

LAFCo # 04-16

For Office Use Only

LAFCo File #: _____

Date Received: _____

Sacramento Local Agency Formation Commission (LAFCo)
1112 I Street, Suite # 100, Sacramento, CA 95814
916.874.6458
www.saclafco.org



APPLICATION FORM

Change of Organization or Reorganization

1. Project Information

A. Name of Project:

We are proposing a project name of "Bilby Ridge".

B. Address or Description of Location of Project:

Located South of Bilby Road, Northwest of Kammerer Road, West of Bruceville Road and Hwy 99, East of Interstate 5. This project abuts the Elk Grove boundaries in three different areas. Please see attached maps for reference.

C. Major Streets and Highways around the project:

Bilby Road, Hwy 99, Hwy 5, Bruceville Road

D. Assessor Parcel Information (within the proposal territory):

Assessor Parcel Numbers (APN):	Area (in acres):
132-0132-006	80
132-0132-007	242.3 (portion of property) Gross: 480
132-0300-001	39.27
132-0300-003	36.85
132-0300-005; 132-0300-004; 132-0300-002	18.08; 19.56; 43.8
TOTAL AREA:	479.86

Affected Agencies

(Cities or Districts)

- 1. Sacramento County
- 2. City of Elk Grove
- 3. SMUD
- 4. _____

Related Reorganizations:

(annexation, detachment, dissolution, sphere of influence amendment)

- 1. Sphere of Influence Amendment
- 2. _____
- 3. _____
- 4. _____

SRCSD, SASD, Cosumnes CSD, County Service Area 1 and 10, Elk Grove Cosumnes Cemetery District, Sac Yolo Mosquito & Vector Control District, Elk Grove Unified School, Florin Resource Conservation District

E. Proposal Initiated By (check one):

_____ Resolution (indicate #: _____)

Landowner or Voter Petition

2. Applicant Information:

A. Chief Petitioners, if initiated by petition (maximum of three) or

Landowner(s):

1. Name: Katherine Bardis on behalf of KBLH, LLC and Elk Grove Bilby LP APNS: 132-0132-006;
132-0300-003

Address: 10630 Mather Blvd City: Mather ZIP: 95655

Phone Number: 916-313-3120 Email: katherine @ bardishomes.com

2. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____ @ _____

3. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____ @ _____

B. Applicant's Representative or Agent (This person will be the primary contact for LAFCo staff):

Name: John Hodgson

Address: 2514 Chinatown Alley City: Sacramento ZIP: 95816

Phone Number: 916-548-8554 Email: jhodgson @ thehodgsoncompany.com

C. Authority to File (check one and attach authorization):

Ownership Letter of Agency Petition

APNS: 132-0132-006; Resolution
132-0300-003

3. General Description of the Project Territory

A. Proposal Area:

Give a detailed description of the proposal area and what it consists of (e.g. existing commercial corridors, residential communities, public utility right-of-way, relevant structures, etc.)

This area is existing agricultural and rural land bordering the City of Elk Grove boundaries. Each parcel is vacant or has a single family dwelling. There are a total of 7 dwellings among the 480 acres within the proposed area.

B. Topography:

Describe the topography, physical features (rivers, creeks, drainage basins, etc.) and natural boundaries of the subject territory.

Flat vacant land and farmland with natural drainage basins continuing through each property. Sporadic ditches and dirt roads to provide access and property boundaries. "Drainage Shed C" within the City of Elk Grove runs along the southeast property line.

4. The Project

A. Explain in detail the reasons for this proposal and why it is necessary?

These properties currently border the City of Elk Grove city limits and abut Bruceville Rd, Bilby Rd, and Willard Pkwy. These properties would help level out and straighten the Elk Grove City boundary. Furthermore, the area is directly across the street from fully built out residential neighborhoods within Elk Grove. This property is within the Urban Services boundary of the County General plan.

B. What are the alternate courses of action to the proposed change of organization, if any? (Include the names of other local agencies having the authority to provide the same or similar services as those requested.)

None

C. What will be the effect of the proposal on the adjacent areas, on mutual social and economic interests, and on the local governmental structure of the County?

This proposal would increase the Elk Grove City limits and be compatible with surrounding uses.

Due to this project's location, it would provide the continuation of Kammerer Road to I-5.

D. If the service level(s) to be provided exceeds the existing service capacity, describe the service provider's ability to increase its capacity (i.e., new facilities, additional personnel, etc.):

If the area exceeds the capacity, police, fire, maintenance, and parks would all need to increase their capacity. In the event of development, there appears to be existing infrastructure capacity.

Please refer to the attached "Municipal Services Review" for more information.

E. List any assessments, fees or other charges to be levied as a part of this proposal:

N/A

F. List any terms or conditions requested for inclusion in LAFCo Resolution of Approval as part of this proposal:

This request is to include only 242.3 acres of parcel number 132-0132-007 which is a total of 480 acres.
Allowing only this portion of this parcel to be included would provide for a clean, straight line connecting
Kammerer Road between Highway 99 and Interstate 5.

5. Population and Housing Information

A. What is the current population of the subject territory? _____¹⁰

B. Number and type of dwelling units existing/proposed on-site:
Currently approximately 7 dwelling units

C. What is the estimated population of the proposed area at build-out?
Approximately 5,337

D. What is the proximity of the subject territory to other populated areas?
There is residential development directly adjacent on the west, north and eastern sides of the
subject property.

E. What is the projected/estimated growth in the area and in adjacent incorporated and unincorporated areas, within the next five years?

The Northern and Western boundaries of the property are fully built out with residential homes.
To the west of Bruceville Road is the Southeast Planning Area (SEPA) which ultimately projects a population of 3,200. SEPA is an approved 1,000 acre master planned community projected to include residential, park, retail and commercial uses. It is unknown at this time what the growth will be in the next five years, although there is considerable current development activity in this area.

6. Land Use and Zoning

If the proposal territory is not within a city, County General Plan and zoning information may be obtained by calling the County Planning Department (916-874-6141) with the Assessor Parcel Number(s) of the subject property. If the territory is within a city, please call the appropriate city's planning department.

A. The territory is within the Franklin/Laguna community plan.

1. The General Plan or community plan designation is:
Currently within the Franklin/Laguna community plan. The General Plan designation is Agriculture.

B. Current zoning is:
AG 20 - AG 80

C. Current city rezoning is:
Not yet determined

D. Describe the predominate uses of adjacent land (vacant, residential, commercial, agricultural, etc.)

North: Residential South: Vacant/Agricultural
East: Vacant, proposed residential West: Residential

E. Indicate if any portion of the territory contains the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Agricultural land uses | <input type="checkbox"/> Is project within Agricultural Preserve? |
| <input type="checkbox"/> Open Space Easement | <input type="checkbox"/> Habitat Conservation Plan Area |
| <input type="checkbox"/> Designated Infill Area | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Unusual features such as: _____ | |

If **YES** for **agriculture or open-space**, what is the effect of this proposal on these lands?

Currently there is minimal farming, will not be negatively affected. As development may occur, this farm land will be reduced. Based on a review of the United States Department of Agriculture (USDA) Soil Survey for the area, the soils in the vicinity of the subject property are classified as the "San Joaquin silt loam" series.

F. Indicate below **all** permits or approvals that will be needed or have been granted by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date:

Type of Approval of Permit	File Number	Approval Date	Is Resolution Attached?
Tentative Subdivision Map			Y / N
Tentative Parcel Map			Y / N
Conditional Use Permit			Y / N
City/County General Plan Amendment			Y / N
City Rezoning			Y / N
County Rezone			Y / N
Development Agreement			Y / N
Other:			Y / N

G. What is/are the proposed planned land use(s) of the subject area? Is there any change in land use and zoning being proposed as part of this proposal (including, if applicable, pre-zoning by an affected city)? Please be specific.

Not yet determined or proposed. However, it is expected this would be a master-planned community which will be planned as primarily residential development with possible commercial elements. For preliminary purposes, we plan on mirroring the surrounding land designations. Please see attached map for verification.

H. Is the proposal consistent with city or county general plans, specific plans, and other adopted land use policies? If not, please state why.

We propose to include these properties into the Elk Grove sphere of influence and be considered as part of the City General Plan Update. This property is identified as a study area in the current Elk Grove General Plan Update process.

I. What effect, if any, would denial of the proposed change of organization have on the related development?

Project would be deemed infeasible.

J. Is the proposal area within the sphere of influence of the annexing agency or any other agency?

No - proposing to include the proposal area within the sphere.

7. Municipal Services

A. What services and/or costs to residents or landowners in the proposal area would be increased, reduced, or eliminated as a result of this proposal?

Dependent upon the zoning designation. Please refer to the MSR for further detail and discussion.

B. Describe the adequacy and availability of water supply to the proposal area. Include information on the source of service and when it will be available:

Please refer to the MSR for further detail and discussion.

C. Annexation Plan for Providing Services:

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted with this application. This plan shall, at a minimum, respond to each of the following questions:

Some Helpful Definitions:

"Affected city" means any city that either:

- (a) contains, or its sphere of influence contains, the proposal territory *and/or*
- (b) would contain the proposal territory if the project is approved

"Affected county" means each county that contains, or would contain, the proposal territory

"Affected district" means a special district that contains, or whose sphere of influence contains, or would contain, the proposal territory

"Affected local agency" means any agency that contains, or would contain, or whose sphere of influence contains, the project territory

"Affected territory" means the project territory

1. A description of the level and range of each public service to be provided to the proposal territory.
 2. An indication of when the service can be feasibly extended to the proposal territory.
 3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the proposal territory.
 4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
 5. An indication of whether the proposal territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
 6. If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the proposal area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).
- D. Indicate which agencies currently provide affected public services within the proposal territory and which agencies would provide services after the proposed change of organization:

<u>Service</u>	<u>Current Agency</u>	<u>Proposed Agency</u>
Police	<u>Sac County</u>	<u>Elk Grove City</u>
Fire	<u>Sac County</u>	<u>Cosumnes CSD</u>
Water	<u>Private Wells</u>	<u>SCWA</u>
Sewer	<u>None</u>	<u>SRCSD/SASD</u>
Garbage	<u>None</u>	<u>Elk Grove City</u>
Street Lighting	<u>None</u>	<u>Elk Grove City</u>
Road Maintenance	<u>Sac County</u>	<u>Elk Grove City</u>
Flood Control	<u>Sac County</u>	<u>Drainage C</u>
Parks and Recreation	<u>None</u>	<u>CCSD</u>

Library Services	Sac County	Sac County
Electricity	SMUD	SMUD
Transit	None	Elk Grove City
Other:		

E. If a change in service provider is proposed, has each service provider provided a statement indicating the desire and capability to furnish services?

Yes **N/A**
 No

F. If **YES**, a *Letter of Agreement* from each agency assuming service responsibilities **must be included with this application**. The letter must identify each agency's role and responsibility as the new service provider and the method for funding additional services.

G. If **NO**, please explain:

Have not yet been contacted at this time

H. If a change in service provider is proposed, are alternative providers available for any of the proposed services?

Yes
 No

I. If **YES**, list providers and explain why they are not proposed to provide service:

8. Sphere of Influence

Pursuant to Government Code Section 56425, provide the following information **IF** the proposal requires a **Sphere of Influence (SOI) Amendment**.

A. Describe any social or economic interests, current or future, within the proposal area that create a logical identification of the proposal area with the proposed change of organization:

The proposal area is surrounded by the City of Elk Grove on three sides. Squaring off the area and encompassing it within the City limits seems like a logical step. Furthermore, it would help the City square off and extend Kammerer road.

B. Describe the present and probable need for public facilities and services in the proposal area:

Public facilities would be needed within the proposal area. The area currently is minimally inhabited thus extending facilities from the major road would be required for this project at build out.

See MSR for details.

C. Describe in detail the present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide:

N/A at this time. Please refer to the MSR.

D. Attach to this application all documentation regarding consultation that has occurred between the City and the County, with regards to an agreement on boundaries, development standards, and zoning requirements within the proposed sphere (G. C. 56425(b)).

9. Other Information

A. List names and addresses of any persons, organization or agencies known to you who may be opposed to this proposal:

Name	Address	Telephone
None		

B. ANY OTHER COMMENTS YOU MAY WISH TO MAKE (may be attached as necessary):

The land owners are supportive at this time.

C. Names and addresses of up to three persons who are to receive notice of hearing and staff report:

Name	Address	Interest
Katherine Bardis	10630 Mather Blvd, Mather CA, 95655	owner
John Hodgson	2514 Chinatown Alley, Sacramento CA 95816	agent

D. Complete and attach FPPC Party Disclosure Form (Not required for public agencies.)

10. Certification

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and agree to pay any fees and expenses required to prepare necessary environmental documentation and planning studies and fees to process this application. In addition, I hereby petition the Sacramento Local Agency Formation Commission (LAFCo) for approval of a proposed change of organization or reorganization, as described herein.

The undersigned hereby petition(s) the Sacramento Local Agency Formation Commission for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. The boundaries of the territory(ies) included in the proposal are as described in *Exhibits A* (metes and bounds legal description) and *Exhibit B* (map) attached hereto.

2. The territory(ies) included in the proposed change of organization: _____ *is/are inhabited (12 or more registered voters).*
_____ *is/are uninhabited.*

3. This proposal _____ *is /* _____ *is not* consistent with the Sphere of Influence of the affected city/ and or districts.

4. The persons signing this petition have signed as:
_____ *Registered Voters* _____ *Owners of Land*
 _____ *Landowner Agent*

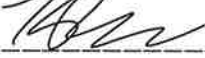
5. A) If the formation of a new district(s) is included in the proposal, please state the principal act(s) under which said district(s) is/are proposed to be _____ formed:

B) The proposed name of the new district(s) is/are: _____ and the boundaries of the proposed new district(s) area as described in the exhibits attached and made a part hereof.

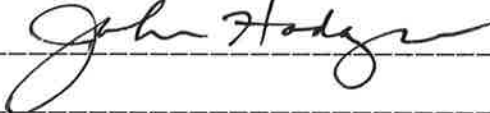
6. If the proposal is an incorporation, the name of the proposed new city is: _____

Wherefore, petitioner(s) or owner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq., of the Government Code and herewith affix signature(s) as follows:

Landowner/ Chief Petitioner(s) as listed above:

- 1.  Katherine Bardis APNS: 132-0132-006;
132-0300-003 _____
- 2. _____
- 3. _____

Applicants Representative or Agent as listed above:

_____ 

Date: _____

NOTE: Applications will not be accepted without signature of legal owners or official agents with Power of Attorney or Chief Petitioners, or without acceptable legal description and map. An incomplete application will not be processed.

###



LAFCO # _____

SPHERE OF INFLUENCE CHANGE SUPPLEMENTAL INFORMATION

INTRODUCTION: Responding to these questions will more fully inform the process and greatly contribute to the Commission, staff and others more fully assessing the project. Please feel free to include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any supporting documents.

1. Please identify the city or special district [i.e., agency/agencies] addressed by the proposed Sphere of Influence (SOI) change:

See Application Form.

Please Circle One:

SPHERE ~ UPDATE/ AMENDMENT or REDUCTION

2. Provide a description of the following factors to be considered during the Commission proceedings. (If additional room is necessary, please attach additional sheets to this form.)

a. The present and planned land uses in the area, including agricultural and open-space lands.

See Application Form

b. The present and probable need for public facilities and services in the area.

See Application Form

c. The present capacity of public facilities and adequacy of public services that the affected agency provides.

See Application Form

d. The existence of any social or economic communities of interest in the area; including the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing Sphere of Influence.

There are only ten residents in the entire 480 acres.
We are not aware of any particular "communities
of interest" or any "disadvantaged communities"
to the best of our knowledge.

3. If the proposal is initiated by a City, please provide a written statement of confirmation that the city and county have completed the required meet and confer process. Please note whether or not agreement on the SOI change between the city and county was achieved. If yes, please provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.)

Not applicable.

CERTIFICATION

I hereby certify that the statements furnished above present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

4/11/2016
 DATE

K. Bardis
 SIGNATURE OF LANDOWNER OR AGENT
 (please circle)

DATE

SIGNATURE OF LANDOWNER OR AGENT
 (please circle)

DATE

SIGNATURE OF LANDOWNER OR AGENT
 (please circle)

Assessor Parcel Number (APN)

Acres

132 - 0132 - 006
132 - 0132 - 007
132 - 0300 - 001
132 - 0300 - 003

80
242.3 (portion of property,
39.27
36.85

total is 480)

Assessor Parcel Number (APN)

Acres

132-0300-005

18.08

132-0300-004

19.56

132-0300-002

43.8

ATTACHMENTS