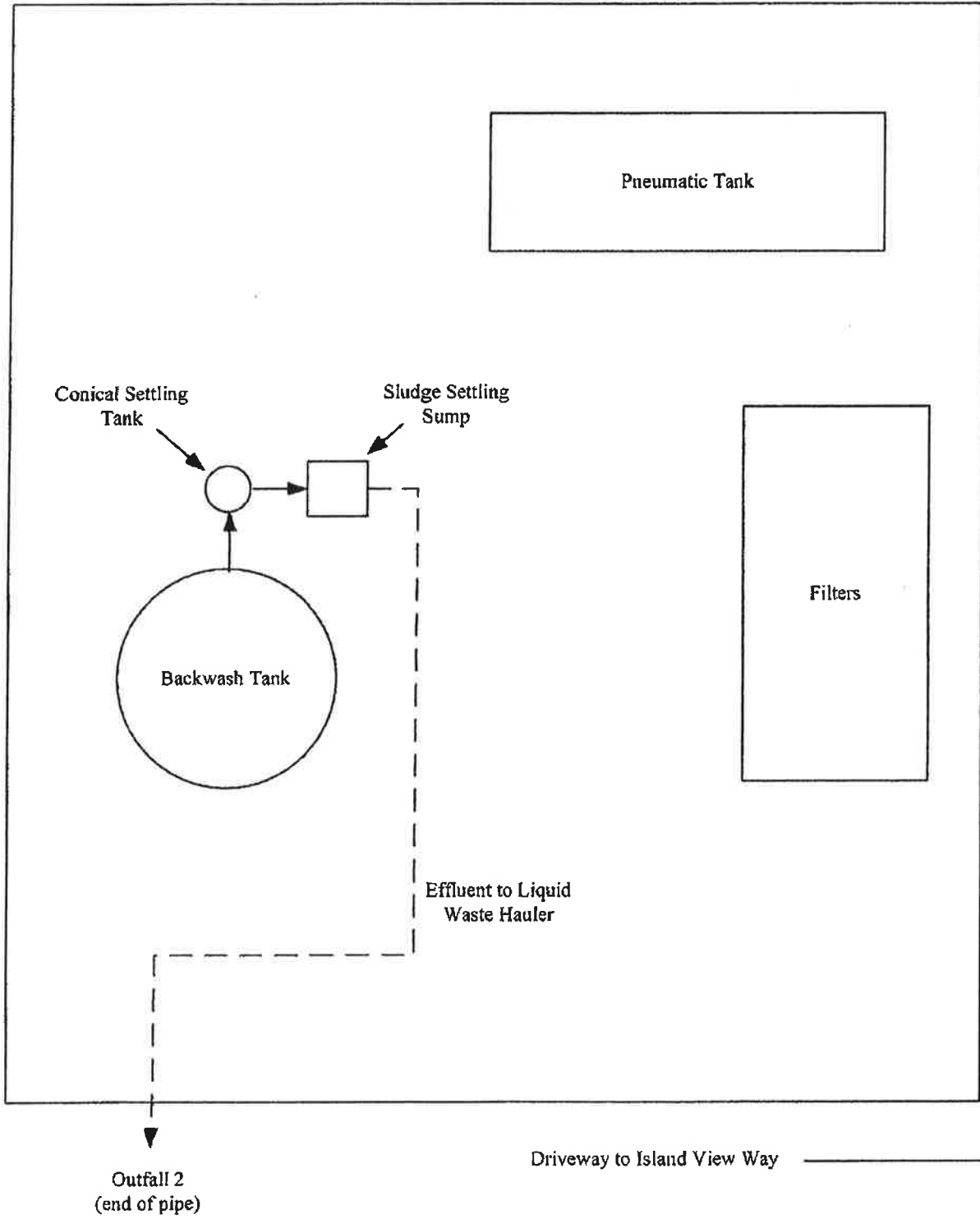


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Attachment 1
Outfall Location Schematic
Outfall 2
Island View WTP
13994 Island View Way, Walnut Grove



SACRAMENTO AREA SEWER DISTRICT

SERVING YOU 24/7

January 27, 2015

Austin Peterson, P.E.
California American Water Company
4701 Beloit Dr
Sacramento, CA 95838

**Subject: Will Serve Letter for Public Sewer Availability for Sanitary
Sewer Connection for Grove 3 Well and Treatment Plant
Facility
APN: 142-0080-090**

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

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

Dear Mr. Peterson:

This property is not located within the Sacramento Area Sewer District (SASD) or Sacramento Regional County Sanitation District (Regional San) service area boundaries. SASD will only serve this property if the Sacramento Local ^{Agency} Area Formation Commission (LAFCo) approves the annexation of the property into SASD and Regional San boundaries.

Public sewer infrastructure is available near the project area and additional sewer infrastructure is expected to be required to serve the project. However, SASD and Regional San do not guarantee sewer service or system capacity, either permanent or interim, to the property until LAFCo approves annexation and the property obtains proper permits to connect to the system and pays all facilities impact (capacity) fees.

The Districts shall issue a sewer permit to connect to the system when it determines that capacity is available and the property has met all other requirements for service. This process is "first come, first served". Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.

If you have any questions regarding these comments, please call me at 876-6278, or call Amandeep Singh at 916-876-6296.

Sincerely,

Stephen Moore

Stephen Moore, P.E., M.B.A.
Development Services