

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

April 1, 2015

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Easton Place and Glenborough Annexation to Sacramento County Regional County Sanitation District (SCRSD) and Sacramento Area Sewer District (SASD) [LAFCo 02-15]**

RECOMMENDATION

1. Approve the annexation Sacramento Regional County Sanitation District and Sacramento Area Sewer District to a proposed Development in the unincorporated area known as Easton Place and Glenborough.
2. Waive the Conducting Authority protest proceedings due to 100 percent landowner and agency consent.

FPPC DISCLOSURE

No Commissioner has received any contributions from any parties involved with this proposal.

Project Proponents/ Chief petitioner

CONTACT: Easton Development Company
David Hatch
1180 Iron Point Road Suite 350
Folsom, CA 95630

Project Description

The applicant has submitted an application to annex Easton Place and Glenborough development projects into Sacramento Regional County Sanitation District and Sacramento Area Sewer District to provide sanitary sewer service.

Sphere of Influence

The entire project is within the Sphere of Influence of both SRCSD and SASD.

Surrounding Land Uses

The affected territory lies south of Highway 50 and west of Prairie City Road, and east of Hazel Avenue.

County of Sacramento General Plan and Zoning Consistency

The project is consistent with the County of Sacramento General Plan and the Specific Plan for Glenborough at Easton and Easton Place.

Easton Project Description

The overall Easton/Aerojet development project is approximately a 6,400-acre residential and commercial development planned by GenCorp Realty Investments. Two communities within this planning area are located within Sacramento County: Glenborough at Easton and Easton Place. These planning areas are located along the south side of Highway 50 between Hazel Avenue and Prairie City Road.

The project encompasses a complex set of land reuse challenges left from decades of gold dredging going back to the late 1800s, followed by more than 50 years of Aerojet's aerospace operations, which are still alive today. It also poses a unique opportunity to reclaim barren land into vital housing, recreation and commercial uses.

The Boroughs of Easton is a unique master-planned community designed by GenCorp Realty Investments, the real estate arm of GenCorp, Inc., parent company of Aerojet General Corporation.

GenCorp's total land holdings cover 12,680 acres. The overall planning areas for the Boroughs of Easton encompass approximately 1,400 acres. Of the areas being planned, Glenborough at Easton and Easton Place are in unincorporated Sacramento County; the balance falls inside the boundaries of the City of Rancho Cordova. GenCorp Realty Investments is managing the application, design, and construction of Glenborough and Easton Place in partnership with the County of Sacramento.

The nearly 1,200-acres encompassing Glenborough and Easton Place are located along the south side of Highway 50 between Hazel Avenue and Prairie City Road and are two distinctive planning areas where people can live, work and play. Approximately one-third of the total land area – most along the Alder Creek corridor fronting Highway 50 – will be dedicated as an open space and/or nature preserve. Glenborough and Easton Place will comprise luxury homes, high density housing, commercial, office and boutique shopping districts.

The vast majority of land slated for development will require significant investment before

construction can begin. Much of the land is covered with mine tailings – a legacy of gold mining operations from the late 1800s. After mining had concluded, these areas served as buffer land between the community and new owner Aerojet’s rocket test stands. Inaccessible for generations, Alder Creek and its many natural stands of Blue Oaks will be preserved as open space and will be opened to the community for recreation and enjoyment.

Formerly designated as a Superfund site, the lands proposed for the Easton Project were removed from environmental oversight in 2002, receiving clearance from federal and environmental regulators. Several areas within Glenborough at Easton require minimal clean-up, including an area once used as an office waste disposal site for Aerojet.

The Easton Project is consistent with the Sacramento Area Council of Governments’ principles for smart growth, incorporating infill and mixed land uses, protecting natural resources, and building pedestrian-friendly neighborhoods around public transportation. The project is considered infill because the Aerojet property is currently served by roads, water, sewer and utilities.

When complete, Glenborough and Easton Place will provide approximately 3,239 dwelling units (detached and attached units) and approximately 700,000 square feet of office and commercial uses.

Glenborough and Easton Place will also conform to the County of Sacramento’s precedent-setting Affordable Housing Ordinance, providing 15 percent of all housing for low-income families.

Transit Oriented Development

The 183-acre Easton Place will include a substantial Transit Oriented Development, also known as TOD. As a TOD, Easton Place will place housing and commercial businesses within walking distance of the existing light-rail depot at Hazel Avenue and Folsom Boulevard. Through this Sacramento Regional Transit line, Easton Place residents will have convenient access to light rail lines traveling from the City of Folsom to downtown Sacramento, making Easton Place a regional shopping destination.

Environmental Stewardship

Nearly 500 acres will be dedicated to open space. The bulk of the open space – approximately 255 acres – is the Alder Creek corridor. This 2.6-mile meandering creek area parallels Highway 50, and feeds into Lake Natoma along the American River.

The corridor is studded with Blue Oak and pine woodlands, wetlands and riparian habitat. Essentially untouched since the conclusion of gold mining activity in the mid-1900’s, the Alder Creek corridor is home to numerous wildlife species including wild turkey, white tail deer, waterfowl, coyote and foxes.

A resource conservation management plan is being developed for the Easton plan, outlining the protection of more than 18,000 trees and conservation of 274 acres of oak-dominated habitat.

GenCorp and Aerojet

Owned by GenCorp, Inc., Aerojet moved to Sacramento in the 1950s and became a significant player in the emerging field of rocketry. A leading employer in the region, the company established operations on the abandoned mining fields which offered Aerojet abundant land with natural barriers for rocket testing. Because new technologies and manufacturing processes permit Aerojet to continue operations within a smaller industrial footprint, these former buffer lands are now available for productive reuse.

With 1,600 employees in Sacramento, Aerojet remains a vital regional employer. Aerojet will continue with their aerospace manufacturing operations, ensuring our nation with reliable access to space and a strong national defense.

Adopted Land Uses

Glenborough at Easton: Land Use Summary

Land Use	Acres	Units
Residential		
Low Density Residential (1 to 7 units/acre)	378.3	1,659
Medium Density Residential (7.1 to 12 units/acre)	77.9	627
High Density Residential (12.1 to 25 units/acre)	29.5	466
Subtotal	485.7	2,752
Commercial & Office		
Mixed Use (Villages J and K)	64.6 ^a	487
Commercial	2.4	
Office	37.1	
Subtotal	104.1	487
Open Space and Park		
Parkways	43.5	
Community Resource Area	25.6	
Parks Open	53.0	
Space – Alder Creek	270.2	
Open Space	121.0	
Subtotal	513.3	
Public/Quasi-Public		
Fire Station, Church Site (Village J)	4.5	
Elementary Schools	20.3	
Middle School	19.9	
Subtotal	44.7	
Major Roadways	60.5	
TOTAL	1,208.3	3,239

Glenborough at Easton: Residential Uses

	Density Range (units/acre)	Number of Units	Percentage of Units in Plan	Average Density in Range
Low Density Residential	1 to 7	1,659	51	4.4
Medium-Density Residential	7.1 to 12	627	19	8.0
High-Density Residential (includes CMU units)	12.1 to 25	953	30	12.5
Totals		3,239	100	6.1

CMU=Commercial Mixed Use

Glenborough at Easton: Commercial and Office Square Footage

	Parcel	Acres	FAR	Maximum Square Footage
Office	H	13.5	0.25	147,000
Office	S	23.6	0.30	308,400
Commercial	O3	2.4	0.20	20,900
Commercial Mixed Use	J	10.5	0.16	72,100
Commercial Mixed Use	K	14.0	0.25	151,100
Total				699,500

FAR=Floor Area Ratio

LAFCo Standards, Policies and Procedures

The proposal is consistent with your LAFCo Policies, Standards and Procedures. The land uses are consistent with both the County General Plan and zoning. This project is also consistent with the SRCSD and SASD policy that sanitary sewer service will only be provided to parcels that are zoned for urban development in accordance with the terms and conditions of the District.

Conducting Authority Proceedings

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponents. 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 no registered voters. No public or agency

SCRSD and SASD Provision of Service

SCRSD and SASD have the means and capacity to provide sanitary sewer service for the proposed project. (See attached letters).

The entire project area falls within the Sacramento Regional County Sanitation District (SRCSD) sphere of influence. The SRCSD, through three contributing agencies, provides wastewater treatment service to more than 400,000 homes and businesses and 80 industrial customers in Sacramento County. The contributing agencies are the City of Sacramento, City of Folsom, City of West Sacramento, and Sacramento Area Sewer District (SASD), formerly County Sanitation District 1. Sewers maintained by the contributing agencies collect wastewater from homes, offices, and other uses, and interceptor sewers maintained by SRCSD convey the flows for treatment to the Sacramento Regional Wastewater Treatment Plant (SRWTP), a secondary treatment facility.

The SRCSD service area is more than 300 square miles and serves more than 1 million people. The SRWTP treats an average of 167 million gallons of wastewater per day from the service area, according to 2000 estimates (SRCSD 2001). During peak periods of use, as much as 400 million gallons of wastewater per day may be piped to the treatment plant via thousands of miles of interceptors, trunks, and collector sewers. Treated wastewater is discharged into the Sacramento River south of Freeport Bridge.

The SRCSD completed a 2020 Master Plan for the treatment plant in 2001. This plan provides guidance on providing wastewater treatment service for the community through the year 2020 and describes wastewater treatment and reuse/disposal facility needs (SRCSD 2001). The demand for wastewater treatment services is projected based on Sacramento Area Council of Governments (SACOG) population projections for areas within Sacramento County (Sacramento County 2003). These population projections are presented in Chapter 5 (Population, Housing, and Employment) for the project area and vicinity. Average dry weather flows for the entire SRCSD service area, including West Sacramento, are projected at 218 million gallons per day (mgd) by the year 2020. Facility improvements are based on this projection and include construction or expansion of treatment plant facilities in phases over five- to 10-year intervals, as they are needed.

As a contributing agency, SASD provides service to the unincorporated areas of Sacramento County, including a portion of the project area. The current SASD service area is approximately 286 square miles with more than 2,700 miles of sewers and serves over 950,000 people (CSD-1 2006). SASD operates under a facilities master plan that describes the hydraulic capacity of the collector system and identifies future capital improvements that will be needed as its service area becomes more developed. The master plan was last updated in 2002 (CSD-1 2002); however, it is in the process of being updated, and a draft master plan update is available for public review (CSD-1 2006). These documents update the original 1993 master plan that was a joint effort between former CSD-1 and SRCSD. The project area is within the SASD Sphere of Influence, and portions of the project area currently connect to SASD trunk sewers. The project area is within the Aerojet Trunk Shed, which is served by the Folsom East and Aerojet Interceptors.

Currently, a portion of the project area between Alabama Avenue and Hazel Avenue is being served by several existing sewers that connect to the existing Aerojet administrative and office buildings. The sewer system between Alabama Avenue and Hazel Avenue connects to the SASD sewer system under Folsom Boulevard at Alabama Avenue and at a point about 400 feet west of Aerojet Road (MacKay and Soms 2007). All of the project

area flows into the Folsom East Interceptor. The Folsom East Interceptor connects into the Bradshaw Interceptor, which transports the wastewater via other sewers to the SRWTP in Elk Grove.

The remainder of the project area is not within the current service area of SASD and does not have a sewer system. Industrial buildings on Aerojet property outside of the administrative complex are served by private septic tanks. The 2006 SASD draft master plan update identifies the need for several new sewers in the vicinity of the project area. A new trunk line to serve the Aerojet property is expected to be needed between 2006 and 2010, according to the master plan update (CSD-1 2006). Although the Aerojet property is currently zoned for industrial uses, the master plan update assumes implementation of the Easton project by 2010 and development of other portions of the Aerojet property after 2020. A range of six to 30 equivalent single-family dwelling units (ESDs) per acre was used to project future wastewater generation in the project area and on the Aerojet property, which produced estimates of 55,167 ESDs for the entire property and 17 million gallons per day (mgd) average wastewater flows at buildout of the entire property (beyond 2020). New sewers in the project vicinity were designed to provide capacity for these estimated flows.

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.

Environmental Considerations

CEQA Guideline 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

On December 17, 2008, the County of Sacramento approved the Easton/Glenborough Specific Plan and certified an Environmental Impact Report – State Clearinghouse Number 2005062128. The County of Sacramento made Statement of Facts - Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program.

Sacramento LAFCo as a Responsible Agency may rely on the EIR prepared by the County of Sacramento provided it determines that the Mitigation Measures are appropriate and adequate related only to the provision of sewer service. Note: LAFCo has a limited role because it is only considering whether or not the affected territory should be annexed into SRCSD and SASD.

The following Mitigation Measures were adopted to address the construction of sanitary sewer services and impact related to increased demand for sewer service. These mitigation measures have reduced the impacts to less than significant.

These mitigation measures are appropriate and adequate to address the environmental impacts as identified by the lead agency (County of Sacramento).

Project Mitigation Measures Related to Sanitary Sewer Service for the Affected Territory

Impact SS-1: Construction of new sewers in the project area could cause adverse effects on the environment.

Construction of new collector sewers within the project area and a lift station near the Kimball Place crossing of Alder Creek would result in minimal adverse effects on the environment. Most sewers would be constructed entirely within the footprint of the proposed roads, buildings, homes, and other development. The development area would be graded in preparation for the development; therefore, impacts associated with sewer facility construction within the footprint of the proposed development would be minimal once the area has been cleared for development. Environmental effects of the development on various resources (e.g., cultural resources and biological resources) are analyzed in other chapters of this EIR. Although the development in its entirety may have significant environmental effects, construction of sewer lines within the development would be considered a minor environmental effect and would be less than significant.

In addition to the sewers within the development footprint, the project may include construction of a sewer main (2 miles long) along the Alder Creek corridor (within the proposed open space area) or construction of a lift station on the north side of the creek that would pump wastewater to a proposed trunk sewer in Easton Valley Parkway (see Plate PD-7). The Kimball Place lift station alternative would require a shorter sewer (1,000 feet long) along Alder Creek, unless an additional lift station is constructed within the Community Resource Area near Prairie City Road. SASD staff has identified the lift station alternative as the preferred option for sewer collection in the eastern portion of the project area. The staff has also committed to considering the Community Resource Area lift station during final design of the system between Kimball Place and Prairie City Road. Although both sewer options would be designed to follow the proposed trail system in the Alder Creek corridor, both sewers would require construction activities (i.e., trench digging, ground disturbance) in a sensitive area along the creek, which could adversely affect biological and cultural resources and result in increased erosion and sediment discharge into Alder Creek (see Chapters 10, 14, and 15). The longer sewer main would result in greater impacts to resources along the creek. The Kimball Place lift station alternative would significantly reduce adverse impacts while construction of the additional lift station near Prairie City Road would eliminate adverse impacts on resources within the Alder Creek corridor.

Although construction of most sewer lines and facilities in the project area would result in less than significant effects on the environment, construction of a sewer along the Alder Creek corridor could result in substantial impacts to biological and cultural resources and water quality, which would be a significant impact.

Significance Level Before Mitigation: Significant.

Mitigation Measure SS-1a: Implement Best Management Practices identified in the Stormwater Pollution Prevention Plan during construction.

Implement Mitigation Measure HWQ-2a.

Mitigation Measure SS-1b: Implement measures to reduce construction impacts on special-status species and minimize indirect impacts on preserved oak trees.

Implement Mitigation Measures BR-5, BR-9, BR-12, BR-14a, and BR-15.

Mitigation Measure SS-1c: Implement measures to document and protect cultural resources in the Alder Creek Corridor Mining District.

Implement Mitigation Measures CR-1a and CR-1b.

Significance Level After Mitigation: Less than significant because implementation of the mitigation measures would ensure minimal construction impacts on water quality, biological resources, and cultural resources.

Impact SS-2: Project implementation would increase the demand for wastewater collection and treatment service provided by the Sacramento Area Sewer District and Sacramento Regional County Sanitation District.

The project would result in an increase in approximately 3,239 dwelling units and about 700,000 square feet of commercial and office space in the project area. Based on calculations provided in the Easton Sanitary Sewer Study prepared by MacKay & Soms in October 2007, the proposed land uses would include an estimated 10,406 ESDs using SASD master plan estimates. In combination with an off-site area that would be served by the same sewer facilities (ESD estimate of 3,204), total peak wet weather flows would be approximately 8.15 mgd of wastewater (310 gallons per day [gpd] per ESD; 4.2 mgd average dry weather flows). The project would generate approximately 76 percent of this total, or 6.2 mgd peak wet weather flows (3.2 mgd average dry weather flows).

Construction of the facilities identified in the SASD master plan (CSD-1 2002) would ensure that the regional sewer system has adequate capacity to serve the project. Ultimate design flows for the project area and surrounding Aerojet property within the AJ Douglas-White Rock (AJD) sewer sub-sheds (an area of 1,889 acres within the Aerojet Trunk Shed) would total approximately 4.2 mgd SS-2 average dry weather flow or 8.15 mgd peak wet weather flow (MacKay and Soms 2007). Wastewater flows would be piped into the Folsom East system in Folsom Boulevard and would be conveyed via the Bradshaw Interceptor and other sewer lines to the SRWTP. The project's wastewater generation is within the projected wastewater quantity of the SASD master plan update (3.2 mgd, 19 percent of the 17 mgd total for the Aerojet property, average dry weather flows). The increased demand on sewer service would be a less than significant impact because the

existing and proposed sewers would have the capacity to serve the first phase of the project by 2010 and subsequent phases as new interceptors are completed in the vicinity.

The amount of wastewater generated by the project would be within the available capacity for the SRWTP. As discussed in Chapter 5 (Population, Housing, and Employment), the project's population estimate would be within the population projections for unincorporated Sacramento County under SACOG's projections. SRCSD's planned improvements to the wastewater treatment plant (SRCSD 2001) are based on SACOG projections and would ensure the facility has capacity to service the project area as well as other projected developments in the SRCSD service area. This impact is less than significant because the facilities would have capacity to serve the project.

Significance Level Before Mitigation: Less than significant because existing and proposed sewer and wastewater treatment facilities would have the capacity to serve the project.

Other Affected Agencies

Notice was given to affected agencies within the affected territory. No comments were received.

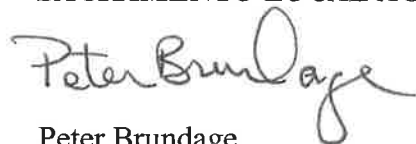
EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the County of Sacramento General Plan and the Glenborough and Easton Place Specific Plan. The sewer districts have the means and capacity to serve the affected territory and adequate mitigation measures have been adopted by the Lead Agency to address environmental impacts.

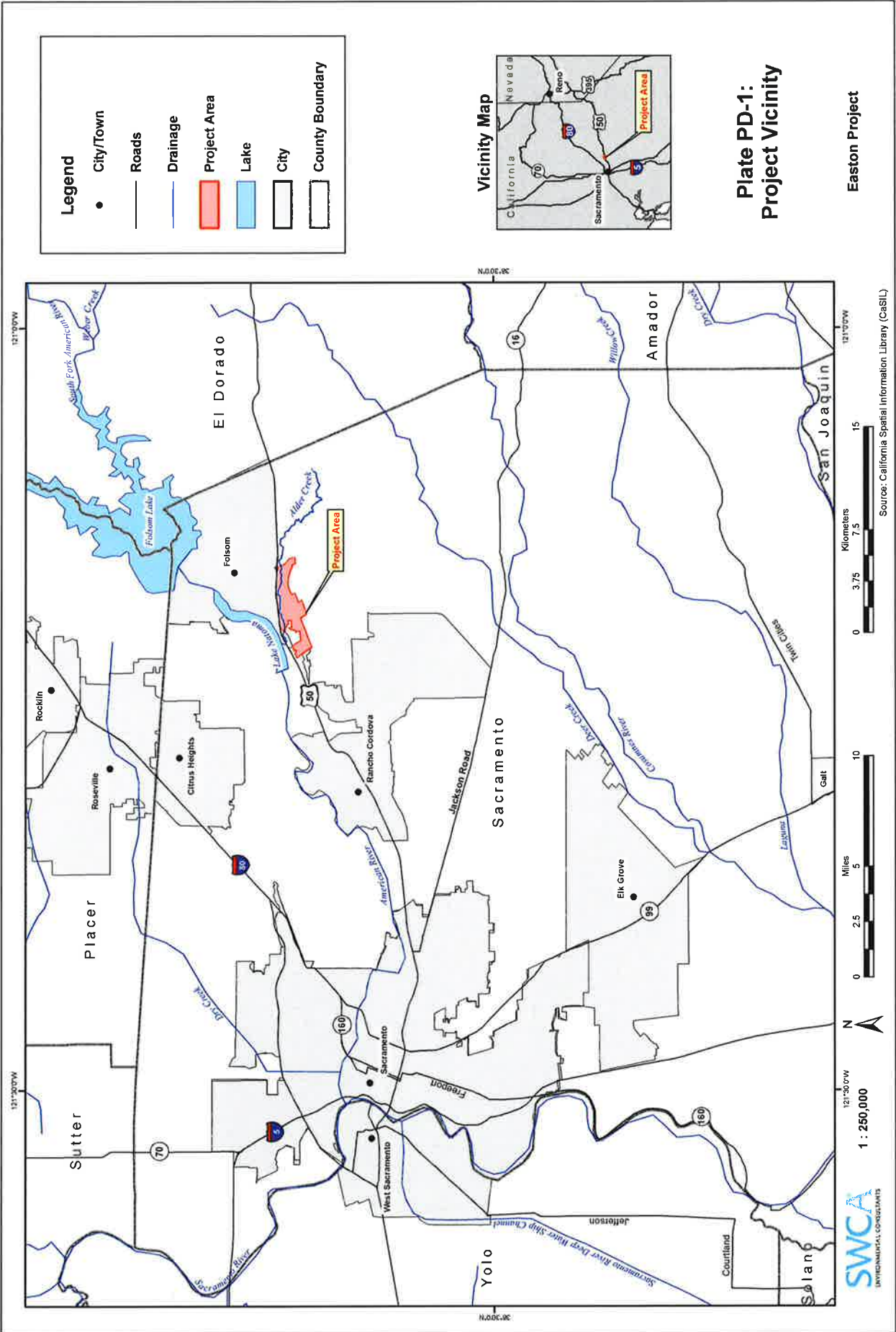
Therefore, it is recommended that the Commission approve the annexation of the affected territory into Sacramento Regional County Sanitation District and Sacramento Area Sewer District.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION



Peter Brundage,
Executive Officer



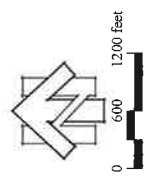
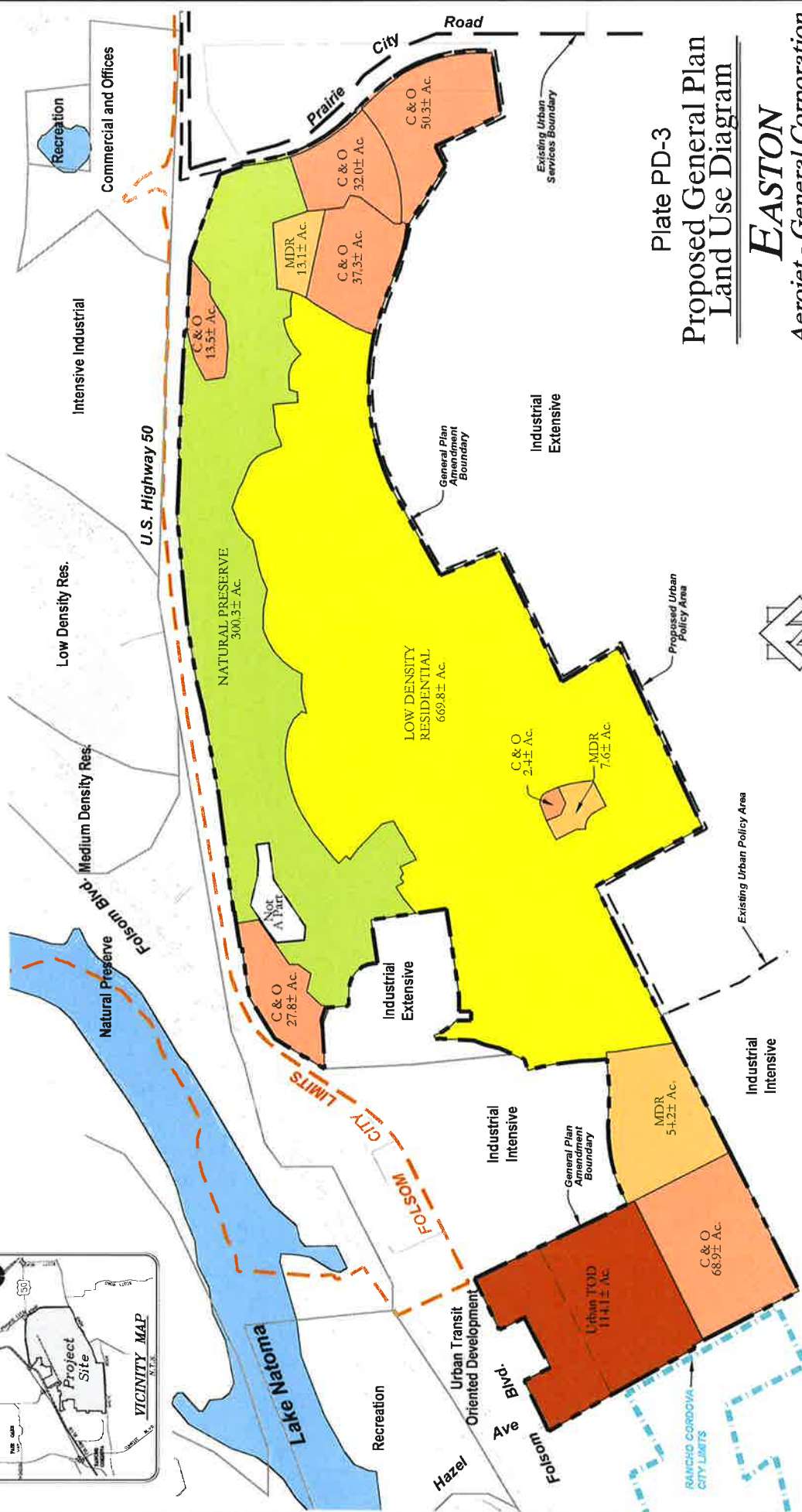


Plate PD-3
Proposed General Plan
Land Use Diagram

EASTON
Aerojet - General Corporation

Sacramento County,
Scale: 1"=600'
California
Initial Date: February 3, 2005
Revised: February 3, 2005
Revised: April 27, 2005
Revised: September 19, 2006
Revised: January 10, 2007

EDAW
MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA



MAP 1

Overall Land Use Master Plan

GLENBOROUGH AT EASTON/

EASTON PLACE

Easton Development Company, LLC

Sacramento County, California

Scale: 1"=600'

June 30, 2014



MACKAY & SOMPS
ENGINEERS
PLANNERS
SURVEYORS
1822 Euclid Street, Suite 102, Roseville, CA 95678 | (916) 775-1188

LEGEND

Color	Description	Area (Acres)	Estimated Value
Light Green	Low Density Residential (LDR)	779.34 ac	276 ac
Yellow	Medium Density Residential (MDR)	77.94 ac	51 ac
Orange	High Density Residential (HDR)	29.59 ac	46.25 ac
Red	Neighborhood Commercial (NC)	88.14 ac	8.83 ac
Dark Red	Community Commercial (CC)	2.49 ac	45.22 ac
Blue	Office	32.12 ac	35.26 ac
Light Blue	Community / Neighborhood Office	42.23 ac	72 ac
Green	Neighborhood Industrial (NI)	82.29 ac	31.12 ac
Dark Green	Community Industrial (CI)	13.29 ac	5.02 ac
Light Green	Community Recreational Area	25.44 ac	26 ac
Yellow	Park	12.29 ac	7.58 ac
Light Green	Public	29 ac	2.02 ac
Light Green	Open Space	121.29 ac	26 ac
Light Green	Open Space (Water Course)	772.13 ac	26 ac
Light Green	Other	1729.32 ac	133.02 ac



FULL SITE SCALE: 1"=1000'
0 1000 2000
HALF SITE SCALE: 1"=200'



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March 25, 2015

MAR 25 2015

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Main Office

10060 Goethe Road
Sacramento, CA 95827-3553
Tel: 916.876.6000
Fax: 916.876.6160

Treatment Plant

8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tel: 916.875.9000
Fax: 916.875.9068

Board of Directors

- Representing:
- County of Sacramento
- County of Yolo
- City of Citrus Heights
- City of Elk Grove
- City of Folsom
- City of Rancho Cordova
- City of Sacramento
- City of West Sacramento

Prabhakar Somavarapu

District Engineer

Ruben Robles

Director of Operations

Christoph Dobson

Director of Policy & Planning

Karen Stoyanowski

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Claudia Goss

Public Affairs Manager

Don Lockhart, AICP
Assistant Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

Subject: Annexation of Glenborough and Easton Place to Sacramento Regional County Sanitation District (LAFC #02-15)

Dear Mr. Lockhart:

The Sacramento Regional County Sanitation District (Regional San) has the following comments regarding the Annexation of Glenborough and Easton Place to Sacramento Regional County Sanitation District (Regional San) (LAFC #02-15):

The Regional San Board of Directors adopted the Interceptor Sequencing Study (ISS) in February 2013. The ISS updated the SRCSD Master Plan 2000 and can be found on the Regional San website at <http://www.regionalsan.com/ISS>.

Regional San is not a land-use authority. Regional San sewer systems are designed using predicted wastewater flows that are dependent on land use information provided by each land use authority. Projects identified within Regional San planning documents are based on growth projections provided by land-use authorities. Sewer studies, including points of connection and phasing information will need to be completed to fully assess the impacts of any project that has the potential to increase existing or future flow demands. Onsite and offsite impacts associated with constructing sanitary sewers facilities to provide service to the subject project must be included in environmental impact reports.

Customers receiving service from Regional San are responsible for rates and fees outlined within the latest Regional San ordinances. Fees for connecting to the sewer system are set up to recover the capital investment of sewer and treatment facilities that serves new customers. The Regional San ordinance is located on their website at <http://www.regionalsan.com/ordinance>.

Regional San has the means and capacity to provide sanitary sewer conveyance without any negative impacts to existing customers.

If you have any questions regarding these comments, please contact me at 916-876-9994

Sincerely,

Sarena Moore
Regional San/SASD
Policy and Planning



REGIONALSAN

TAKING THE WASTE OUT OF WATER

Sacramento Regional County Sanitation District

Main Office

10060 Goethe Road
Sacramento, CA 95827-3553
Tel: 916.876.8000
Fax: 916.876.6160

Treatment Plant

8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tel: 916.875.9000
Fax: 916.875.9068

Board of Directors

Representing:

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Christoph Dobson
Director of Policy & Planning

Karen Stoyanowski
Director of Internal Services

Joseph Maestretti
Chief Financial Officer

Claudia Goss
Public Affairs Manager

www.srcsd.com

February 18, 2015

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FEB 26 2015

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

Don Lockhart, AICP
Assistant Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

Subject: Annexation of Glenborough and Easton Place to Sacramento Area Sewer District (SASD) (LAFC #02-15)

Dear Mr. Lockhart:

Sacramento Area Sewer District (SASD) has the following comments regarding the Annexation:

The most current SASD planning document, the 2010 System Capacity Plan Update (SCP) was approved by the SASD Board of Directors in January 2012. The SCP can be found on the SASD website at <http://www.sacsewer.com/devres-standards.html>.

SASD is not a land-use authority. SASD sewer systems are designed using predicted wastewater flows that are dependent on land use information provided by each land use authority. Projects identified within SASD planning documents are based on growth projections provided by land-use authorities. Sewer studies, including points of connection and phasing information will need to be completed to fully assess the impacts of any project that has the potential to increase existing or future flow demands. Onsite and offsite impacts associated with constructing sanitary sewers facilities to provide service to the subject project must be included in environmental impact reports.

Customers receiving service from SASD are responsible for rates and fees outlined within the latest SASD ordinances. Fees for connecting to the sewer system are set up to recover the capital investment of sewer and treatment facilities that serves new customers. The SASD ordinance is located on the SASD website at <http://www.sacsewer.com/ordinances.html>.

SASD has the means and capacity to provide sanitary sewer conveyance with no negative impacts to existing SASD customers. The project proponents should work closely with SASD Permit Services to ensure proper connection to SASD facilities.

If you have any questions regarding these comments, please contact me at 916-876-9994

Sincerely,

Sarena Moore
Regional San/SASD
Policy and Planning

Cc: Regional San Development Services, SASD Development Services, Michael Meyer, Dave Ocenosak, Christoph Dobson

EXHIBIT "A"
DESCRIPTION OF PROPERTY TO BE ANNEXED TO THE
SACRAMENTO AREA SEWER DISTRICT

ANNEXATION PARCEL 1

All that real property being situated within a portion of the County of Sacramento, State of California, being further described as a portion of "Resultant Parcel 1A" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0637, Official Records of Sacramento County, a portion of "New Resultant Parcel 9" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0634, Official Records of Sacramento County, and a portion of that property described in that certain Grant Deed recorded November 24, 2009 in Book 20091124, at Page 1047, Official Records of Sacramento County and being more particularly described as follows:

Beginning at the southwest corner of said "Resultant Parcel 1A", thence from the **POINT OF BEGINNING** the following 7 courses and distances:

- 1) coincident with the westerly line of said "Resultant Parcel 1A", North 26°05'39" West a distance of 440.64 feet;
- 2) continuing along said westerly line, North 26°14'54" West a distance of 638.24 feet to a common corner with said "New Resultant Parcel 9";
- 3) coincident with a westerly line of said "New Resultant Parcel 9", North 29°12'28" West a distance of 519.46 feet to a line common with the property described in said Book 20091124, at Page 1047, Official Records of Sacramento County;
- 4) coincident with the lines of said property described in Book 20091124, at Page 1047, Official Records of Sacramento County, South 63°51'54" West a distance of 41.91 feet;
- 5) continuing along said lines, North 29°02'15" West a distance of 980.61 feet;
- 6) continuing along said lines, North 30°19'16" West a distance of 1247.14 feet; and
- 7) continuing along said lines, North 26°06'45" West a distance of 23.35 feet to the existing annexation line of the Sacramento Area Sewer District;

thence coincident with the existing annexation line of the Sacramento Area Sewer District for following 20 courses and distances:

- 8) North 63°43'15" East a distance of 12.36 feet;
- 9) North 74°48'06" East a distance of 49.47 feet;
- 10) North 64°05'02" East a distance of 683.67 feet;
- 11) South 26°29'57" East a distance of 1901.23 feet;
- 12) North 64°22'47" East a distance of 267.59 feet;
- 13) South 25°44'58" East a distance of 366.19 feet;
- 14) North 65°13'38" East a distance of 114.75 feet;
- 15) North 75°06'53" East a distance of 105.90 feet;
- 16) North 82°38'47" East a distance of 32.60 feet;
- 17) South 25°13'35" East a distance of 594.81 feet;

- 18) North 63°50'59" East a distance of 261.80 feet;
- 19) North 64°48'17" East a distance of 642.09 feet;
- 20) North 24°25'27" West a distance of 239.43 feet;
- 21) North 65°28'43" East a distance of 129.35 feet;
- 22) South 26°09'05" East a distance of 205.81 feet;
- 23) North 66°21'09" East a distance of 614.34 feet;
- 24) North 24°52'52" West a distance of 444.60 feet;
- 25) South 63°58'33" West a distance of 199.97 feet;
- 26) North 26°13'36" West a distance of 305.87 feet; and
- 27) South 89°35'33" East a distance of 3639.39 feet to a southerly line of said "Resultant Parcel 1A";
- 28) coincident with said southerly line of "Resultant Parcel 1A", South 63°21'53" West a distance of 2869.10 feet;
- 29) continuing along said southerly line, South 63°21'15" West a distance of 2900.69 feet to the Point of Beginning.

Containing 165.536 acres of land, more or less.

ANNEXATION PARCEL 2

All that real property situated in the County of Sacramento, State of California, being a portion of "Resultant Parcel 1A" as described in that certain Grant Deed recorded in Book 20140812, at Page 0637, Official Records of Sacramento County and a portion of "New Resultant Parcel 9" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0634, Official Records of Sacramento County and being more particularly described as follows:

Beginning at the easterly most corner of said "Resultant Parcel 1A", thence from the **POINT OF BEGINNING** coincident with said "Resultant Parcel 1A" for the following 5 courses and distances:

- 1) South 81°41'52" West a distance of 926.72 feet;
- 2) North 25°36'36" West a distance of 986.39 feet;
- 3) South 63°04'37" West a distance of 297.48 feet;
- 4) North 57°56'58" West a distance of 937.62 feet; and
- 5) North 25°36'55" East a distance of 49.11 feet to a point of curvature;

thence leaving said "Resultant Parcel 1A" across a portion of "New Resultant Parcel 9" for the following 6 arcs, courses and distances:

- 6) from a radial line which bears South 04°57'57" West, 574.22 feet along the arc of a non-tangent 2049.00 foot radius curve to the right through a central angle of 16°03'25";
- 7) North 68°58'38" West a distance of 477.04 feet;
- 8) North 72°09'42" West a distance of 184.77 feet to a point of curvature;
- 9) from a radial line which bears North 18°05'07" East, 124.66 feet along the arc of a non-tangent 3245.00 foot radius curve to the left through a central angle of 02°12'04";
- 10) North 69°28'09" West a distance of 65.88 feet to a point of curvature; and

- 11) from a radial line which bears North $14^{\circ}43'36''$ East, 1943.65 feet along the arc of a non-tangent 3251.00 foot radius curve to the left through a central angle of $34^{\circ}15'18''$ to a point on said "Resultant Parcel 1A";

thence coincident with said "Resultant Parcel 1A" for the following 6 courses and distances:

- 12), South $60^{\circ}49'16''$ West a distance of 1664.58 feet;
- 13) South $21^{\circ}45'57''$ East a distance of 861.83 feet;
- 14) South $64^{\circ}11'48''$ West a distance of 1943.81 feet;
- 15) South $30^{\circ}48'16''$ East a distance of 896.35 feet;
- 16) South $65^{\circ}24'13''$ West a distance of 2660.97 feet; and
- 17) North $29^{\circ}04'03''$ West a distance of 1461.23 feet to the existing annexation line of the Sacramento Area Sewer District;

thence coincident with the existing annexation line of the Sacramento Area Sewer District for the following 4 courses and distances:

- 18) South $89^{\circ}35'33''$ East a distance of 601.62 feet;
- 19) North $00^{\circ}00'00''$ East a distance of 4121.48 feet;
- 20) North $64^{\circ}48'31''$ East a distance of 2014.03 feet; and
- 21) North $00^{\circ}00'00''$ East a distance of 486.48 feet to a line of said "Resultant Parcel 1A";

thence coincident with said "Resultant Parcel 1A" for the following 18 arcs, courses and distances:

- 22) North $76^{\circ}19'38''$ East a distance of 228.35 feet;
- 23) North $80^{\circ}38'23''$ East a distance of 889.64 feet;
- 24) North $84^{\circ}44'06''$ East a distance of 1383.79 feet;
- 25) South $87^{\circ}20'13''$ East a distance of 797.75 feet;
- 26) North $02^{\circ}50'45''$ East a distance of 20.15 feet;
- 27) South $87^{\circ}20'00''$ East a distance of 799.80 feet;
- 28) South $87^{\circ}16'47''$ East a distance of 900.03 feet;
- 29) South $02^{\circ}43'13''$ West a distance of 30.00 feet;
- 30) South $87^{\circ}20'08''$ East a distance of 700.15 feet;
- 31) South $87^{\circ}00'51''$ East a distance of 268.08 feet;
- 32) South $70^{\circ}39'18''$ East a distance of 1194.10 feet;
- 33) South $20^{\circ}27'08''$ East a distance of 321.29 feet;
- 34) North $78^{\circ}01'44''$ East a distance of 42.74 feet;
- 35) South $08^{\circ}07'13''$ East a distance of 315.65 feet to a point of curvature;
- 36) 1260.89 feet along the arc of a tangent 2000.00 foot radius curve to the left through a central angle of $36^{\circ}07'18''$;
- 37) South $44^{\circ}14'31''$ East a distance of 581.47 feet to a point of curvature;
- 38) 1535.41 feet along the arc of a tangent 2000.00 foot radius curve to the right through a central angle of $43^{\circ}59'10''$; and
- 39) South $00^{\circ}15'21''$ East a distance of 137.38 feet; to the Point of Beginning.

Containing 841.971 acres of land, more or less.

See Exhibits "B-1, B-2, and "B-3", plats to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess, PLS 7944
License Expiration Date: 12-31-15

Date: 10/28/14



Prescription prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100, Roseville, CA 95661
P:\27777\survey-MS\mapping\desc\SASD ANNEXATION\SASD ANNEXATION.doc

LEGEND:

-  RESULTANT PARCEL 1A
-  OFFICIAL RECORDS
-  EXISTING SASD ANNEXATION LINE

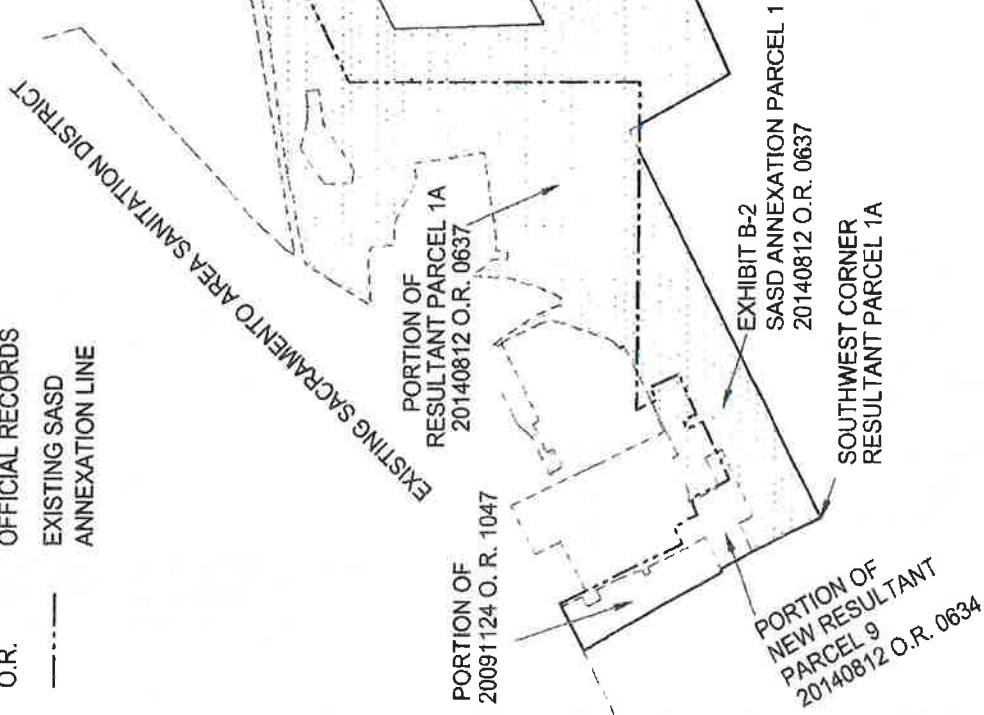


EXHIBIT B-1
ANNEXATION PARCELS
SACRAMENTO AREA SANITATION DISTRICT
PORTION OF 20091124 O.R. 1047
PORTION OF 20140812 O.R. 0637
PORTION OF 20140812 O.R. 0634
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



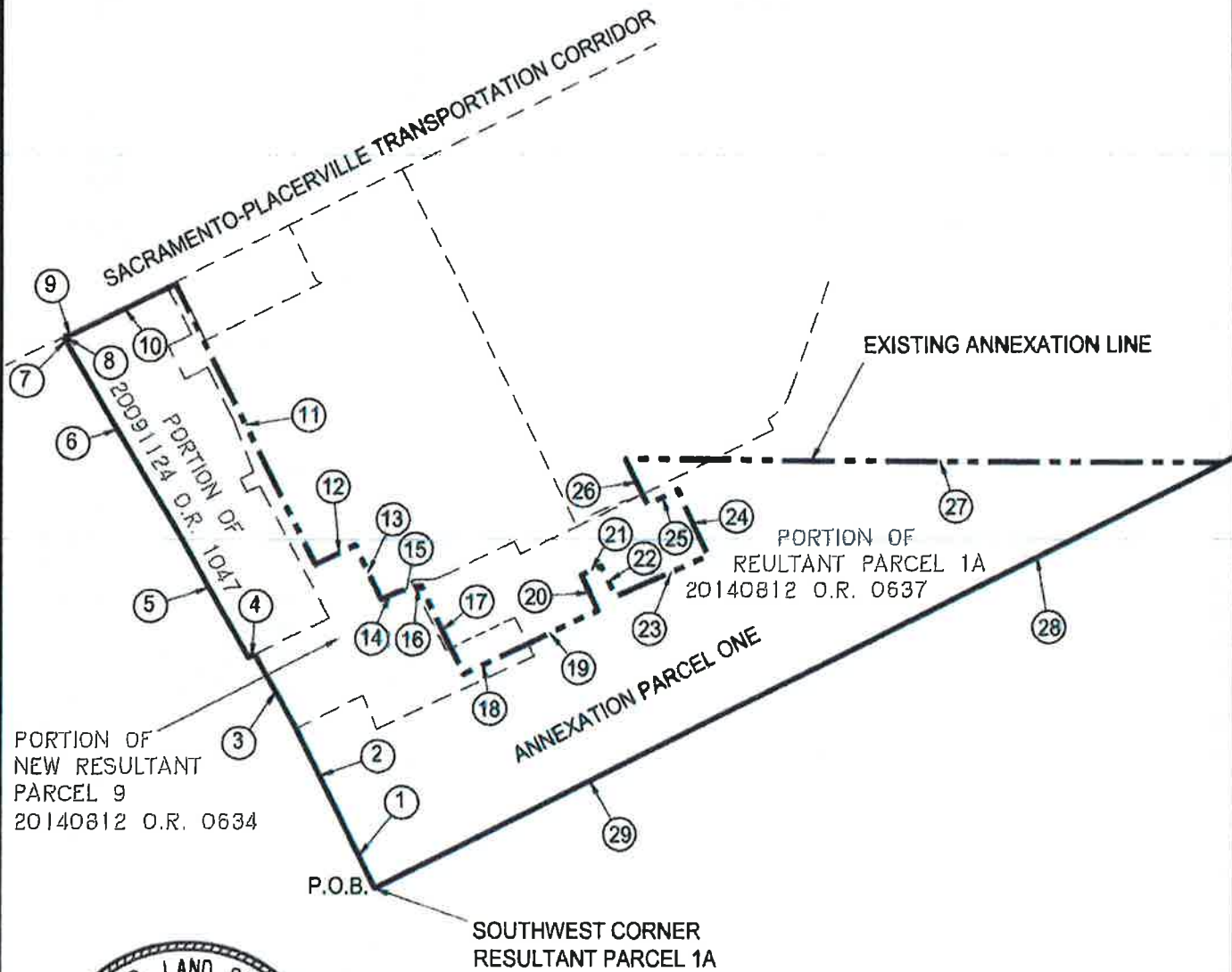
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

RMP	1"=2500'	10/28/2014	27777.360
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

LEGEND

- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- EXISTING SASD
- ANNEXATION BOUNDARY



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

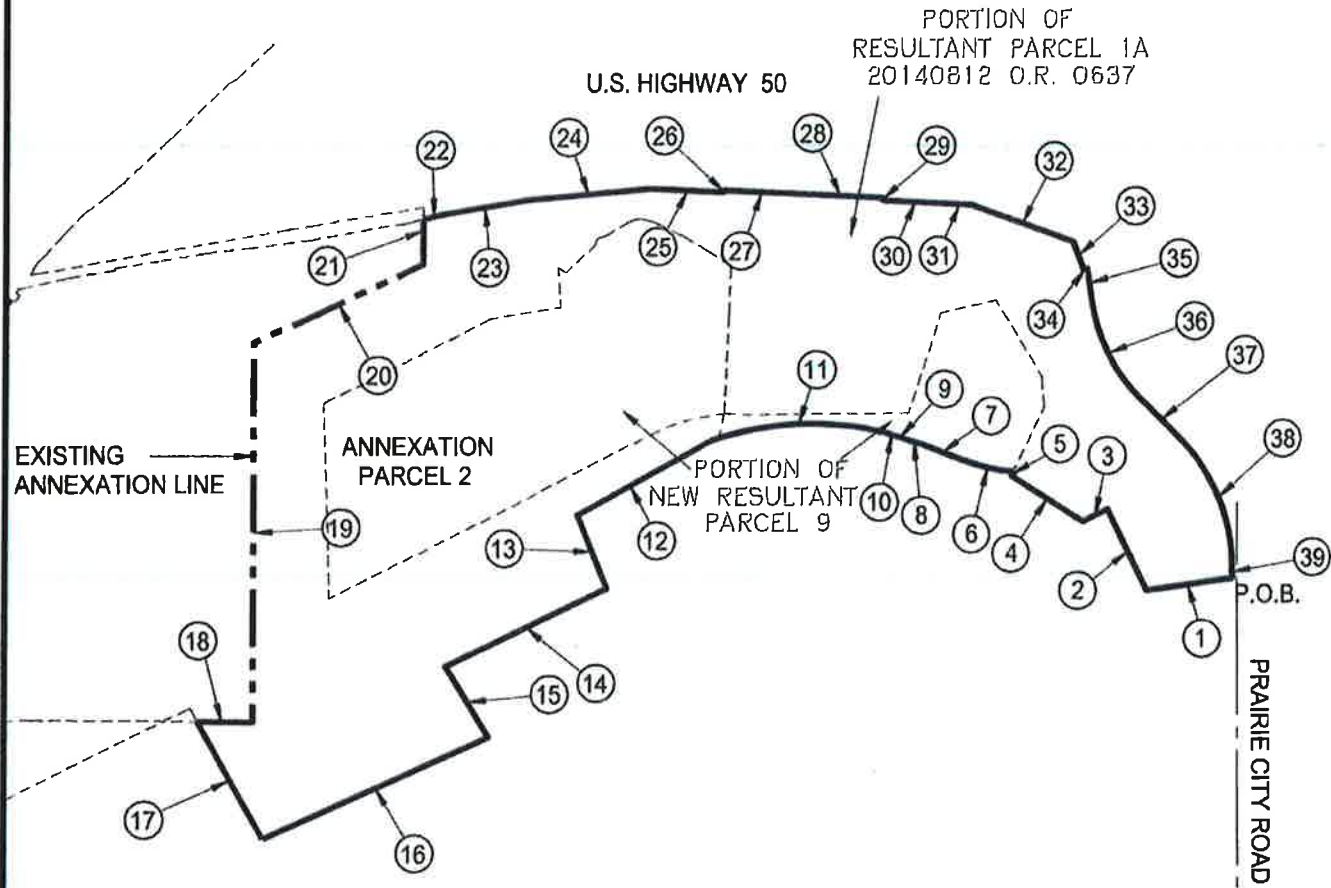
EXHIBIT B-2
 ANNEXATION PARCEL 1
 SACRAMENTO AREA SANITATION DISTRICT
 PORTION OF 20091124 O.R. 1047
 PORTION OF 20140812 O.R. 0637
 PORTION OF 20140812 O.R. 0634
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1562 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1188

RMP	1"=1000'	10/28/2014	27777.360
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- EXISTING SASD ANNEXATION BOUNDARY



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT B-3
 ANNEXATION PARCEL 2
 SACRAMENTO AREA SANITATION DISTRICT
 PORTION OF 20140812 O.R. 0637
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1188

RMP	1"=2000'	10/28/2014	27777.360
DRAWN BY	SCALE	DATE	JOB NO.

RESOLUTION NO. LAFC 2015-05-0401-02-15

THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

***MAKING DETERMINATIONS AND APPROVING THE EASTON PLACE AND
GLENBOROUGH ANNEXATION TO SACRAMENTO AREA SEWER DISTRICT AND
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
(LAFC 02-15) (CEQA Exempt)***

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the Easton Development Company, LLC, has submitted a complete application for the annexation of approximately 1,200 acres located south of Highway 50 between Prairie City Road and Hazel Avenue, in Sacramento County, known as Easton Place and Glenborough Specific Plan, to Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD), more particularly described in Exhibit A, attached; and

WHEREAS, the Executive Officer of the Sacramento Local Agency Formation Commission has named the proposal: Easton Place and Glenborough Annexation to Sacramento Area Sewer District and Sacramento Regional County Sanitation District (LAFC 02-15), a reorganization as defined in the Cortese-Knox-Local Government Reorganization Act of 2000; and

WHEREAS, the territory proposed for reorganization is uninhabited (with less than 12 registered voters on-site); and

WHEREAS, the land owner and all affected public agencies have consented to the proposed reorganization; and

WHEREAS, the Commission has considered as A Responsible Agency the Environmental Impact Report, Statement of Facts and Overriding Consideration, Mitigation Monitoring and Reporting Program adopted by the County of Sacramento approving the Easton Place – Glenborough Specific Plan; and

WHEREAS, the Commission, as a Responsible Agency has determined that the EIR and Mitigation adopted by the County of Sacramento is adequate and complete to approve the annexations/reorganizations set forth herein; and

WHEREAS public notice has been provided in accordance with state law;

NOW, THEREFORE, BE IT RESOLVED that, pursuant to powers provided in Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 that the LOCAL AGENCY FORMATION COMMISSION of the County of Sacramento (LAFCo) resolves and determinations as follows:

1. The subject territory is within the Sphere of Influence of both SASD and SRCSD.
2. The proposed reorganization is consistent with the Master Services Elements of SASD and SRCSD.
3. The Districts have demonstrated that they have the means and capacity to provide sanitary sewer services to the affected territory.

- 4. The Commission hereby approves the annexation of the affected territory set forth in Exhibit "A" to Sacramento Regional County Sanitation District and Sacramento Area Sewer District.
- 5. The Commission shall waive the Conducting Authority proceedings as there is 100 percent landowner and affected agencies consent for this Uninhabited Reorganization for all matters related to the Proposal.

BE IT FURTHER RESOLVED that Resolution No. **L AFC 2015-05-0204-02-15** was adopted by the **SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**, on the **1st day of April 2015** , by the following vote, to wit:

	Motion	2nd	Aye	No	Absent	Abstain
Angelique Ashby	_____	_____	_____	_____	_____	_____
Sue Frost	_____	_____	_____	_____	_____	_____
Ron Greenwood	_____	_____	_____	_____	_____	_____
Jack Harrison	_____	_____	_____	_____	_____	_____
Gay Jones	_____	_____	_____	_____	_____	_____
Susan Peters	_____	_____	_____	_____	_____	_____
Phil Serna	_____	_____	_____	_____	_____	_____

Commission Vote Tally	Aye	_____	No	_____	Absent	_____	Abstain	_____
Passed	Yes	_____	No	_____				

By: _____
Angelique Ashby, Chair
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST: _____
Diane Thorpe

EXHIBIT "A"
DESCRIPTION OF PROPERTY TO BE ANNEXED TO THE
SACRAMENTO AREA SEWER DISTRICT

ANNEXATION PARCEL 1

All that real property being situated within a portion of the County of Sacramento, State of California, being further described as a portion of "Resultant Parcel 1A" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0637, Official Records of Sacramento County, a portion of "New Resultant Parcel 9" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0634, Official Records of Sacramento County, and a portion of that property described in that certain Grant Deed recorded November 24, 2009 in Book 20091124, at Page 1047, Official Records of Sacramento County and being more particularly described as follows:

Beginning at the southwest corner of said "Resultant Parcel 1A", thence from the **POINT OF BEGINNING** the following 7 courses and distances:

- 1) coincident with the westerly line of said "Resultant Parcel 1A", North 26°05'39" West a distance of 440.64 feet;
- 2) continuing along said westerly line, North 26°14'54" West a distance of 638.24 feet to a common corner with said "New Resultant Parcel 9";
- 3) coincident with a westerly line of said "New Resultant Parcel 9", North 29°12'28" West a distance of 519.46 feet to a line common with the property described in said Book 20091124, at Page 1047, Official Records of Sacramento County;
- 4) coincident with the lines of said property described in Book 20091124, at Page 1047, Official Records of Sacramento County, South 63°51'54" West a distance of 41.91 feet;
- 5) continuing along said lines, North 29°02'15" West a distance of 980.61 feet;
- 6) continuing along said lines, North 30°19'16" West a distance of 1247.14 feet; and
- 7) continuing along said lines, North 26°06'45" West a distance of 23.35 feet to the existing annexation line of the Sacramento Area Sewer District;

thence coincident with the existing annexation line of the Sacramento Area Sewer District for following 20 courses and distances:

- 8) North 63°43'15" East a distance of 12.36 feet;
- 9) North 74°48'06" East a distance of 49.47 feet;
- 10) North 64°05'02" East a distance of 683.67 feet;
- 11) South 26°29'57" East a distance of 1901.23 feet;
- 12) North 64°22'47" East a distance of 267.59 feet;
- 13) South 25°44'58" East a distance of 366.19 feet;
- 14) North 65°13'38" East a distance of 114.75 feet;
- 15) North 75°06'53" East a distance of 105.90 feet;
- 16) North 82°38'47" East a distance of 32.60 feet;
- 17) South 25°13'35" East a distance of 594.81 feet;

- 18) North 63°50'59" East a distance of 261.80 feet;
- 19) North 64°48'17" East a distance of 642.09 feet;
- 20) North 24°25'27" West a distance of 239.43 feet;
- 21) North 65°28'43" East a distance of 129.35 feet;
- 22) South 26°09'05" East a distance of 205.81 feet;
- 23) North 66°21'09" East a distance of 614.34 feet;
- 24) North 24°52'52" West a distance of 444.60 feet;
- 25) South 63°58'33" West a distance of 199.97 feet;
- 26) North 26°13'36" West a distance of 305.87 feet; and
- 27) South 89°35'33" East a distance of 3639.39 feet to a southerly line of said "Resultant Parcel 1A";
- 28) coincident with said southerly line of "Resultant Parcel 1A", South 63°21'53" West a distance of 2869.10 feet;
- 29) continuing along said southerly line, South 63°21'15" West a distance of 2900.69 feet to the Point of Beginning.

Containing 165.536 acres of land, more or less.

ANNEXATION PARCEL 2

All that real property situated in the County of Sacramento, State of California, being a portion of "Resultant Parcel 1A" as described in that certain Grant Deed recorded in Book 20140812, at Page 0637, Official Records of Sacramento County and a portion of "New Resultant Parcel 9" as described in that certain Grant Deed recorded August 12, 2014 in Book 20140812, at Page 0634, Official Records of Sacramento County and being more particularly described as follows:

Beginning at the easterly most corner of said "Resultant Parcel 1A", thence from the **POINT OF BEGINNING** coincident with said "Resultant Parcel 1A" for the following 5 courses and distances:

- 1) South 81°41'52" West a distance of 926.72 feet;
- 2) North 25°36'36" West a distance of 986.39 feet;
- 3) South 63°04'37" West a distance of 297.48 feet;
- 4) North 57°56'58" West a distance of 937.62 feet; and
- 5) North 25°36'55" East a distance of 49.11 feet to a point of curvature;

thence leaving said "Resultant Parcel 1A" across a portion of "New Resultant Parcel 9" for the following 6 arcs, courses and distances:

- 6) from a radial line which bears South 04°57'57" West, 574.22 feet along the arc of a non-tangent 2049.00 foot radius curve to the right through a central angle of 16°03'25";
- 7) North 68°58'38" West a distance of 477.04 feet;
- 8) North 72°09'42" West a distance of 184.77 feet to a point of curvature;
- 9) from a radial line which bears North 18°05'07" East, 124.66 feet along the arc of a non-tangent 3245.00 foot radius curve to the left through a central angle of 02°12'04";
- 10) North 69°28'09" West a distance of 65.88 feet to a point of curvature; and

11) from a radial line which bears North $14^{\circ}43'36''$ East, 1943.65 feet along the arc of a non-tangent 3251.00 foot radius curve to the left through a central angle of $34^{\circ}15'18''$ to a point on said "Resultant Parcel 1A";
thence coincident with said "Resultant Parcel 1A" for the following 6 courses and distances:

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- 13) South $21^{\circ}45'57''$ East a distance of 861.83 feet;
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- 18) South $89^{\circ}35'33''$ East a distance of 601.62 feet;
- 19) North $00^{\circ}00'00''$ East a distance of 4121.48 feet;
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- 21) North $00^{\circ}00'00''$ East a distance of 486.48 feet to a line of said "Resultant Parcel 1A";

thence coincident with said "Resultant Parcel 1A" for the following 18 arcs, courses and distances:

- 22) North $76^{\circ}19'38''$ East a distance of 228.35 feet;
- 23) North $80^{\circ}38'23''$ East a distance of 889.64 feet;
- 24) North $84^{\circ}44'06''$ East a distance of 1383.79 feet;
- 25) South $87^{\circ}20'13''$ East a distance of 797.75 feet;
- 26) North $02^{\circ}50'45''$ East a distance of 20.15 feet;
- 27) South $87^{\circ}20'00''$ East a distance of 799.80 feet;
- 28) South $87^{\circ}16'47''$ East a distance of 900.03 feet;
- 29) South $02^{\circ}43'13''$ West a distance of 30.00 feet;
- 30) South $87^{\circ}20'08''$ East a distance of 700.15 feet;
- 31) South $87^{\circ}00'51''$ East a distance of 268.08 feet;
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- 33) South $20^{\circ}27'08''$ East a distance of 321.29 feet;
- 34) North $78^{\circ}01'44''$ East a distance of 42.74 feet;
- 35) South $08^{\circ}07'13''$ East a distance of 315.65 feet to a point of curvature;
- 36) 1260.89 feet along the arc of a tangent 2000.00 foot radius curve to the left through a central angle of $36^{\circ}07'18''$;
- 37) South $44^{\circ}14'31''$ East a distance of 581.47 feet to a point of curvature;
- 38) 1535.41 feet along the arc of a tangent 2000.00 foot radius curve to the right through a central angle of $43^{\circ}59'10''$; and
- 39) South $00^{\circ}15'21''$ East a distance of 137.38 feet; to the Point of Beginning.

Containing 841.971 acres of land, more or less.

See Exhibits "B-1, B-2, and "B-3", plats to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess, PLS 7944
License Expiration Date: 12-31-15

Date: 10/28/14



Prescription prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100, Roseville, CA 95661
P:\27777\survey-MS\mapping\desc\SASD ANNEXATION\SASD ANNEXATION.doc

LEGEND:

-  RESULTANT PARCEL 1A
-  OFFICIAL RECORDS
-  EXISTING SASD ANNEXATION LINE

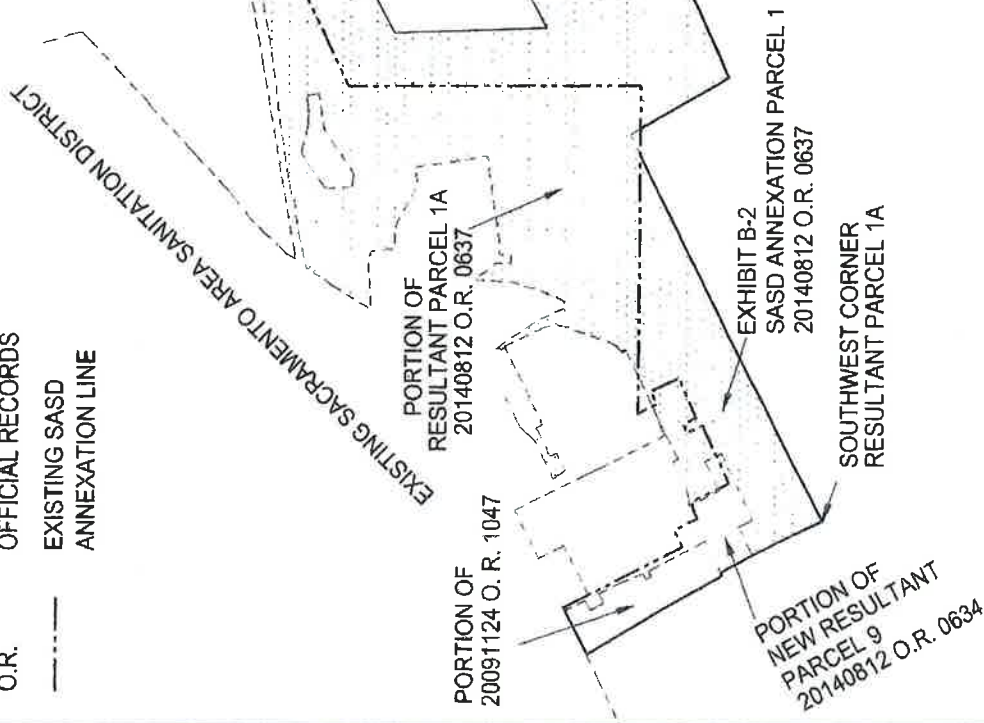


EXHIBIT B-1
ANNEXATION PARCELS
 SACRAMENTO AREA SANITATION DISTRICT
 PORTION OF 20091124 O.R. 1047
 PORTION OF 20140812 O.R. 0637
 PORTION OF 20140812 O.R. 0634
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Euclid Road, Suite 100, Roseville, CA 95661 (916) 773-1189

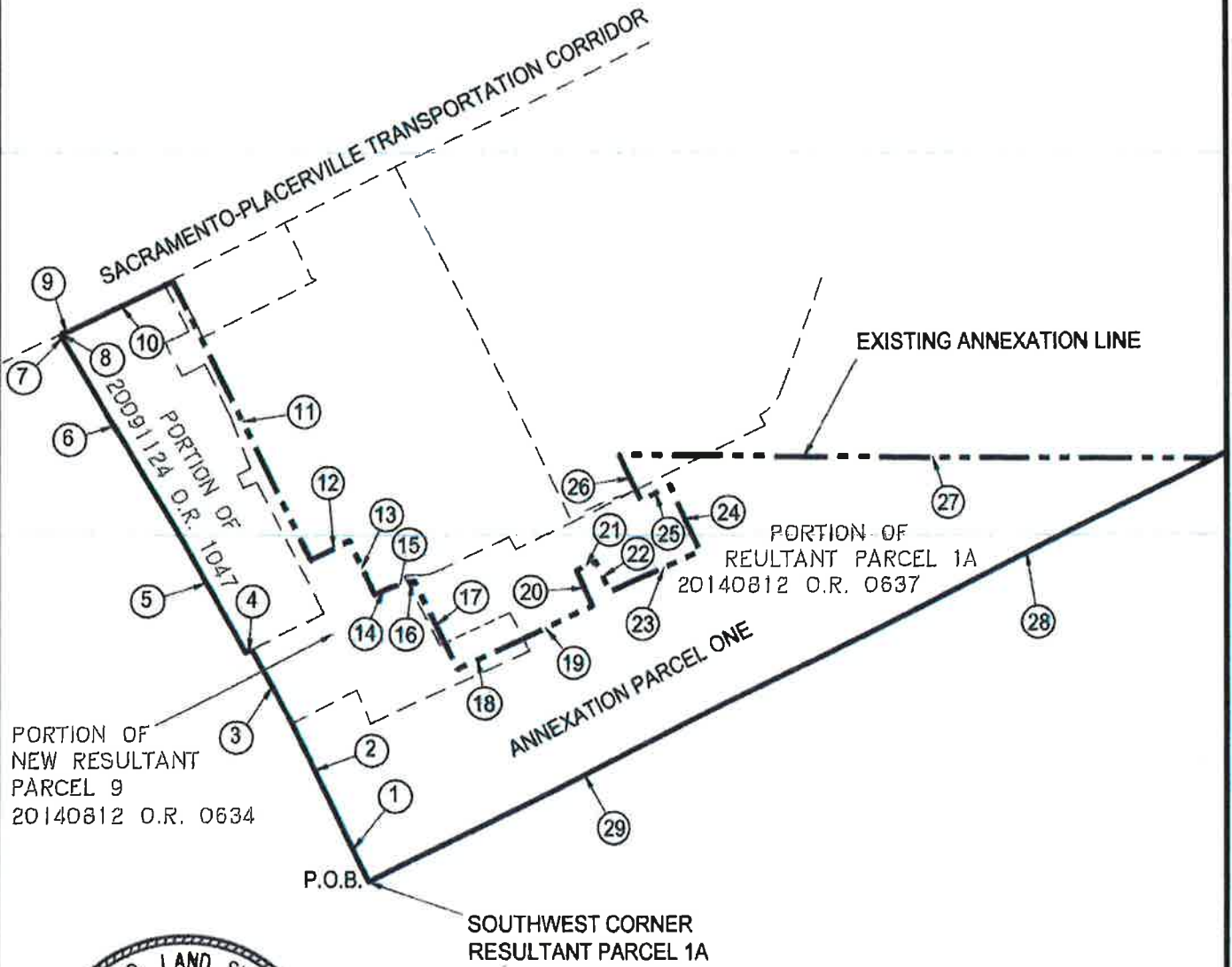


IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

RMP	1"=2500'	10/28/2014	27777.360
DRAWN BY	SCALE	DATE	JOB NO.

LEGEND

- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- EXISTING SASD ANNEXATION BOUNDARY



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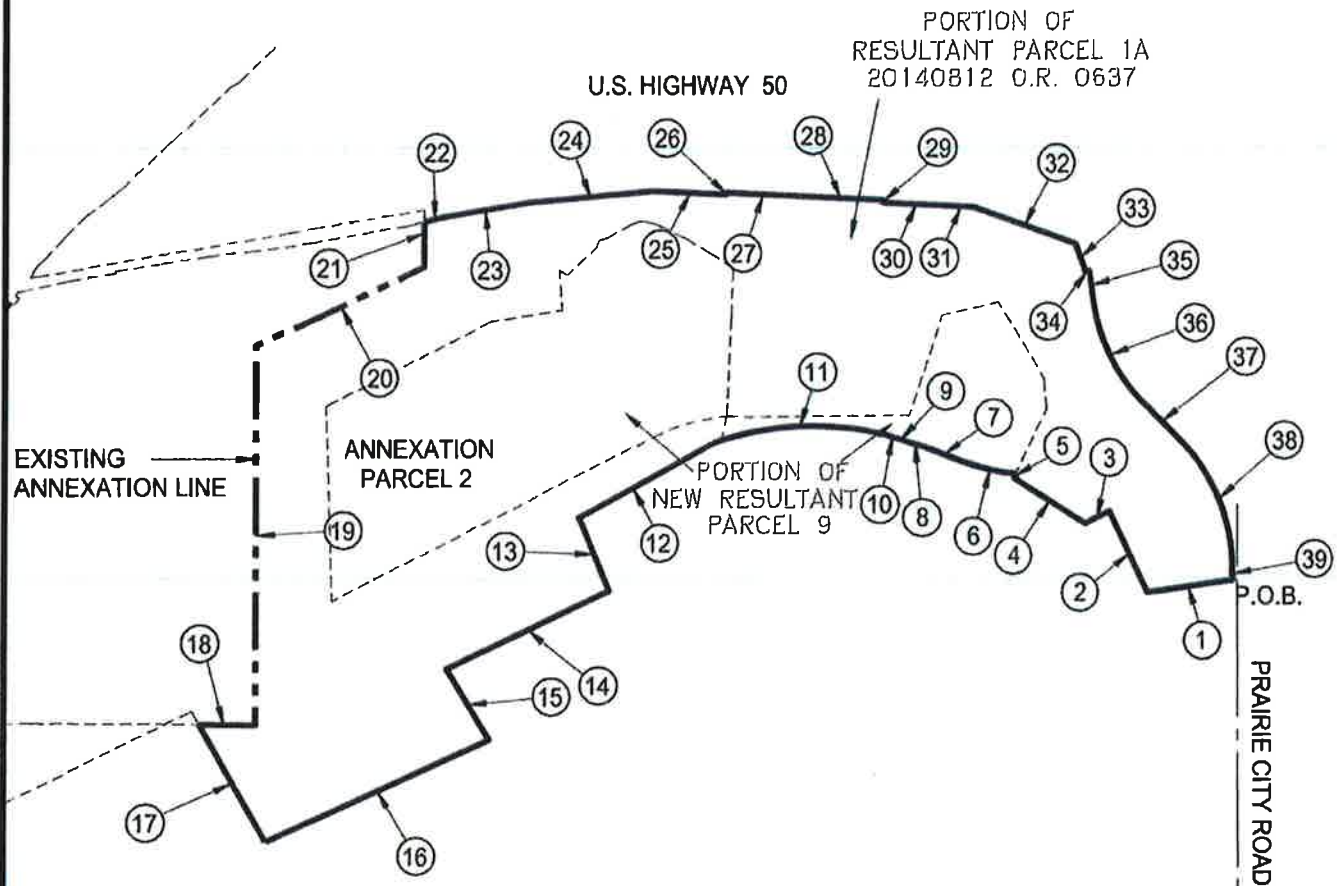
EXHIBIT B-2
ANNEXATION PARCEL 1
SACRAMENTO AREA SANITATION DISTRICT
 PORTION OF 20091124 O.R. 1047
 PORTION OF 20140812 O.R. 0637
 PORTION OF 20140812 O.R. 0634
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
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RMP	1"=1000'	10/28/2014	27777.360
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LEGEND

- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- EXISTING SASD ANNEXATION BOUNDARY



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EXHIBIT B-3
 ANNEXATION PARCEL 2
 SACRAMENTO AREA SANITATION DISTRICT
 PORTION OF 20140812 O.R. 0637
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

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