

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

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May 2, 2007

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer *PB*
Sacramento Local Agency Formation Commission

RE: WORK PLAN STATUS REPORT

Contact: Don Lockhart, Assistant Executive Officer (916) 874-2937

This is an information only item. This status report is provided to keep your Commission informed of the various projects which your staff is managing.

Your staff proactively works with the full spectrum of agencies subject to LAFCo oversight. While the timing of various projects is subject to the resources and priorities of the various governing bodies, your staff **collaborates early on and progressively**, through each stage of project development, in order to expedite LAFCo proceedings.

The report begins with the "Month at a Glance" followed by a "Project Synopsis" for quick reference. The work plan is broken into several ongoing, parallel project management tracks, which provide more detailed information:

- I. Current Applications Submitted by Proponents
- II. Sacramento LAFCo Policy Development
- III. Municipal Service Reviews and Sphere of Influence Updates
- IV. Other Long Term Projects
- V. Completed Projects

Staff's first priority is proponent applications. Next are near term projects, such as policy development for Commission adoption. The general program of Municipal Service Review and Sphere of Influence Updates will be conducted concurrently with all workload, as resources allow. If you would like more information regarding specific projects, staff is available to more fully discuss any of these projects. Please do not hesitate to call.

MONTHLY ACTIVITY AT A GLANCE:

Complete project information is available in the following sections.

At the request of your Commission, we have included a time estimate of various project activity. This generally includes meeting preparation and immediate follow-up. Many activities are ongoing and evolving, and require commensurate staff time, other than that noted.

- ⊕ Continue collaboration with landowner, City of Isleton and consultants regarding Sphere of Influence Amendment and Reorganization process. Provide NOP distribution list. NOP Public Scoping meeting held April 6, 2006. Provide comments on ADEIR, 1/9/07.
- ⊕ Received Registrar of Voters verification of petition from Arden Arcade Incorporation Committee.
- ⊕ Ongoing meetings and conferences with County of Sacramento and City of Sacramento staff, as well as state and federal regulators, and consultants regarding 1) Greenbriar, 2) Camino Norte, and 3) Natomas Joint Vision General Plan Amendments and Sphere of Influence Amendments environmental review process and overall coordination opportunities. The Greenbriar RDEIR will again be recirculated in response to new traffic information. Meet w/ Greenbriar applicant Review Greenbriar 2nd draft MSR w/applicant. Attended 2 NJV evening Workshops TAC and Landowners.
- ⊕ Ongoing discussions with City of Folsom regarding annexation process for SOI.
- ⊕ File Certificate of Completion for various recently completed proceedings.
- ⊕ Ongoing SacLAFCo.org web site maintenance.
- ⊕ Go “live” @ www.SacLAFCo.org with Web Service Providers Directory Update.
- ⊕ Discussed potential annexation of Teichert Jackson Road territory w/landowner representatives.
- ⊕ Review Commission Clerk candidate list, set interviews (3) for week of May 1.
- ⊕ Discuss SACOG/LAFCo inter-agency coordination opportunities w/staff.
- ⊕ Meet w/City of Sacramento, County of Sacramento staff and landowners regarding new Freeport Annexation proposal.
- ⊕ Isleton consultation with Granary owners and John O’Farrell. Reviewed Mitigated Negative Declaration for project adjacent to proposed annexation area, regarding sanitary sewer service and capacity.

- ⊕ Meet w/City and applicant regarding Panhandle reorganization and Grant USD school site issues.
- ⊕ Ongoing preparation for 2007 CALAFCo Conference in Sacramento.
- ⊕ Meet w/staff and landowners team regarding Rancho Cordova SOIA for Cordova Hills.
- ⊕ Meet with proponents for the proposed Arden Arcade Incorporation petition regarding Commission Intent Motion of April 4, 2007.
- ⊕ Attended CALAFCo Staff Workshop April 10-13. (DL only)

SYNOPSIS OF CURRENT WORKLOAD:

City of Sacramento

Peter/ Don	Natomas Joint Vision SOI
Don	Camino Norte SOI
Peter	Panhandle Annexation
Don	Greenbriar SOI/ Annexation

City of Isleton

Don	River Port Place II SOI/ Annexation
Peter	Granary SOI/ Annexation

City of Citrus Heights

Peter	Roseville Pointe SOI/ Annexation
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City of Galt

Don	Walker Park Annexation
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City of Rancho Cordova

TBD	Annexation of SOI Area
Peter	SOI Amendment (Randy Schaber applicant)
Don	CSA No. 10 Detachment

City of Elk Grove

Don	Franklin Crossing SOI/ Annexation
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Sacramento County Regional County Sanitation District

Don	Hearthstone III
Don	New Testament Baptist Church

Miscellaneous

Peter, Don	2007 Annual CALAFCo Conference
Peter, Don	Arden Arcade Incorporation
Don	Special District Advisory Committee

I. CURRENT APPLICATIONS SUBMITTED BY PROPONENTS

These projects are ongoing, and are subject to frequent project management activity.

1. **Rancho Cordova Boundary Adjustment**
A minor boundary adjustment is required to eliminate error discovered in legal description of new city. City staff and Aerojet General Corp. have requested LAFCo to put this on hold. May instead include with annexation proposal for current SOI.
2. **County Sanitation District No. 1 Boundary Clean Up**
Detachment of 4 parcels in Walnut Grove and Courtland. File opened week of 12/2/04 Locke detachment may constitute separate action. Landowner consultation (opposed) 4/28/05. *Project on hold, per landowner request.*
3. **Possible Legislative Changes Related to Regional Transit and new Incorporations**
Presented issue to CALAFCo Legislative Committee 11/1/9/04. Committee responded that it would be more appropriate for RT to pursue independent legislative remedy. Issue: Should Transit Districts be subject to the purview of LAFCo? Early discussion with Peter Detwiler, consultant to Senate Local Government Committee. Transit; therefore, annexation is not required. Peter Detwiler suggested that LAFCo get an opinion from the Attorney General. LAFCo will need a sponsor to submit the request. LAFCo convened meeting with Regional Transit and Legislative staff, 1/26/2005. It was agreed that RT should pursue special legislation in collaboration with LAFCo staff. RT will assign to Board Legislative Subcommittee.
4. **Rancho Cordova SOIA (13-06)** 7500+ acres east of city limits, within County general Plan USB.
5. **New Testament Baptist Church (16-06)** Annexation to CSD#1, pending County CUP.
6. **City of Sacramento and Sacramento County Regional Sanitation District SOIA for Camino Norte/ Leona Circle Area**
7. **Rancho Cordova Detachment from County Service Area No. 10** Detachment of territory within city limits.
8. **Elverta Park Reorganization** Annexation to CSD#1, pending County entitlements.
9. **Aspen IV SPA Reorganization** Annexation to CSD#1, pending County entitlements.
10. **Rio Linda HS Annexation to CSA #1** Annexation of 13+ acre parcel into the district for existing high school.

II. SACRAMENTO LAFCO POLICY DEVELOPMENT

These projects are ongoing, and are subject to frequent project management activity.

Updates for Sacramento Local Agency Formation Commission Policies, Procedures and Guidelines (Policies will be developed concurrently with one another. However, they may be presented for your consideration incrementally.)

1. **Criteria and Factors to be Considered for Sphere of Influence/Annexation**
Review current and proposed State law, including CEQA; identify stakeholders.
Draft policy position discussed April 6, and May 4. Staff recommendation adopted May, 2004
2. **Open Space and Agricultural Preservation Policy (12-03)**
Commission direction to discontinue, March 7, 2007.
3. **Water**
Review current and proposed State law, including CEQA; identify stakeholders; draft policy. Met with Water Forum staff. Presentation to be scheduled. Water Forum Staff will discuss purpose and policies adopted by the stakeholders that address water availability issues.

III. MUNICIPAL SERVICE REVIEWS AND SPHERE OF INFLUENCE UPDATES

These projects are ongoing, and are subject to project management activity, as resources allow.

1. **City of Citrus Heights Municipal Service Review and Sphere of Influence Update (06-03)**

Consultation with County and City of Citrus Heights Planning staff 7/2003. City of Citrus Heights adopted 9/2003 its Resolution Making Application for an Amended Sphere of Influence. Staff collaboration on consultant selection for Municipal Service Review. Citrus Heights staff is preparing public outreach material, schedule, and economic analysis. Outreach taking place.

2. **City of Sacramento MSR Coordination**

Greenbriar
Panhandle
Camino Norte

3. MSR Request for Information questionnaire mailed to all special districts and cities in order to provide LAFCo with required information for MSR. After information is received by LAFCo, information will be evaluated and MSR preparation schedule will be updated. The following districts have responded to the Request for Information:

Herald Fire Protection District
Sunrise Recreation and Park District
Cordova Recreation and Park District
Sacramento Suburban Water District
San Juan Water District
Elk Grove Community Services District
Fair Oaks Recreation and Park District
Carmichael Water District

IV. OTHER LONG TERM PROJECTS

These are projects where initial contact with LAFCo staff has been made and an application is not expected within an immediate time frame.

1. Natomas Panhandle Annexation to City of Sacramento. City is reviewing RFP for EIR consultants. Initial Public Scoping meeting 12/4/03. City stakeholders working group convened 3/2004; process presented 5/18/04. CEQA review to follow working group process. On 1/24/2005, the City working group will hold its final meeting to discuss the preferred land use plan. City held second NOP Scoping Meeting October 17, 2005. DEIR to may be released June, 06.
2. Camino Norte (formerly 49'er Truck Stop) Reorganization - Annexation to City of Sacramento (I-80 and El Centro Road). Ongoing consultation with City of Sacramento staff.
3. Formation of Long Island Community Services District.
4. **Florin Resource Conservation District Annexation of Susan B. Gains Building (11-03)** (within City of Sacramento) Proposal to annex single parcel to District. Proposal withdrawn by proponent.
5. **Detachment of Sacramento Suburban Water District Service Area from the City of Sacramento near Arden Fair Shopping Mall.** Initial consultation with affected agencies conducted 2/2004. Ongoing consultation.
6. Ongoing Consultation with City of Isleton regarding Sphere of Influence Amendment.
7. Ongoing Consultation with City of Galt regarding General Plan Update and Sphere of Influence Amendment.
8. Ongoing Consultation with City of Sacramento regarding General Plan Update and Sphere of Influence Amendment.
9. Pre-application meeting with Elk Grove staff and applicant for 85 acre SOI amendment, and subsequent annexation for balance of Franklin Crossing Specific Plan. *Discuss MSR process with city staff.*

V. **COMPLETED PROJECTS**

1. **Amend Sacramento Regional County Sanitation District Sphere of Influence to include City of West Sacramento (04-01)**
Completed 12/3/2003.
2. **Sacramento Regional County Sanitation District Annexation of City of West Sacramento (04-01)**
CEQA: Negative Declaration Staff report and environmental analysis revised; Sacramento Regional County Sanitation District negotiating with the City of West Sacramento conditions for proposed annexation. Initial Study/ Negative Declaration and Sphere of Influence Amendment approved 12/3/2003. Annexation scheduled for 2/2004, after adoption of Waste Water Service Agreement by Sacramento Regional County Sanitation District and City of West Sacramento. Commission approved 2/2004. Conducting Authority held 3/12/2004. No protest received. Waited for Waste Water Services Agreement to be signed in order to file Certificate of Certification of Completion filed 4/6/2004.
3. **City of Elk Grove Sphere of Influence and Concurrent Annexation of Laguna West to City of Elk Grove (05-01)**
Initial Study/ Negative Declaration issued 7/1/2003. 2,128 acres, estimated population 13,000. Executive Officer acted as Conducting Authority 10/6/2003. **Effective Date 12/15/2003.** Inadequate protest; Certificate of Completion filed with Recorder.
4. **Doral Point Estates Annexation to Citrus Heights Water District (08-03)**
100% consent 1.3 acre annexation to Citrus Heights Water District. Set for hearing 12/3/2003 with wavier of conducting authority hearing. Effective date upon filing Certificate of Completion, 12/10/2003.
5. **Fair Share Housing**
Review current and proposed State law, including CEQA considerations; identify stakeholders; draft policy. Met with SACOG staff to discuss factors and requirements to redistribute RNHA after annexation and after incorporation. SACOG made presentation to the Commission on 12/3/2003.
6. **Incorporation Fee Policy**
Met with Commissioners Roberta MacGlashan and Charles Rose to provide information for Sub-committee meeting scheduled on 9/5/03. Second Sub-Committee meeting held 10/16/03 with Illa Collin. Commission adopted 11/3/2003. No further action required.

7. **Davis Annexation to San Juan Water District (05-03)**
Transfer of Jurisdiction to Placer County. Date of completion 1/14/2004.
8. **Nishi/Jury Multi-District Reorganization (06-02)**
Transfer of Jurisdiction to Yolo LAFCo. Date of completion 12/ 9/2003.
9. **Transfer MOSCH Annexation to San Juan Water District (03-04)**
Transfer of Jurisdiction to Placer LAFCo.
10. **Airgas NCN Inc. Reorganization** [Annexation to City of Sacramento; Detachment from CSA #1, Sacramento Metropolitan Fire District, Southgate Recreation and Park District, County Water Agency, Zone 40.] (05-02)
6715 Florin Perkins Road; 14.38 acres; uninhabited, industrial. CEQA Responsible Agency comments provided 6/2003. (City of Sacramento lead agency.) City Council approved 9/30/03. Property Tax Sharing Agreement adopted by Board of Supervisors on 9/16/03. City Council adopted Property Tax Sharing Agreement, Rezoning and Resolution of Initiation 9/30/03. City Council amended Resolution 11/18/2003 to clarify requested detachments, Application submission 12/18/2003. Hearing set for 3/3/2004. Project approved by Commission. Commission held Conducting Authority hearing 4/7/2004. Certificate of Completion issued 4/9/2004.
11. **Florin Resource Conservation District Annexation of Elk Grove Water Service Territory (10-03)**
Two pre-application conferences with staff; application received from District 1/5/2004. Conduct CEQA review of Annexation of Elk Grove Water Works Service Area into Florin Resources Conservation District. Hearing set for 3/3/2004. Commission approved proposal with condition that Florin Resource Conservation District become a signatory to the Water Forum Agreement. Conducting Authority hearing set for 4/7/2004. Florin Resource Conservation District requested a Reconsideration set for 4/7/2004, and requested a continuance to 5/5/2004. Commission adopted new condition requiring Florin Resource Conservation District to sign a Procedural Agreement; District did so and forwarded a copy to LAFCo staff. Conducting Authority hearing set for 6/15/2004. Estimated filing of Certificate of Completion with Clerk-Recorder (effective date of annexation), 6/21/2004.
12. **Reorganization of Florin-Elder Creek Cemetery District (02-04)**
Dissolution and annexation to Elk Grove-Cosumnes Cemetery District. Elk Grove Cosumnes Cemetery District and LAFCo staff met with Supervisor Don Nottoli 9/15/03. The County of Sacramento adopted Resolution making Application for Reorganization on 1/13/2004. Resolution transmitted but needs additional exhibit of Legal description and map. The district is one parcel: the cemetery, which is not coterminous with the district boundary, is another parcel. Hearing on Reorganization proposal set for 4/7/2004. Conducting Authority proceeding was held 5/17/2004. No protest was received. Matter to be forwarded to Office of the Clerk-Recorder for filing. Effective date of Reorganization is 7/1/2004.

13. **County of Sacramento proponent for Formation of County Services Area No. 11 (04-04) (CSA 11)**
For police, animal control, and park services to unincorporated areas within the Urban Services Boundary territory. Resolution of Application received from Board of Supervisors. Application has critical time line. Public Hearing scheduled for 4/7/2004. Commission approved Formation of CSA 11 and latent power for animal control services on 4/7/2004. Conducting Authority hearing was held 5/17/2004. No protest was received. County of Sacramento needs to sign Indemnity Agreement before Certificate of Completion can be filed with Clerk-Recorder's office. Letter forwarded to County 5/17/2004. Indemnity Agreement received from Sacramento County. Certificate of Completion issued.
14. **Aspen IV Annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1 (05-04)**
CEQA responsible agency comments provided to DERA (lead agency). Project pending completion of County entitlements. Commission approved 4/7/2004. The Commission conditioned issuance of Certificate of Completion upon assurance from Sacramento Regional County Sanitation District that the City of Citrus Heights would not be impacted by this annexation. Assurance was received from SRCSD by LAFCo staff. The Commission had waived Conducting Authority hearing. Certificate of Completion issued 4/19/2004.
15. **Sacramento County Public Cemetery Districts Municipal Service Review and Sphere of Influence Update (01-03)**
Circulate Draft MSR 3/2004. Public hearing set for 4/7/2004. Commission adopted staff findings; no further action required.
16. **Sacramento Metropolitan Fire District Municipal Service Review and Sphere of Influence Update (07-04)** Approved 6/2/2004.
Information and Draft Municipal Service Review for Sacramento Metropolitan Fire District is complete. Distributed Draft MSR for review and comment (5/3/2004); set for public hearing 6/2/2004. Approved by Commission. Complete.
17. **Annexation of Courtland and Walnut Grove Sanitation Districts to Regional County Sanitation District (09-03)**
Early consultation conferences with staff. Pre-application conference held with LAFCo staff 9/30/03. Resolution of Application approved 11/12/2003; forwarded to LAFCo for processing. Obtained better legal descriptions and maps of proposal service area. Approval requested prior to 7/1/2004. June 2, 2004 hearing date. Complete. No protest submitted. Filed with Recorder, Assessor, and State Board of Equalization.
18. **Rio Linda /Elverta Community Water District (11-04)**
Application to serve 77.83 +/- acres at 16th Street, north of Elverta Road. Application received 7/29/04; file opened week of 8/2/2004. Public hearing scheduled for 11/3/2004. Commission approved proposal. No further action required. Certificate of Completion to be issued upon completion of thirty 30 day

