

MINUTES OF MEETING OF FEBRUARY 5, 2003

The Sacramento Local Agency Formation Commission met this fifth day of February, 2003, at 5:30 P.M. in Board Chambers, Sacramento County Administration Center, 700 H Street, Sacramento, California.

PRESENT: Roberta MacGlashan, Chair; Commissioners: Elliot Mulberg, Charles Rose, Christopher Tooker, Illa Collin, Muriel Johnson, Lauren Hammond; Alternate Commissioner John Jachens.

ABSENT: William Porter. Not Present: R. Dickinson, S. Scherman, D. Jones.

STAFF: Executive Officer, Peter Brundage; Assistant Executive Officer, Donald Lockhart; Commission Counsel, Dick Hyde; and Commission Clerk, Marilyn Ann Flemmer.

The meeting was called to order at 5:32 P.M. The Clerk called the roll.

CONSENT CALENDAR

On a motion made by Commissioner Tooker, seconded by Commissioner Mulberg, the Minutes of the Meeting of December 4, 2002, and Claims dated January 31, 2003, were unanimously approved.

KAPALUA ESTATES REORGANIZATION (04-02)

Annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1

[CEQA: Negative Declaration]

Donald Lockhart presented the staff report, stating that the Reorganization is a condition of entitlements previously issued by the City of Elk Grove, is a 100% consent annexation to two sanitation service providers, and meets the CEQA requirements that determine a Negative Declaration is adequate and complete for the project. He recommended certification of the Negative Declaration, approval of the Kapalua Estates Reorganization, and waiver of Conducting Authority proceedings.

Commissioner Illa Collin withdrew due to a possible Conflict of Interest on this proposal. Commissioner Tooker stated his concern for the City of Elk Grove's responsible growth concerning this proposal. There was Commission discussion.

Mr. Todd Chambers, Reynan & Bardis, L.L.D., proponent, briefly addressed the Commission. Mr. Chambers reviewed the 169 acre proposal by ownership of acreage and stated annexation to the sanitation districts is a condition of the entitlement and development approval process. Further discussion was centered on the City of Elk Grove's development of a General Plan.

Mr. Eric Norris, Planning Department, City of Elk Grove, addressed the Commission. Mr. Norris explained the process the City of Elk Grove is undergoing in adopting a General Plan, particularly for the project known as the "Triangle".

Commissioner Tooker stated he could not support this project because the City Council did have the opportunity to consider more efficient land use patterns than this one unit per acre lot density and chose to have lower density; they need to act responsibly and think of long term trends regarding the consumption of land. Commissioner Hammond stated she supported the SACOG Regional Blueprint land use/ transportation study which is reviewing current and future efficiencies of development patterns and that she would abstain. Commissioner Muriel Johnson stated this is a legitimate land use density for certain market segments; this is an agricultural-residential zone. Commissioner MacGlashan stated the proposal is a condition of project approval; what findings would this Commission make if it were to deny approval, she asked the Commission. Commissioner Mulberg stated this proposal is a transition from high (on the western side) to lower density land uses within an already urbanized area.

Commissioner Mulberg moved Commission certification of the Negative Declaration for the project; approval of the Kapalua Estates/ Van Ruiten Acres, et al., Reorganization; and waiver of Conducting Authority proceedings. The motion was seconded by Commissioner Muriel Johnson. [Commissioners Tooker, and Hammond abstained.] The motion carried. Commissioner Collin returned to the meeting.

DRAFT MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE FOR AMERICAN RIVER FLOOD CONTROL DISTRICT (07-02)

The Executive Officer reported that the draft is out for review and comment by affected districts, the City of Sacramento, other agencies, and interested persons. Mr. Brundage stated a presentation of the report will be made at the March 5th Commission meeting. Public testimony may be taken on that date and again on April 2, 2003, when the Commission may take action on the MSR and SOI Update.

Report Back on LAFCo Staff Workshops with Special District and City Representatives on Municipal Service Reviews

Mr. Brundage reported that LAFCo staff held a workshop on Municipal Service Reviews that was well attended. Mr. Brundage stated that he and Don Lockhart answered questions and requested the participation of the representatives in cooperatively creating Municipal Service Reviews, and briefly addressed the questions in the Guidelines.

Commission Policy: Municipal Service Review Request for Information Worksheet and Questionnaire

Mr. Brundage recommended adoption of the MSR Worksheet and Questionnaire as Commission policy. There was Commission discussion. Commissioner Tooker moved adoption

of the MSR Request for Information; the motion was seconded by Commissioner Hammond and unanimously adopted by the Commission.

REPORT BACK MATTERS

Donald Lockhart stated the City/County Natomas Joint Vision was beginning the CEQA review stage and continuing with public outreach.

Regarding the Sacramento Panhandle Annexation, Mr. Lockhart reported that staff withdrew the item from the City Council calendar. He further stated that LAFCo staff continues to preserve LAFCo's status in the CEQA process as the responsible agency.

Regarding the **City of Elk Grove Sphere of Influence, [03-01] and City of Elk Grove SOI and Concurrent Annexation of Laguna Area [05-01]**, Mr. Brundage reported that the City of Elk Grove applications are not yet complete but staff has begun to process and evaluate the proposals with LAFCo's environmental consultant. In addition, the City has been requested to provide additional information related to several issues.

Mr. Vern Garren, South County Citizens for Responsible Growth, addressed the Commission. Mr. Garren stated that his group is aware of regional problems and has been reviewing the planning process and the lack of a city's sensitivity to larger problems and how some deliberation of regional issues can be factored into the entire process.

Mr. Lockhart presented a walk through of the revised Sacramento LAFCo website, pointing out the user-friendly features and commenting that staff is delighted with its new logo.

There was Commission discussion regarding Policy Development. Mr. Brundage recommended that the Commission name a subcommittee to work with him and Commission Counsel on key issues to draft policy recommendations that can be brought before the Commission for adoption. The Policy Development Subcommittee members are Christopher Tooker, Elliot Mulberg, and Charles Rose.

SACRAMENTO LAFCO Chair/ Vice Chair

On a motion made by Commissioner Muriel Johnson, seconded by Commissioner Tooker, Elliot Mulberg was elected new Commission Chair and Illa Collin was elected Commission Vice Chair.

There was no further business; the meeting was adjourned at 7:31 P.M.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Marilyn Ann Flemmer
Commission Clerk

Maf
(Minutes February 2003)