

TO: Olin Woods, Chair, and  
Members of the Local Agency Formation Commission

FROM: Elizabeth Castro Kemper, Executive Officer

DATE: January 26, 2009

SUBJECT: Approval of the West Sacramento Municipal Service Review and Sphere of Influence Study and CEQA General Exemption

## **Recommended Action**

1. Review the expanded language provided on the attached errata sheet clarifying the following areas: water supply analysis information; specific language from the West Sacramento Redevelopment Pass-through Agreement by the County of Yolo and West Sacramento regarding development of Helvetia Park, and; SACOG language incorporating Blue Print Project principles for densification of housing growth in West Sacramento.
2. Adopt the General Exemption as the appropriate environmental review for the City of West Sacramento Sphere of Influence Study.
3. Approve the City of West Sacramento Municipal Service Review and Sphere of Influence Study as final establishing the Sphere of Influence as coterminous with the existing city limits (Map A) as previously submitted to the Commission at the December 8, 2008 public hearing and with the inclusion of the submitted errata sheet information into the appropriate sections of the report.

## **Fiscal Impact**

The 2008-09 Yolo LAFCO budget was approved with sufficient appropriations for final payment to the consultant Winzler & Kelly upon completion of the final study.

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### **COMMISSIONERS**

*★ Public Member Olin Woods, Chair ★*

*★ County Member Matt Rexroad, Vice Chair ★*

*★ City Members Tom McMasters-Stone, Stephen Souza ★ County Member Helen M. Thomson ★*

### **ALTERNATE COMMISSIONERS**

*★ Public Member Robert Ramming ★ City Member Skip Davies ★ County Member Jim Provenza ★*

### **STAFF**

*★ Executive Officer Elizabeth Castro Kemper ★ Senior Management Analyst Elisa Carvalho ★*

*★ Commission Clerk Terri Tuck ★ Commission Counsel Robyn Drivon ★*

### **Reason for Recommended Action**

Review by the public, affected agencies and the Commission has been completed. Responses to comments received on the draft studies have been provided and incorporated as appropriate for the final documents. Adoption of the West Sacramento Municipal Service Review and Sphere of Influence studies as final is now timely.

### **Background**

Winzler & Kelly started preparing the West Sacramento MSR SOI study in February, 2008. It was provided to West Sacramento staff throughout the summer of 2008 for administrative review and for review by the public since October 27, 2008. Written comments were received from the City Council, Thomas Lumbrazo, project manager for the Vina del Lago project south of West Sacramento and Vinton J. Hawkins of Sierra Holdings, LLC owner of the project area known as "The Notch" immediately adjacent to the city limits in the northwest corner. The comment letters will be included as attachments to the final sphere study. Comments have been addressed as appropriate in the final document. During the public hearing and discussions by the Commission on December 8, 2008 it was agreed that the inclusion of either of these properties in the sphere of influence would be premature at this time.

The recommended environmental review for this study is a general exemption to CEQA. Adoption of the Municipal Service Review and Sphere of Influence boundaries does not result in changes in land use, does not introduce or induce significant environmental impacts or development, nor does it result in the loss of agricultural or habitat land.

Map A. Recommended sphere of influence boundary for the City of West Sacramento

Attachments:

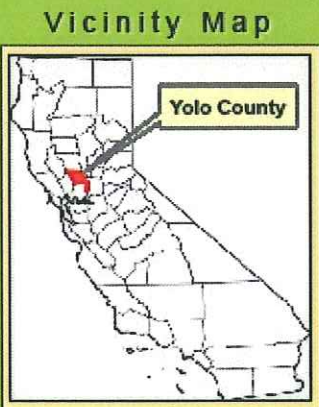
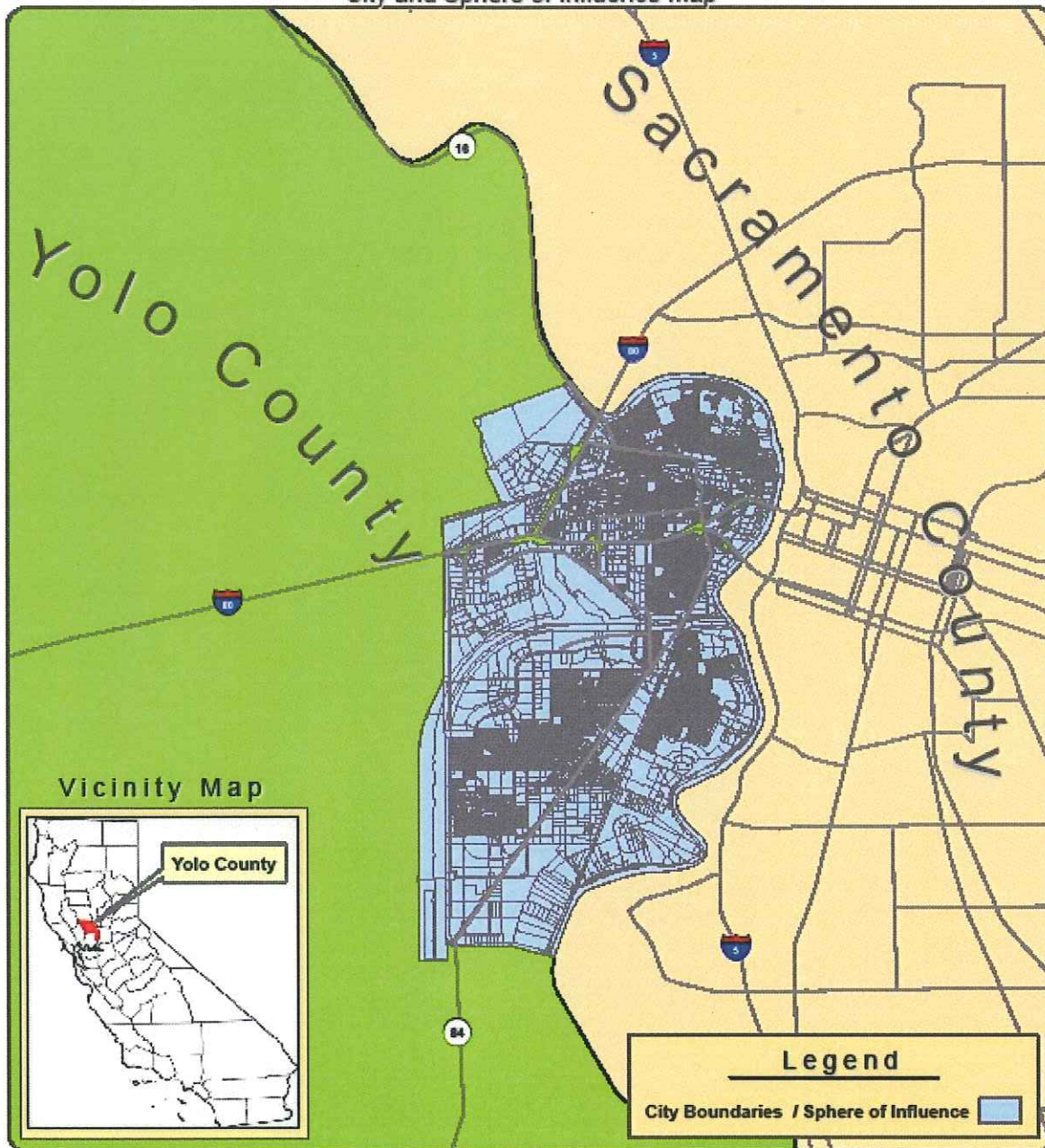
1. Notice of Exemption
2. Winzler & Kelly Errata Sheet
3. Final draft City of West Sacramento Municipal Service Review and Sphere of Influence Study (on file with Yolo LAFCO and on line at [www.yololafco.org](http://www.yololafco.org))

Map 2.2.1  
City of West Sacramento  
Sphere of Influence and City Boundaries



# City of West Sacramento

## City and Sphere of Influence Map



**COUNTY RECORDER**  
**Filing Requested by:**

Yolo County LAFCO  
625 Court Street, Suite 107  
Woodland, CA 95695  
Courier #: 66L

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**Notice of Exemption**

**To:** County Clerk of Yolo County  
625 Court Street, Room B01  
Woodland, CA 95695

**PROJECT TITLE:** West Sacramento Municipal Service Review and Sphere of Influence Study

**PROJECT LOCATION:** The City of West Sacramento encompasses about 23 square miles of land in eastern Yolo County. It is generally bounded by the Yolo Bypass on the west, Sacramento Weir to the north, Shangri La Slough to the south and the Sacramento River to the east.

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** To determine the general direction and area of growth for the city of West Sacramento. In this instance, the City Sphere boundaries are coterminous with the existing city limits.

**NAME OF AGENCY APPROVING PROJECT:** Yolo County Local Agency Formation Commission

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Yolo County Local Agency Formation Commission

**EXEMPT STATUS:** General Exemption under CEQA Section 15061(b)(3).

**REASONS WHY PROJECT IS EXEMPT:** Adoption of the Municipal Service Review and Sphere of Influence boundaries does not result in changes in land use, does not introduce or induce significant environmental impacts or development, nor does it result in the loss of agricultural or habitat land.

**CONTACT PERSON:** Elizabeth C. Kemper, Executive Officer Yolo County LAFCO.

**TELEPHONE NUMBER:** (530) 666-8048

**DATE RECEIVED FOR FILING:**

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Signature

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Date

**Municipal Service Review and  
Sphere of Influence Report**

**City of West Sacramento and  
County Service Area 9**

**ERRATA SHEET**

Prepared for  
Yolo County LAFCO  
By  
Winzler & Kelly  
January 26, 2009

## **1.0 Errata**

### **1.1 Overview**

At its hearing on December 8, 2008, the Yolo County LAFCO heard the final report for the West Sacramento and CSA 9 Municipal Service Review and Sphere of Influence Study. Three issues emerged from the hearing: 1) future water supply for the City of West Sacramento and the City's ability to meet demand within its boundaries; 2) additional regional residential density allocation accepted by the City and strategies to make those accommodations in the context of the Sacramento Area Council of Governments (SACOG) Blueprint, and; 3) future approaches to parkland deficiencies.

Additional information about these issues has been provided below. The information will also be added to the final MSR/SOI.

### **1.2 Water Supply**

More recent information than the 2005 Urban Water Management Plan and 2005 Water Master Plan Update regarding water supply is contained in the Water Supply Assessment (WSA) for the Yarbrough General Plan Amendment (June 2007). The WSA uses slightly higher population figures for 2030 than the UWMP (78,700 versus 73,529), and estimates build-out occurring within the City at 2020. The WSA also includes future demand for the RiverPark development, and does not include development that may occur outside the City's existing boundaries.

The City's three sources of surface water supply are: 1) an appropriative right from the Sacramento River; 2) a contract with the US Bureau of Reclamation, and; 3) supply from the North Delta Water Agency (NDWA). The WSA discusses the City's reliance on surface water as the primary source of its water supply. The City intends to deactivate its existing groundwater sources, and will only utilize those resources for emergencies. The Bureau of Reclamation contract would deliver up to 5,250 AFY above the appropriative right from the Sacramento River, allowing the city up to a maximum of 23,600 acre feet per year (AFY). The NDWA contract has no preset quantities for City allocation or use, but sufficient quantities would be available to supply any unmet demand due to reductions in the appropriative right or the Bureau of Reclamation supply.

For comparative purposes the WSA and UWMP future supply totals are shown below:

Table 1 City of West Sacramento Projected Normal Supply and Demand Comparison (Acre Feet/Year) UWMP (2005) and WSA (2007)				
	UWMP Supply Totals	UWMP Demand Total	WSA	WSA Demand Total
<b>2005 Total</b>	<b>16,000</b>	<b>16,000</b>	<b>14,688</b>	<b>14,688</b>
US Bureau of Reclamation	10,390		8,330	
Appropriative Right	5,610		6,358	
North Delta Water Agency	0		0	
<b>2010 Total</b>	<b>21,962</b>	<b>21,962</b>	<b>23,608</b>	<b>23,608</b>
US Bureau of Reclamation	14,262		14,260	
Appropriative Right	7,700		7,700	
North Delta Water Agency	0		1,648	
<b>2015</b>	<b>25,500</b>	<b>25,500</b>	<b>27,146</b>	<b>27,146</b>
US Bureau of Reclamation	14,660		14,660	
Appropriative Right	8,940		8,940	
North Delta Water Agency	1,900		3,546	
<b>2020</b>	<b>29,120</b>	<b>29,120</b>	<b>30,766</b>	<b>30,766</b>
US Bureau of Reclamation	13,390		13,390	
Appropriative Right	10,210		10,210	
North Delta Water Agency	5,520		7,166	
<b>2025</b>	<b>29,120</b>	<b>29,120</b>	<b>30,766</b>	<b>30,766</b>
US Bureau of Reclamation	13,390		13,390	
Appropriative Right	10,210		10,210	
North Delta Water Agency	5,520		7,166	
<b>2030</b>	<b>29,120</b>	<b>29,120</b>	<b>30,766</b>	<b>30,766</b>
US Bureau of Reclamation	13,390		13,390	
Appropriative Right	10,210		10,210	
North Delta Water Agency	5,520		7,166	

While the WSA of 2007 supply and demand totals show increases over the UWMP from 2010 forward, the City's water future supply still only meets future demand according to the studies. The UWMP indicates that "the City does not plan to pursue additional water supplies, as build-out demands are met by the City's existing supplies."<sup>1</sup>

The supply and demand analysis above does not allow for additional demand that might occur from additional development not contemplated in the UWMP or the WSA. Future projects not contemplated by the UWMP or WSA would require studies of then-available water supplies. Development in areas to the south of the City would be within the NDWA boundary and thus may be

<sup>1</sup> 2005 UWMP Final, p.3-5

eligible for NDWA supply, while development to the north of the city would lie outside of the NDWA boundary.

The City of West Sacramento indicates that future demand will not reach the forecasted levels in the table above. Consultants to the City state that "... in 2010, we will be in the 18,000 acre feet or less range based on development and water conservation efforts."<sup>2</sup> The City's water contract with the Bureau of Reclamation will be eligible for negotiation in 2020. At that time, the City projects that it would request a 20 to 40 year extension to be based on then-available build-out water demand numbers<sup>3</sup>. In addition, there are plans to update the Urban Water Management Plan in 2009.

### 1.3 SACOG Blueprint

The City of West Sacramento is embracing the SACOG Blueprint principles of smart growth in planning for future population growth and to attract economic and physical development. These "smart growth" projects include high-density uses in a downtown business district (compact development, mixed land uses, and housing choices principles), pedestrian-friendly development including walkways and bicycle paths (transportation choices principle), and people-oriented public spaces with amphitheaters and open spaces (natural resources conservation principle).

The Blueprint principles of smart growth also dovetail with the main goals of LAFCO law including infill within city limits, efficient urban services and protection of agricultural land. The sphere of influence lines are recommended as contiguous with current city limits to be consistent with the principles of smart growth, the City of West Sacramento current general plan and LAFCO goals.

### 1.4 Parkland

On February 15, 2005, Yolo County, the City of West Sacramento, and the Redevelopment Agency of City of West Sacramento entered into the *West Sacramento Redevelopment Pass Through Agreement*. The Agreement included a point whereby the County, the City, and the Redevelopment Agency agreed to cooperate in the development of a County/City regional park located about 6 miles north of the City (Helvetia Park), on 11.7 acres of County owned land. The development of this park would increase access for city dwellers to a more natural type park than those found within the city limits

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<sup>2</sup> Email from Dan Mount to City of West Sacramento staff, 1/19/09

<sup>3</sup> Email from Dan Mount to City of West Sacramento staff, 1/19/09



## 1.5 Conclusions

### 1.5.1 Water Supply

While the numbers have increased for both future supply and demand for water, the City of West Sacramento will not be able serve additional development outside of its boundaries.

### 1.5.2 SACOG Blueprint

The City is implementing smart growth principles in alignment with the SACOG Blueprint. Those smart growth principles are also consistent with LAFCO goals.

### 1.5.3 Parkland

- Development of Helvetia Park would provide city dweller with access to a natural resource park.
- The City will still have a parkland deficiency in 2030 unless actions are taken to revise current zoning and designations within the city limits.