

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**  
**1112 I Street, Suite #100**  
**Sacramento, California 95814**  
**(916) 874-6458**

April 6, 2005

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **COUNTRY HILL MONTESSORI SCHOOL ANNEXATION TO CITRUS HEIGHTS WATER DISTRICT (13-04)**  
**[CEQA: Exempt]**

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

**RECOMMENDATION**

1. Approve the Notice of Exemption prepared for the annexation, as the CEQA lead agency, and direct the Executive Officer to file the Notice of Exemption with the County Clerk.
2. Approve the **Country Hill Montessori School Annexation to Citrus Heights Water District (13-04)** and authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

**PROJECT DESCRIPTION**

The proposed Country Hill Montessori School Annexation to Citrus Heights Water District consists of one developed 0.514+/- acre parcel. The school is currently receiving water service from Citrus Heights Water District and should be annexed to the district. The School was connected prior to annexation because the existing well was failing.

The property to be annexed is located in the unincorporated community of Fair Oaks, Sacramento County, at the southwest quadrant of the intersection of Greenback Lane, and Kenneth Avenue. The project is located within the Sphere of Influence boundary of Citrus Heights Water District. There are no registered voters in the proposal territory.

**FPPC Disclosure**

The property owners have declared no contributions to Commission members.

**Project Proponent**

Chief petitioner/ Landowner:

Hamid Hosseini/ Elizabeth Hosseini  
100 Englehart Drive  
Folsom, CA 95630  
(916) 657-6125  
(APN: 261-0020-028-0000)

**100% Consent**

The proposal is a one hundred percent landowner consent application; therefore, staff recommends your Commission waive the Conducting Authority proceedings for this proposal. The affected territory is owned solely by the project proponent. The adjacent neighborhood associations, affected property owners, and landowners within 500 feet of the project site, have been notified of the date, time and place of the hearing on this proposal. No protest has been received.

**Project Location**

The property to be annexed is located in the unincorporated community of Fair Oaks, Sacramento County, near the Citrus Heights Water District's easterly boundary. The project is on the west side of Kenneth Avenue, just south of Greenback Lane. The property address is 6131 Kenneth Avenue, Sacramento, CA.

**Surrounding Land Uses and Setting:**

North: vacant parcel; West: Greenback Lane; East & South: Developed single family residential.

**Background**

The affected territory is developed with a private preschool, established in the early 1980's. The current enrollment is 60 pupils. In 2003, the annexation proponent requested Citrus Heights Water District service. The ongoing operation and maintenance of the private well onsite was becoming cost-prohibitive. Water service charges and connection fees were paid to the District by the proponents and a metered water service was installed in September, 2003.

The private well was abandoned in December 2004 pursuant to Sacramento County Environmental Management Permit No. 140668.

**LAFCo Policy, County General Plan, and Zoning Consistency:**

The proposed Country Hill Montessori School Annexation is consistent with the Sacramento LAFCo Policies and Procedures, and the County General Plan.

**Affected Agencies:**

The following districts were notified and have taken a position of no opposition to the proposed annexation:

- Sacramento Metropolitan Fire District
- Carmichael Water District
- Sacramento Suburban Water District
- Sunrise Recreation and Park District
- Sacramento Yolo Mosquito & Vector Control District
- Sacramento County Water Agency
- Sylvan Cemetery District
- Sacramento Regional County Sanitation District
- County Sanitation District No. 1
- City of Citrus Heights

Sacramento Metropolitan Fire District commented that the proposed annexation may enhance life safety delivery capabilities to the affected territory.

Although supportive of the proposal, the Board of Directors of Citrus Heights Water District has not taken formal action on this matter. Typically the District adopts a Resolution accepting an annexation after approval by LAFCo. The Water District does not object to this annexation.

**Citrus Heights Water District**

The Citrus Heights Water District has provided the following comments:

Citrus Heights Water District's role in providing water service to the project referenced above is as follows:

**Service Territory (Sphere of Influence)**

The lands proposed for annexation are within Citrus Heights Water District's (CHWD) Sphere of Influence boundary. The affected territory essentially constitutes a rectangle that abuts CHWD's boundary in the easterly portion of CHWD. The 1993 CHWD Master Services Element anticipated service to this area. Furthermore, the territory is within the

wholesale service area of San Juan Water District (SJWD), the agency from which Citrus Heights Water District purchases surface water.

### **Water Supply & Conservation Programs**

Surface water comprises approximately 90 percent of the water supply delivered annually by the District. SJWD has anticipated CHWD serving this territory utilizing the water resources available through SJWD. SJWD has sufficient water supply and treatment plant capacity to provide wholesale water to CHWD to serve the affected territory.

CHWD is among the signatories of the landmark Water Forum Memorandum of Understanding to protect the environmental benefits of the Lower American River and provide for reliable regional water supplies. CHWD has remained engaged in the ongoing efforts to implement the pact. These elements include researching appropriate river flows for fish, developing new upstream diversion agreements, organizing groundwater management programs, implementing water conservation programs, providing consistency in land use planning that impacts water supplies, and drafting potential recreational improvements at Folsom Lake. Since its inception, the Water Forum effort has been nationally recognized as a model of good public planning, providing an effective solution to related issues that affect a wide spectrum of interests.

The District's Water Demand Management (Conservation) Program addresses a variety of water conservation "best management practices" including: offering free water use reviews for residential, commercial and institutional customers; distributing low-flow showerheads and other plumbing retrofit devices; public information and school education programs; rebates for ultra-low-flush toilets; conservation pricing for metered water consumption; and many others. The District's budget for Water Demand Management activities, not including the cost of water meter retrofits, is about \$295,000 for 2005.

### **Infrastructure**

The District, anticipating water service to the subject territory, has an eight inch water main in Kenneth Avenue stubbed to the southerly boundary of the site. The water service to the subject property was installed by the District and connected to this main.

### **Service Demand and Capacity**

Water service to the school building and this parcel has been metered since September 2003. Water use for the past 12 months was 1.01 acre feet, a negligible impact to the District's water supply. Water deliveries to District customers have averaged 20,236 acre feet annually over the past five years.

The total water supply presently available to the District is estimated to be 25,562 acre feet annually. (See attached "Estimate of Available Water Supplies" table.) Two additional groundwater wells are being designed that will augment the District's availability of groundwater by approximately 1,500 acre feet by the end of Calendar Year 2006.

Citrus Heights Water District supplies predominately surface water. Groundwater resources are tapped for peak, emergency, drought and environmental needs. The District's components of water supply for the past five years are as follows:

Year	Surface Water		Groundwater		Total af
	af	%	af	%	
2004	19,754	93.62	1,347	6.38	21,101
2003	17,938	96.90	573	3.10	18,511
2002	17,576	88.45	2,296	11.55	19,872
2001	20,554	97.22	588	2.78	21,141
2000	18,363	89.33	2,192	10.67	20,555
5 Yr Average	18,837	93.09%	1,399	6.91%	20,236

The Citrus Heights Water District provides water service to portions of the following communities:

<u>Community</u>	<u>Water Service Count</u>
City of Citrus Heights *	15,063
Orangevale	2,025
Fair Oaks	1,450
Carmichael	325
Placer County	240
City of Roseville	115
Total CHWD Services	19,218

\*CHWD serves approximately 63% of the City of Citrus Heights

Residential Services	18,195
Non-Residential Services	1,023
Total Services	19,218

The average annual consumption in acre feet for District users is noted in the table below (as differentiated for residential and non-residential uses):

	Services	Water Use af	Use per Service af
Residential Services	18,195	15,465	0.85
Non-Residential Services	1,023	4,771	4.66
Total	19,218	20,236	1.05

**Fire Protection Facilities**

Citrus Heights Water District and Sacramento Metropolitan Fire District (SMFD) conjunctively review the project plans for the placement of fire protection facilities. A steamer fire hydrant is located on Kenneth Avenue approximately 100 feet south of the site. CHWD and SMFD confer routinely to discuss planning and construction issues.

**Fees and Charges**

Citrus Heights Water District is an "enterprise district" in that its revenue sources are based on user service charges and fees. The District receives no property tax revenues. Water rates are typically assessed on a flat-rate basis for single family, condominium and duplex residential accounts and at metered rates for commercial, multi-family residential and government/ institutional accounts. The water service to this site is metered and being billed at metered rates. Presently, slightly over 80 percent of the District's 19,218 water services have meters. The District plans to be fully metered by the end of 2006. Meter program details are contained in the following attachments:

"Count of Metered Services" report dated March 8, 2005.

"Historical and Targeted Count of Metered Services, 1976 - 2006" dated February 28, 2005.

**ENVIRONMENTAL CONSIDERATIONS**

The Sacramento Local Agency Formation Commission finds that, with respect to the Country Hill Montessori School Annexation to the Citrus Heights Water District project, the Commission is the lead agency for compliance with the California Environmental Quality Act pursuant to §15367 of the Guidelines for Implementation of CEQA.

Annexation of the subject parcel to the Citrus Heights Water District and provision of public water service requires construction of a service connection. Such construction is exempt from the provisions of CEQA unless such construction would result in identified adverse environmental effects. Based on a field review of the project site conducted by staff on February 7, 2005, LAFCo has determined with certainty that there is no possibility that the subject annexation may have a significant effect on the environment. Therefore, the proposed annexation is exempt from the provisions of CEQA.

**EXECUTIVE OFFICER COMMENTS**

The proposal is consistent with the Sacramento County General Plan, the Master Services Element of the Citrus Heights Water District, the Citrus Heights Water District Sphere of Influence, and Commission polices. I recommend that your Commission:

1. Approve the Notice of Exemption prepared for the annexation, as the CEQA lead agency, and direct the Executive Officer to file the Notice of Exemption with the County Clerk.
2. Approve the *Country Hill Montessori School Annexation to Citrus Heights Water District (13-04)* and authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

Respectfully submitted,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***

Peter Brundage  
Executive Officer

DL:Maf  
Attachments

(Montessori School Annexation to CHWD)