

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

October 4, 2006

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Kapalua Commons Reorganization (09-06)**
[CEQA: Addendum to Negative Declaration]

CONTACT: Donald J. Lockhart AICP, Assistant Executive Officer (916) 874-2937

RECOMMENDATION

1. Consider the Addendum, together with the Mitigated Negative Declaration and Mitigation Monitoring Plan, previously ratified by the City of Elk Grove as the CEQA lead agency, as adequate and complete for the project cited above and direct the Executive Officer to file the Notice of Determination with the County Clerk.
2. Approve the **Kapalua Commons Reorganization - Annexation to the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District No. 1 (CSD No.1)**; and authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

FPPC DISCLOSURE

Commissioner Sophia Sherman has received a \$300 contribution from Rodney Blonien, project proponent, within the last 12 months and will not participate, vote or otherwise sit as a Commissioner on this matter.

Project Proponent/ Chief petitioner

Rodney and Noreen Blonien
1121 L Street, Suite 507
Sacramento, CA 95814
(916) 798-4242

Project Description

The affected territory, approximately 19+ acres, is located within the City of Elk Grove, east of Bradshaw Road, north and south sides of Kapalua Lane.

The project entails both a two acre parcel, developed with one single family dwelling, and the recently approved Kapalua Commons subdivision. The City of Elk Grove recently approved the subdivision for the creation of 15 lots, ranging in size from 1 to 1.8 acres. The approved subdivision consists of four parcels, with two single family dwellings, that will remain.

Sanitary sewer service is required to meet the City of Elk Grove conditions of project approval for the proposed subdivision, Kapalua Commons (EG File# 03-540.) The annexation of the affected territory to SRCSD and CSD No. 1 will satisfy the conditions of approval imposed during the entitlement and approval process by the City of Elk Grove. The reorganization proposal also includes one “intervening” parcel, between the approved subdivision and Bradshaw Road. This territory is included to provide for a more logical and efficient service boundary, to avoid the creation of an unserved “island.” The creation of islands is prohibited by your Commission’s Local Standards, Policies and Procedures. The applicant worked with the homeowner to revise the application to include the developed parcel. This one parcel is currently developed with a single family residence and is currently served by on-site well and septic system. The City of Elk Grove has previously provided written comment that the developed single-family parcel may continue to use their on-site wells, and septic system. If they further subdivide, or experience septic system failure, they will be required to connect to the municipal sanitary sewer service.

Kapalua Commons (APNs: 127-120-072-074 & 091)	17.22 acres
Other: APNs: 127-0120-018	2.00 acres
TOTAL	19.22+ acres

Sphere of Influence

The entire project is within the Sphere of Influence of both SRCSD and CSD-1.

Surrounding Land Uses and Zoning:

The site is located in the Elk Grove General Plan Triangle SPA, which provides for rural residential development.

Site:	Elk Grove Triangle SPA 1 d.u./ac	single family residential and vacant
North:	AR-1	single family residential
South:	Elk Grove Triangle SPA 1 d.u./ac	single family residential
East:	AR-1	single family residential
West:	East Elk Grove Specific Plan 2-4 d.u./ac	single family residential and vacant

The Assessed Valuation of the Kapalua Commons \$1,358,982.

City of Elk Grove General Plan

The project is consistent with the City of Elk Grove General Plan - Triangle Special Planning Area (SPA).

**LAND USE POLICY AREA: ELK GROVE TRIANGLE
LU-19**

Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acre in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

PF-13

Residential development on lots smaller than two (2) gross acres shall be required to connect to public sewer service. This policy shall not apply to lots smaller than 2 gross acres in the Rural Residential land use category which existed as legal lots as of the date of adoption of this General Plan; these lots shall not be required to connect to public sewer service as a condition of development.

LAFCo Policy, City General Plan, and Zoning Consistency:

The original proposal of annexing only the approved subdivision would have created an unserved “island.” Your local Policies and Procedures, as well as the Policies of the SRCSD and CSD No.1 prohibit such service extensions, which result in an island. The applicant has worked diligently to amend the application to include the one intervening landowner between the site, and Bradshaw Road, from which the service extension will be installed. The City of Elk Grove has previously provided written comment (see Amended Hearthstone II Reorganization LAFC 18-05) that developed single-family parcels may continue to use their on-site wells, and septic systems. If they further

subdivide, or experience septic system failure, they will be required to connect to the sanitary service.

As amended, the proposed Kapalua Commons Reorganization is consistent with Sacramento LAFCo Policies and Procedures, the City of Elk Grove General Plan, and the City Zoning Code. The provision of sanitary sewer service to serve existing and planned growth in the area is assumed in, and consistent with, the Elk Gove General Plan Triangle Special Planning Area, and Triangle Policy Area.

100 Percent Consent

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponent. The adjacent neighborhood associations, affected property owners, and landowners within a 500 foot radius of the project site, have been notified of the date, time and place of the hearing on this proposal. The affected territory is deemed to be uninhabited, as there are fewer than 12 registered voters. No agency protest has been received.

Environmental Considerations

The City of Elk Grove prepared and ratified a Mitigated Negative Declaration for the project. Sacramento LAFCo will act as the responsible agency consistent with CEQA Guidelines §15050 et. seq., regarding the environmental documentation for reviewing the Kapalua Commons Reorganization - Annexation to the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District – No. 1 (CSD No.1). LAFCo has prepared an Addendum as the appropriate CEQA document due to its determination that revisions to the environmental document for the proposed project entails only a minor technical change. LAFCo will consider an addendum to a previously ratified Mitigated Negative Declaration, per CEQA Guidelines §15164

Affected Agencies:

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

The affected agencies have provided the following comments regarding the ability to provide service to the affected territory

Service Territory

The lands proposed for annexation are within the Sphere of Influence of both agencies.

The District's Master Plans have provisions for providing sanitary sewer service to these parcels.

Infrastructure/ Fees and Charges

Development within the affected territory will be subject to the standards, ordinances, and mitigation fees established by the Districts, reducing any potential impacts to existing ratepayers to less than significant.

Other Affected Agencies

The proposal was reviewed by the Elk Grove Community Services District, the Elk Grove School District, and the Sacramento County Public Works Agency. No objections were raised.

The City of Elk Grove is supportive of the proposed project, as it will insure the provision of sanitary sewer service to the recently approved Kapalua Commons subdivision, which is currently designated by the City for residential development.

EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the City of Elk Grove General Plan, the Master Services Elements of the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District No. 1 (CSD No.1,) and your Commissions Local Policies, Standards, and Procedures. I respectfully recommend that your Commission:

1. Consider the Addendum, together with the Mitigated Negative Declaration and Mitigation Monitoring Plan, previously ratified by the City of Elk Grove as the CEQA lead agency, as adequate and complete for the project cited above and direct the Executive Officer to file the Notice of Determination with the County Clerk.
2. Approve the Kapalua Commons Reorganization – Annexation to Sacramento Regional County Sanitation District and County Sanitation District – No. 1 (LAFC 18-05)
3. Authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies; and direct your Executive Officer to issue the Certificate of Completion.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

DL:Maf

Attachments: Exhibit A CEQA Addendum to a Negative Declaration and Mitigation Monitoring Program
(Kapalua Commons Reorg)