

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**  
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December 1, 2004

TO: Sacramento Local Agency Formation Commission

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

RE: **WORK PLAN STATUS REPORT**

This is an information only item. This status report is provided to apprise the Commission of the various projects which comprise your staff's workload.

The work plan demonstrates that 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 work plan is broken into five main categories:

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

Staff's first priority is proponent applications. Next are near term projects, such as the Municipal Service Review and Sphere of Influence Update for the City of Citrus Heights, and Policy Development for Commission adoption. The general program of Municipal Service Review and Sphere of Influence Updates will be conducted 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.

**I. COMPLETED PROJECTS**

1. **Amend Sacramento Regional County Sanitation District Sphere of Influence to include City of West Sacramento.** Completed December 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 December 3, 2003. Annexation scheduled for February 2004, after adoption of Waste Water Service Agreement by Sacramento Regional County Sanitation District and City of West Sacramento. Commission approved February, 2004. Conducting Authority held March 12, 2004. No protest received. Waited for Waste Water Services Agreement to be signed in order to file Certificate of Completion. Certification of Completion filed April 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 July 1, 2003.  
2,128 acres, estimated population 13,000.  
Executive Officer acted as Conducting Authority October 6, 2003.  
**Effective Date December 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 December 3, 2003 with waiver of conducting authority hearing.  
Effective date upon filing Certificate of Completion, December 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 December 3, 2003.
6. **Incorporation Fee Policy.** Met with Roberta MacGlashan and Charles Rose to provide information for Sub-committee meeting scheduled on 9/5/03. Next Sub-Committee meeting held 10/16/03 with Illa Collin. Commission adopted November 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 January 14, 2004.
8. **Nishi/Jury Multi-District Reorganization** (06-02). Transfer of Jurisdiction to Yolo LAFCo. Date of completion December 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 June 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 November 18, 2003 to clarify requested detachments; Application submission December 18, 2003. Hearing set for March 3, 2004. Project approved by Commission. Commission held Conducting Authority hearing April 7, 2004. Certificate of Completion issued April 9, 2004.
11. **Florin Resource Conservation District Annexation of Elk Grove Water Service Territory.** Two pre-application conferences with staff; application received from District January 5, 2004. Conduct CEQA review of Annexation of Elk Grove Water Works Service Area into Florin Resources Conservation District. Hearing set for March 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 April 7, 2004. Florin Resource Conservation District requested a Reconsideration, set for April 7, 2004, and requested a continuance to May 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 June 15, 2004. Estimated filing of Certificate of Completion with Clerk-Recorder [effective date of annexation], June 21, 2004.
12. **Reorganization of Florin-Elder Creek Cemetery District.** 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 January 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 April 7, 2004. Conducting Authority proceeding was held May 17, 2004. No protest was received. Matter to be forwarded to Office of the Clerk-Recorder for filing. Effective date of Reorganization is July 1, 2004.

13. **County of Sacramento proponent for Formation of County Services Area No. 11 (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 April 7, 2004. Commission approved Formation of CSA 11 and latent power for animal control services on April 7, 2004. Conducting Authority hearing was held May 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 May 17, 2004. Indemnity Agreement receive from Sacramento County. Certificate of Completion issued.
14. **Aspen IV Annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1.** CEQA responsible agency comments provided to DERA (lead agency). Project pending completion of County entitlements. Commission approved April 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 April 19, 2004.
15. **Sacramento County Public Cemetery Districts Municipal Service Review and Sphere of Influence Update.** Circulate Draft MSR March 2004. Public hearing set for April 7, 2004. Commission adopted staff findings; no further action required.
16. **Sacramento Metropolitan Fire District Municipal Service Review and Sphere of Influence Update** approved June 2, 2004.
17. **Annexation of Courtland and Walnut Grove Sanitation Districts to Regional County Sanitation District.** Early consultation conferences with staff. Pre-application conference held with LAFCo staff 9/30/03. Resolution of Application approved November 12, 2003; forwarded to LAFCo for processing. Obtained better legal descriptions and maps of proposal service area. Approval requested prior to July 1, 2004. June 2, 2004 hearing date. Complete. No protest submitted. Filed with Recorder, Assessor, State Board of Equalization.
18. **Rio Linda /Elverta Community Water District** application to serve 77.83 +/- acres at 16th Street, north of Elverta Road. Application received 7/29/04; file opened week of August 2. Public hearing scheduled for November 3, 2004. Commission approved proposal. No further action required. Certificate of Completion to be issued upon completion of thirty 30 day reconsideration period.

## **II. APPLICATIONS SUBMITTED BY PROPONENTS**

1. **Annexation of Sacramento Regional County Sanitation District Pump Site in Yolo County to Sacramento Municipal Utility District.** Early consultation conferences with Regional Sanitation staff and SMUD staff. Resolution making application approved by SMUD on January 22, 2004. Advised Yolo County LAFCo. P G & E likely to oppose. PUC coordination. Application received; file opened. P G & E. forwarded letter of opposition to proposal. Hearing set for September 1, 2004; postponed pending Public Utilities Commission Resolution that indicates project will not negatively impact P.G. & E. [received August 27, 2004]. Public Hearing scheduled for December 1, 2004.
2. **Report Back:** Adoption of Program Completion Certificate for Elk Grove Incorporation Mitigation Measures. City of Elk Grove refused to grant Waiver of Potential Conflict of Interest prior to proceeding with the Regional Transit Mitigation Measure. At April 7, 2004, Commission meeting, outside counsel retained. City of Elk Grove requested continuance to May 5, 2004; staff gave Commission update. Commission requested additional information to make determination regarding compliance with the two remaining issues. Commission requested a monthly report back on Swainson's Hawk issue. Outside legal opinion on RT issue is being reviewed. Partial Program Completion Certificate issued August 2004 for Swainson's Hawk compliance. Regional Transit requested LAFCo to look at legislative changes for future incorporations.
3. **Wittenham Place Annexation to Citrus Heights Water District.** CEQA responsible agency comments provided to DERA (lead agency) for Initial Study preparation.
4. **Freeport Annexation to the City of Sacramento**  
City Council hearing April 20, 2004; Application received April 28, 2004; file opened 5/3/04. Inhabited annexation. Hearing scheduled August 4, 2004. Commission approved. Conducting Authority hearing was continued to November 17, 2004. Conducting Authority proceedings completed 11/17/04. Protest forwarded to Registrar of Voters.
5. **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.
6. **County Sanitation District No. 1 Boundary Clean Up.** Detachment of Walnut Grove, Courtland and Locke. File to be opened week of December 2.
7. **Muschetto Annexation to Citrus Heights Water District.** Annexation of 3.45 acres within the City of Citrus Heights. Awaiting signed application from engineer; file opened week of August 2. Entitlements pending at City of Citrus Heights.

8. **Request to Amend Conducting Authority Resolution LAFC 1237** received October 1, 2004 from Sacramento Suburban Water District. Public hearing scheduled for November 3, 2004. Commission approved amendment to Resolution LAFC 1237. No further action required.
9. **Draft Herald Fire Protection District Municipal Service Review** Distributed for review and comment in August 4, 2004. Hearing scheduled for January 5, 2005.
10. **Draft Del Paso Manor Water District Municipal Service Review** distributed for review and comment on November 3, 2004. Sacramento Suburban Water District is providing written comments. Hearing tentatively scheduled for January 5, 2005.
11. **Reorganization of Sylvan Cemetery District and Fair Oaks Cemetery District.** Proposal designates three areas, Area 1 to be detached from Sylvan Cemetery District and annexed to Fair Oaks Cemetery District; Area 2 to be detached from Sylvan Cemetery District and annexed to Fair Oaks Cemetery District; Area 3 to be detached from Fair Oaks Cemetery District and annexed to the Sylvan Cemetery District. File opened October 4, 2004. Revised legal description received 11/12/04.
12. **Possible Legislative Changes Related to Regional Transit and Incorporation** Presented issue to CALAFCo Legislative Committee. 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? Discussed with Peter Detwiler, Consultant to Senate Local Government Committee. Peter Detwiler believes that the City of Elk Grove was never detached from Regional 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.

### **III. SACRAMENTO LAFCO POLICY DEVELOPMENT**

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. To be scheduled.
2. **Open Space and Agricultural Preservation Policy.** Review current and proposed State law, including CEQA; identify stakeholders; draft policy. Policy paper presented November 5, 2003. Outreach to continue. On November 24, 2003, met with Ann Baker, Sacramento County Open Space Coordinator, to discuss County role and LAFCo role in facilitating discussions between the cities and the County. Met 12/18/03 with John Roberts (Natomas Basin Conservancy). Met 1/15/04 with Mike Eaton (Nature Conservancy). Met 1/7/04 with Aimee Rutledge (Sacramento Open Space Conservancy). Met 1/27/04 with Frank Carl (County Agriculture Commissioner). Complete statewide LAFCo and Sacramento County and cities policy review 1/30/04. Presented to Commission March, 2004. Policies redistributed to open space stakeholders October, 2004. Outreach ongoing.
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.
4. **Property Tax Sharing Agreement** policy discussion paper. Presented at October 1, 2003 Commission meeting. Completed: Distributed report to Cities, County and special districts October 16, 2003. Ongoing discussions with County, City of Sacramento and affected agencies. Develop policy language for Commission approval. City of Sacramento has requested LAFCo to facilitate meetings with the County of Sacramento and Special Districts to develop a policy framework for future annexations.

On October 8, 2004, LAFCo staff conducted a meeting with representatives from the City of Sacramento, City of Folsom, Southgate Recreation & Park District, Sacramento Metropolitan Fire District, Rio Linda-Elverta Recreation & Park District and the County of Sacramento to formalize a LAFCo policy regarding Property Tax Sharing Agreements. The policy has been drafted and distributed for review and comment. Comments have been received; policy discussion is tentatively scheduled for January 2005.

**IV. MUNICIPAL SERVICE REVIEWS AND SPHERE OF INFLUENCE UPDATES**

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 July 2003. City of Citrus Heights adopted September, 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. Information and Draft MSR for Sacramento Metropolitan Fire District is complete. Distributed Draft MSR for review and comment (May 3, 2004); set for public hearing June 2, 2004. Approved by Commission. Complete.
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



## V. 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. SMUD Annexation of Territory within Yolo County. SMUD is conducting preliminary studies.
2. 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 March, 2004; process presented 5/18/04. CEQA review to follow working group process. LAFCo to work with the City in its outreach efforts.
3. 49'er Truck Stop Annexation to City of Sacramento. (I-80 and El Centro Road) Ongoing consultation with City of Sacramento staff.
4. Formation of Long Island Community Services District.
5. Natomas Joint Vision. Collaborate with City and County in preparation of environmental documentation. Presentation 6/8/04.
6. **Samara Contract for Services with Sacramento Regional County Sanitation District/ County Sanitation District No. 1 (07-03)** [Request denied by Commission.] El Centro Road and Sacramento Regional County Sanitation District and County Sanitation District No. 1 Out of Service Area/ Service Contracts.
7. **Florin Resource Conservation District Annexation of Susan B. Gains Building** (within City of Sacramento). Proposal to annex single parcel to District. Proposal withdrawn by proponent.
8. **Detachment of Sacramento Suburban Water District Service Area from the City of Sacramento near Arden Fair Shopping Mall.** Initial consultation with affected agencies conducted February, 2004.
9. Consultation with City of Isleton regarding Sphere of Influence Amendment.
10. Consultation with City of Galt regarding General Plan Update.
11. Consultation with City of Sacramento regarding General Plan Update.

## **TENTATIVE AGENDA SCHEDULE**

### **September 1, 2004**

- Presentation: Sacramento County General Plan
- Report Back on Elk Grove Incorporation Mitigation Measures
- Rancho Cordova Boundary Clean up
- County Sanitation District No. 1 Boundary Cleanup for Walnut Grove, Courtland and Locke

### **October 6, 2004**

Meeting cancelled.

### **November 3, 2004**

- SMUD Annexation of SRCSD Pumping Site in Yolo County
- Towne Annexation to Rio Linda Elverta Community Water District
- Sacramento Suburban Water District Request to Amend Resolution No. LAFC 1237

### **December 1, 2004**

- SMUD Annexation of SRCSD Pumping Site in Yolo County
- Freeport Conducting Authority Update

### **January 5, 2005**

- Herald Fire District Municipal Service Review and SOI Update
- Del Paso Manor Water District Municipal Service Review and SOI Update
- Property Tax Policy Related to Special Districts
- Regional Transit Legislative Update

### **February 2, 2005**

- Fair Oaks/ Sylvan Cemetery District Reorganization

PB:Maf  
(Status)