

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

November 5, 2014

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **City of Sacramento Delta Shores Planned Unit Development (PUD) Detachment from Sacramento Area Sewer District (SASD) (13-14) [CEQA Exempt]**

CONTACT: Donald J. Lockhart AICP, Assistant Executive Officer  
(916) 874-2937; [Donald.Lockhart@SacLAFCo.org](mailto:Donald.Lockhart@SacLAFCo.org)

**RECOMMENDATION**

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder
2. Approve the City of Sacramento Delta PUD Shores Detachment from the Sacramento Area Sewer District (SASD).
3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

**Project Proponent:**

Barron Caronite  
c/o M&H Realty Partners VI, LP  
425 California St.  
San Francisco, CA 94104  
775.745.5195  
[bcaronite@merlongeier.com](mailto:bcaronite@merlongeier.com)

Contact:  
City of Sacramento  
Scot Mende, Principal Planner  
300 Richards Blvd. 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
916.808.4756  
[SMende@cityofsacramento.org](mailto:SMende@cityofsacramento.org)

**Project Description**

The proposal requests Commission approval of the detachment of a single parcel from the SASD. The affected territory consists of approximately 6+ gross acres, completely within the City of Sacramento. The detachment is proposed by the landowner, in response to the request by the SASD that the parcel be detached.

The detachment request is supported by both of the affected agencies - the City of Sacramento and SASD.

<b>Assessor Parcel Number (APN):</b>	<b>Area (in acres):</b>
119-0190-030 (at time of project approval)	6.6
053-0180-006 (current)	6.6
<b>TOTAL AREA:</b>	6.6

**Background**

The entire 782 acre Delta Shores development project is within the City of Sacramento. Land use entitlements were approved in January, 2009. The Delta Shores project is also completely within the service area of the Sacramento Regional County Sanitation District (SRCSD).

The parcel was included in the Delta Shores PUD approved sewer study, which determined that adequate capacity exists, for City service.

The 6+ acre affected territory is located at the southwestern edge of the Delta Shores PUD project. However there are no SASD facilities in the vicinity to provide service. The public record is unclear why this remnant parcel lies within the SASD service area, which was formed by LAFCo in 1978 - (LAFC# 57-77).

As the project is now moving through the development stages, the detachment request is being made by the landowner to comply with Condition A76.

**Sphere of Influence**

The entire project is within the Sphere of Influence of the City of Sacramento.

**City of Sacramento General Plan and Zoning Consistency**

The project is consistent with the City of Sacramento General Plan and Zoning Code.

**LAFCo Standards, Policies and Procedures**

The proposal is consistent with your LAFCo Policies, Standards and Procedures.

**Conducting Authority Proceedings**

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponents. The 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 public or agency protest has been received.

## **Environmental Considerations**

This detachment has previously been subject to environmental review.

According to the City certified Delta Shores EIR (p. 2-23):

Wastewater service to the project site would be provided by the City of Sacramento. The project would be served by the Sacramento Regional Wastewater Treatment Plant. The proposed project includes a series of gravity sewer pipes between 8 and 12 inches in the western portion of the project site. The project is served by two sanitary sewer lift stations. One lift station would be constructed west of I-5 and wastewater would be pumped under the freeway to the east side of the project. The other lift station would be constructed on the community park site located near the intersection of Delta Shores Circle South and Street E.

The matter was further discussed (DEIR p. 5.8-1) by noting that SASD commented that only a small parcel on the southwest corner of the project site, adjacent to the east side of Interstate 5 (I-5), lies within the SASD boundary. At that time SASD also provided a recommended a condition of approval (A76) that the parcel be detached from the District.

### **Affected Agencies:**

#### **Sacramento Area Sewer District (SASD)**

The subject parcel is identified as being served by Sacramento Area Sewer District (SASD) within the County of Sacramento's GIS database service map, which the District believes to be a mapping oversight.

The subject parcel is located at the southwestern edge of the Delta Shores Planned Unit Development and within the existing corporate boundary of the City of Sacramento (City). SASD acknowledges that the City is fully capable of providing local sewer service collection to the subject parcel and that the designation of the subject parcel as being provided sewer service by SASD appears to be a mapping oversight.

It is the request of SASD that the subject parcel be detached from the SASD service boundaries.

### **EXECUTIVE OFFICER COMMENTS:**

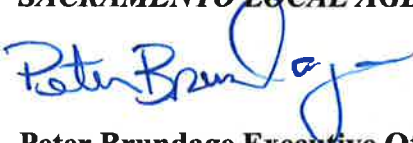
The proposal is consistent with the City of Sacramento General Plan, the Municipal Service Review of the Sacramento Area Sewer District (SASD) and your Commissions Local Policies, Standards, and Procedures. I respectfully recommend that your Commission:

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder
2. Approve the City of Sacramento Delta Shores Detachment from the Sacramento Area Sewer District (SASD.)

3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

Respectfully submitted,

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**



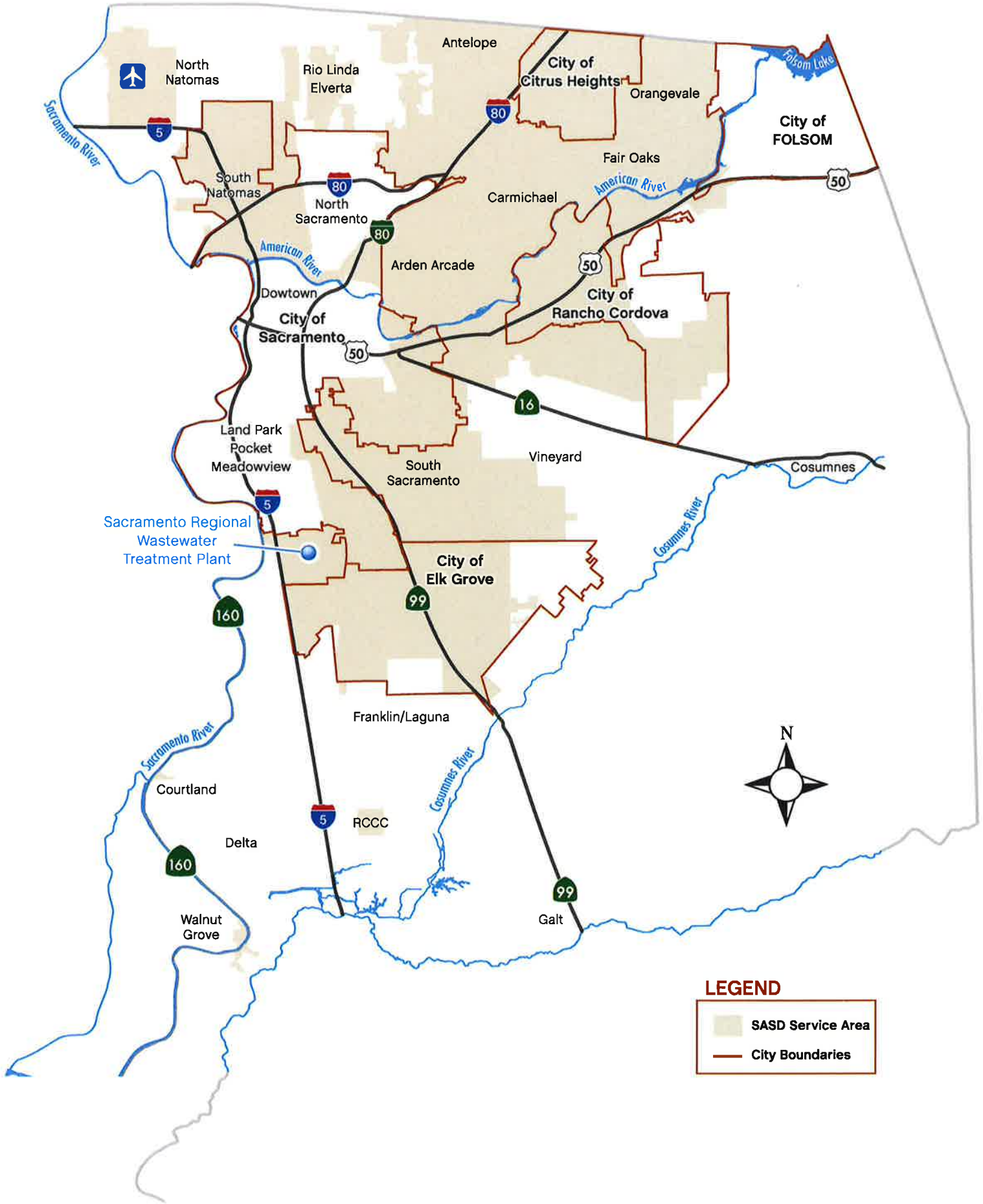
**Peter Brundage Executive Officer**

Attachments:

- A. Maps
- B. City Condition A76

DL:dl

# SASD SERVICE AREA









VICINITY MAP  
NO SCALE

PROJECT MAP  
**DELTA SHORES**  
 DETACHMENT FROM SASD  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
 SEPTEMBER 2014  
 SCALE: 1"=400'  
 MURRAY SMITH & ASSOCIATES  
 PAGE 1 of 1







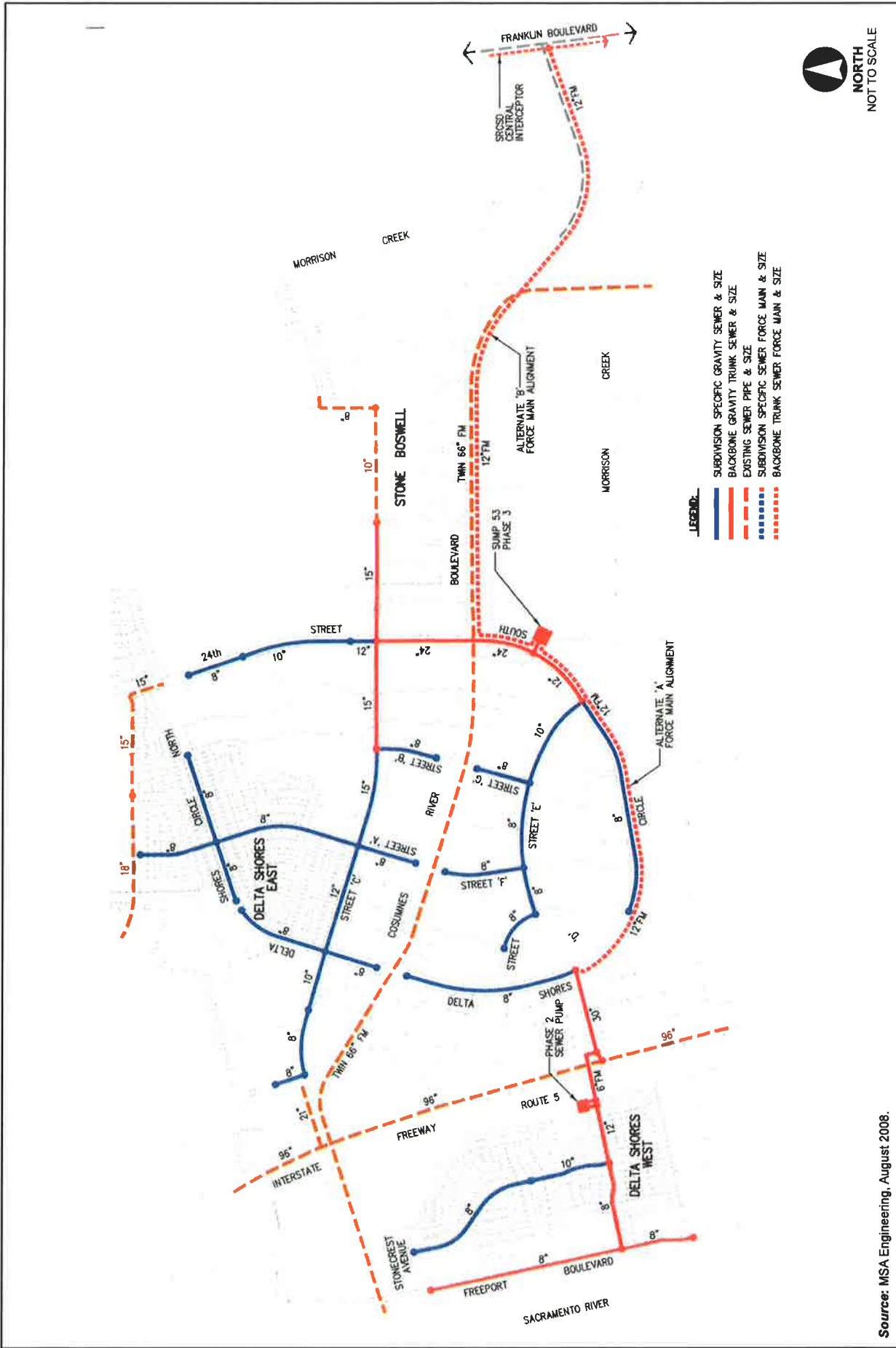


FIGURE 5.8-1  
Existing and Proposed Sewer Facilities

Source: MSA Engineering, August 2008.



OD5131100

Delta Shores



## RESOLUTION NO. 2009-035

Adopted by the Sacramento City Council

January 13, 2009

### RESOLUTION TO APPROVE THE DELTA SHORES PUD PROJECT ENTITLEMENTS (P06-197)

#### BACKGROUND

- A. On December 8, 2008, the Planning Commission conducted a public hearing on, and forwarded to the City Council the Delta Shores PUD Project with no recommendation; and
- B. On January 13, 2009 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 16.24.0907, and 17.200.010(C), and received and considered evidence concerning the Delta Shores PUD Project.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 Based on the verbal and documentary evidence received at the hearing on the Delta Shores Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2 The City Council approves the Project entitlements based on the following Findings of Fact:
  - A. **The Tentative Master Subdivision Map** to subdivide forty-three (43) parcels totaling 782+ acres into sixty-four (64) master parcels **is approved** based on the following Findings of Fact:
    - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
      - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
      - b. The site is physically suitable for the type of development proposed and suited for the proposed density;



- a. The calculated PWWF exceeding the allocated 1.28mgd limit
  - b. The development of any area outside of the interim service area (Phases 1 and 2 of the Delta Shores Project as Described in the Aug 28, 2008 Delta Shores Draft Sewer Master Plan, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House).
  - c. Development Activity Within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.
- A75. The applicant shall submit a sewer study for SRCSD review and approval. This study shall identify interim and ultimate sewer service alternatives for the Delta Shores project;
- A76. Parcel 119-0190-030 is currently within the SASD service area boundary. If the developer de-annexes this parcel from the SASD service area and annexes into the City Service Area, the following SASD conditions (74-79) would not apply, otherwise, these conditions must be satisfied before the recordation of the final map
- A77. Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction;
- A78. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or District public sewer line;
- A79. The District shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with District Design Standards;
- A80. In order to obtain sewer service, construction of District sewer infrastructure will be required;
- A81. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The sewer line shall be located in a dedicated sewer easement or in the public right-of-way;
- A82. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities





C135. When submitting improvement plans, the applicant shall provide SRCSD with a signature/approval block on the cover sheet;

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Exhibit A: Delta Shores Tentative Master Subdivision Map

Exhibit B: Delta Shores East Tentative Map

Exhibit C: Delta Shores West Tentative Map

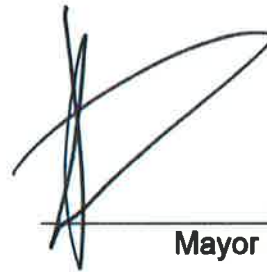
Adopted by the City of Sacramento City Council on January 13, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: Councilmember McCarty.

Abstain: None.

Absent: None.



Mayor Kevin Johnson

Attest:

  
Shirley Concolino, City Clerk

