

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

**1112 I Street, Suite #100
Sacramento, California 95814
(916) 874-6458**

February 4, 2015

TO: Sacramento Local Agency Formation Commission
FROM: Peter Brundage, Executive Officer
RE: Out of Agency Service Agreement Between Rancho Murieta Community Services District and Don Hutchinson (LAFC 05-15)

RECOMMENDATION:

1. Find that the proposed project is Categorically Exempt based on CEQA Guidelines 15269 (b).
2. Adopt the attached Resolution approving the Out of Agency Service Agreement between Rancho Murieta Community Services District and Don Hutchinson for domestic water service for an existing single family residence.

DISCUSSION:

Project Location

The project is located at 15020 Jackson Road, Sloughhouse, Ca. 95683

Assessor's Parcel Number: 128-0080-009

Project Description:

Provide water service to an existing single family residence.

The Rancho Murieta Community Services District and Don Hutchinson, the property owner have requested approval to enter into an Out of Agency Service Agreement to provide water service to Mr. Hutchinson's property that lies adjacent to Rancho Murieta Community Services District.

RESOLUTION NO. LAFC 2015-04-0401-05-15

THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

RESOLUTION MAKING DETERMINATIONS AND APPROVING PERMANENT OUT OF AGENCY SERVICE AGREEMENTS FOR MUNICIPAL RETAIL WATER SERVICE BETWEEN RANCHO MURIETA COMMUNITY SERVICES DISTRICT AND DON HUTCHINSON (LAFC 05-15) (CEQA Exempt)

WHEREAS, Section 56133 (c) of the Government Code provides that the Local Agency Formation Commission may authorize a public agency to enter into an Out of Agency Service Agreement to provide service for public health and safety reasons.

WHEREAS, Government Code Section 56133 (1) further provides that the public health and safety concerns be documented.

WHEREAS, Don Hutchinson has made a request to Rancho Murieta Community Services District to obtain domestic water service to a single family residence because an existing well has ran dry because of the current draught conditions. Water was being trucked in along with the use of bottled water.

WHEREAS, Government Code Section 56133 provides that the Local Agency Formation Commission may authorize Out of Agency Service Agreements for public health and safety issues outside a jurisdictions' Sphere of Influence.

WHEREAS, the property owner, Don Hutchinson (APNs: 128-0080-009) located at 15020 Jackson Road, Sloughhouse, CA. 95683 in the unincorporated area of Sacramento County, has requested that this affected territory be authorized to contract with Rancho Murieta Community Services District for permanent municipal retail water service, because the well cannot provide adequate water to serve an existing single family residence.

WHEREAS, Rancho Murieta Community Services District has the means and capacity to serve the single family residence, and the District has agreed to serve the affected territory; and

WHEREAS, at a public hearing held on April 1, 2015 the Sacramento Local Agency Formation Commission heard and received the evidence, both oral and documentary, submitted in support of the service proposal, and all persons present were given an opportunity to hear and be heard in respect to any matter relating to said proposal; and

NOW, THEREFORE, BE IT RESOLVED that, pursuant to powers provided in Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 that the LOCAL AGENCY FORMATION COMMISSION of the County of Sacramento (LAFCo) resolves and determinations as follows:

1. Notice as required by law has been made.
2. A CEQA Categorical Exemption Class I - 15269(b) has been determined to be adequate and complete for this out of service area agreement.

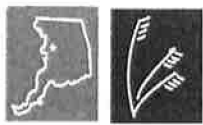
BE IT FURTHER RESOLVED that Resolution No. **L AFC 2015-04-0204-05-15** was adopted by the **SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**, on the **1st day of April 2015**, by the following vote, to wit:

	Motion	2nd	Aye	No	Absent	Abstain
Angelique Ashby	_____	_____	_____	_____	_____	_____
Sue Frost	_____	_____	_____	_____	_____	_____
Ron Greenwood	_____	_____	_____	_____	_____	_____
Jack Harrison	_____	_____	_____	_____	_____	_____
Gay Jones	_____	_____	_____	_____	_____	_____
Susan Peters	_____	_____	_____	_____	_____	_____
Phil Serna	_____	_____	_____	_____	_____	_____

Commission Vote Tally Aye _____ No _____ Absent _____ Abstain _____
Passed Yes _____ No _____

By: _____
Angelique Ashby, Chair
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST: _____
Diane Thorpe
Commission Clerk



Notice of Exemption

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
From: Sacramento LAFCo
1112 I Street, Suite 100
Sacramento, CA 95814

[X] County Clerk
County of Sacramento

Project Title: Rancho Murieta Out of Agency Service Agreement with Don Hutchinson (APN) 128-0080-009 [LAFCo 05-15]

Project Location – Specific: 15020 Jackson Road, Sloughouse, CA 95683

Project Location – City: near Rancho Murieta, CA. **County:** Sacramento

Description of Nature, Purpose, and Beneficiaries of Project:

Provide Domestic water service to an existing single family residence based on public health and safety.

Lead Agency Approving Project: Sacramento Local Agency Formation Commission

Name of Person or Agency Carrying Out Project: Peter Brundage

Exempt Status: *(check one)*

- [] Ministerial (Sec. 21080(b)(1); 15268);
- [X] Declared Emergency (Sec 21080(b)(3); 15269(b));
- [] Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- [] Categorical Exemption. State type and section number: _____
- [] Statutory Exemptions. State code number: _____

Reasons why project is exempt: An existing well dried up due to the current draught conditions. Water service needed to provide domestic water to residence.

Lead Agency Contact Person: Peter Brundage **Phone:** 916-874-5935

Signature: _____ **Date:** _____ **Title:** Env. Coordinator

[X] Signed by Lead Agency

Date received for filing at OPR: NA



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082

Visit our website www.rmcsd.com

January 14, 2015

Peter Brundage
Executive Officer
Sacramento LAFCO
1112 I Street, Suite 100
Sacramento, CA 95814

RE: Out of Service Area Emergency Public Health Water Service Connection

Dear Mr. Brundage:

The Rancho Murieta Community Services District (District) hereby respectfully requests LAFCO approval for an Out of Service Area Emergency Public Health Water Service Connection for an adjacent ranch at 15020 Jackson Road.

This past summer, the District was approached by Don Hutchison for a potable water supply connection to his family's home as their water supply ran dry when the Cosumnes River ran dry. His family, wife and two (2) children, receive their water supply from a shallow collector well under the river. In anticipation of the river running dry, Don had been working unsuccessfully to obtain a grant to drill a new well since February of 2014. They ran completely out of water and had been trucking in water and bringing in bottled water for their needs, before our emergency connection.

The service is for domestic use only, rated at one equivalent dwelling unit (EDU) per District standards. To provide this service a one inch (1") connection was made to the District's water main, directly north of the property, per District standards. The District confirms there is sufficient water supply for this connection. The Hutchison's (Property Owner) were required to pay all District fees and obtain and fund all work associated with making this connection. It is their responsibility to obtain the final right of way access for their side of the water service supply line.

It is the intention of both the District and the property owner that this water service connection becomes their permanent domestic service for water. Water for ranch irrigation will be supplied by their existing well when available.

Thank you in advance for consideration of the District's request.

Sincerely,

Darlene Gillum
General Manager

DG/sl

Serving the Community for over 30 years

Board of Directors: Gerald Pasek, *President* • Betty Ferraro, *Vice-President* • Paul Gumbinger • Michael Martel • Mark Pecotich
General Manager • Darlene J. Gillum

Assessor Parcel Viewer

128-0080-009-0000

What can I find?

6814713,1949443

- Help
- Layers
- Legend
- Select Parcels
- Recent Sales Activity
- Measure
- Search Results
- Parcel Details

Information for Parcel:
128-0080-009-0000

PROPERTY INFORMATION

Assessor Parcel # 12800800090000
 Address 15020 JACKSON RD
 City, Zip SLOUGHHOUSE 95683
 Jurisdiction UNINCORPORATED
 County Supervisor District Don Nottoli - District 5

PROPERTY TAX BILL

A summary of the most recent property tax bill is available on the e-PropTax site:

Tax Rate Area Code 51-107

ASSESSOR'S ROLL VALUES

Land Value	\$60,015
Improvement Value	\$86,721
Personal Property Value	\$0
Fixtures	\$0
Homeowner's Exemption	(\$7,000)
Other Exemption	\$0
Net Assessed Value	\$139,736

For changes made after September 15, 2014, please see Assessed Value Lookup viewer

LAND INFORMATION
OWNER INFORMATION
PROPERTY BUILDING INFORMATION

Ground Floor Area	1430 sq ft
Upper Floor Area	0 sq ft
Finished Basement Area	0 sq ft
Converted Garage Area	0 sq ft
Addition Area	0 sq ft
Total Living Area	1430 sq ft
Garage Area	650 sq ft
Bedrooms	3
Baths	2
Dining Room	1
Family Room	0



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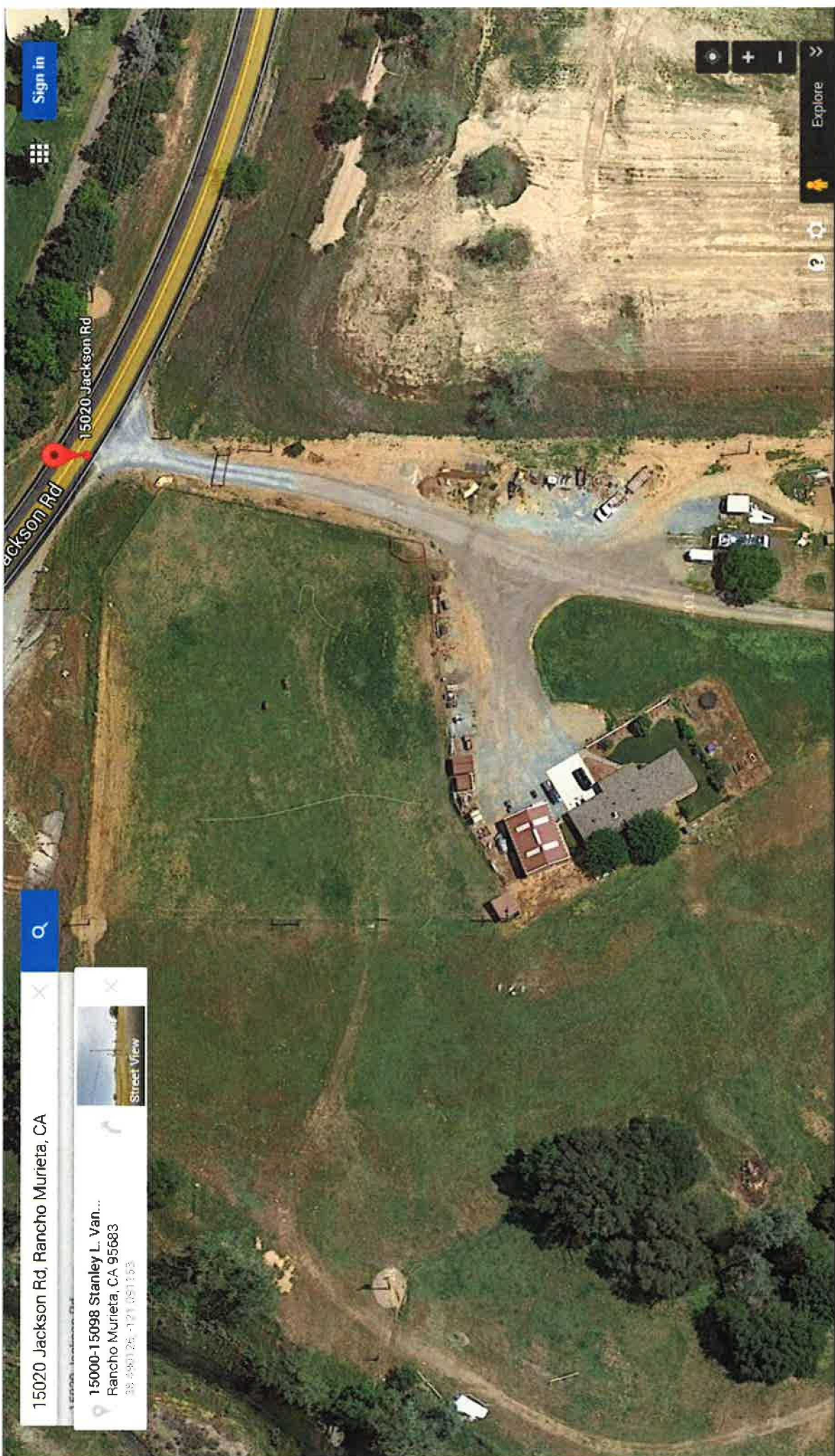


15020 Jackson Rd, Rancho Murieta, CA

15000-15098 Stanley L. Van...
Rancho Murieta, CA 95683
38-4983 26, -121-051153



Street View



Map

15027 Jackson Rd

15023 Jackson Rd

15026 Jackson Rd

15031 Jackson Rd

15035 Jackson Rd

15033 Jackson Rd

Map Search

For Owner Name
HUTCHISON
95683

