

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:

Kammerer/99 Sphere of Influence Amendment

B. Address or Description of Location of Project:

+/-1,156 Acres West of State Route 99, South of Kammerer Road and East of McMillan Road (future
Big Horn Boulevard)

C. Major Streets and Highways around the project:

Kammerer Road, West Stockton Boulevard, State Route 99, Eschinger Road and McMillan Road

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

Assessor Parcel Numbers (APN):	Area (in acres):
132-0151-013	+/-319
132-0151-018 to 022	+/-400
134-0220-062 to 067	+/-437
TOTAL AREA:	+/-1,156

APPLICATION BOUNDARY EXHIBIT



PROJECT NAME: Kammerer/99 Sphere of Influence Amendment, City of Elk Grove

SUBJECT APN: 132-0151-013 - 132-0151-018 - 132-0151-019 - 132-0151-020 - 132-0151-021 - 132-0151-022
134-0220-062 - 134-0220-063 - 134-0220-064 - 134-0220-065 - 134-0220-066 - 134-0220-067

Affected Agencies
(Cities or Districts)

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

Related Reorganizations:

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

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

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: Kamilos Companies, LLC, Attn. Gerry Kamilos

Address: 11249 Gold Country Blvd, Ste 190 City: Gold River ZIP: 95670

Phone Number: 916-631-8440 Email: gkamilos @ kamilos.com

2. Name: Feletto Development Company, Attn. Martin Feletto

Address: P.O. Box 19928 City: Sacramento ZIP: 95819

Phone Number: 916-756-1234 Email: martinfoletto @ sbcglobal.net

3. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____ @ _____

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

1. Name: Kamilos Companies, LLC, Attn. Gerry Kamilos

Address: 11249 Gold Country Blvd, Ste 190 City: Gold River ZIP: 95670

Phone Number: 916-631-8440 Email: gkamilos @ kamilos.com

2. Name: Feletto Development Company, Attn. Martin Feletto

Address: P.O. Box 19928 City: Sacramento ZIP: 95819

Phone Number: 916-756-1234 Email: martinfoletto @ sbcglobal.net

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

- Ownership
- Letter of Agency
- Petition
- Resolution

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.)

The Application Area is within unincorporated County of Sacramento and is primarily utilized for
extensive dry farmed and irrigated croplands and vineyard operations. A cluster of buildings supporting
the agricultural operations existing on the most easterly parcel.

B. Topography:

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

The Application Area has been disturbed and leveled over decades to facilitate commercial farming
operations. Drainage has been achieved via a series of highly maintained agricultural ditches which
generally follow field boundaries. Irrigation to the eastern vineyards is achieved by an old SR99 borrow
pit modified as a storm/irrigation runoff holding facility that is fully maintained on the most easterly
parcel.

4. The Project

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

I. Introduction:

In July 2014 the City of Elk Grove (City) completed environmental analysis and land use approvals for the last large unentitled area within the existing city limits. Consequently, the City now has no additional large, unplanned blocks of land available for long term planning and future growth within its boundaries.

The City anticipated this eventual occurrence during preparation of its initial 2003 General Plan. In order to address future need for additional growth opportunities within the General Plan's Land Use Element, the City established a broader planning area:

“This General Plan provides land use planning for the City and a larger Planning Area. The Planning Area is intended to be an area in which the City has an interest in guiding land use decisions by the County of Sacramento, and is envisioned as the area into which the incorporated city boundaries may eventually expand.”

Its General Plan Land Use Policies LU-12, -13, -14 and -15 provide detail for the additional growth opportunities (refer to following Prior Provisions for Additional Growth section).

The following sections provide further information on the purpose and justification for this proposal:

II. Proposal	V. Justification
III. Current Setting	VI. Summary
IV. Prior Provisions for Additional Growth	VII. Attachments

II. Proposal:

This Kammerer/99 Sphere of Influence Amendment (Application Area) requests Sacramento County Local Agency Formation Commission's (LAFCo) approval to amend the City's Sphere of Influence, which is currently coterminous with its current city boundary, to include approximately 1,156 acres adjacent to the City's southern boundary.

The purpose of this Sphere of Influence is to provide holding capacity for the City to be able to plan solutions for their continuing needs for employment opportunities and expanding population.

Refer to the Application Area Boundary Exhibit on Page 1A of this overall Application depicting the Application Area and identifying the individual Assessor's Parcels.

III. Current Setting:

The Application Area is currently within the jurisdiction of the County of Sacramento and is entirely outside its Urban Services Boundary. The Application Area is bounded by:

- North: Existing Kammerer Road (south boundary of Elk Grove) and the planned Capital Southeast Connector (CSC, a 34-mile multi-lane roadway connecting I-5 at the Hood-Franklin interchange south of Elk Grove to Highway 50 at the Silva Valley Parkway interchange in El Dorado Hills). Existing and approved development within the City along this boundary includes: 1) the 295 acre Lent Ranch Marketplace Special Planning Area consisting of a regional shopping center, community commercial, medical, office, entertainment, visitor commercial and high-density residential land uses; 2) the 200 acre Sterling Meadows residential subdivision; and 3) the approximately 1,200 acre Southeast Policy Area, consisting of about 350 acres of office, light industrial and commercial land uses bordering the CSC alignment. The Grant Line Road/Kammerer Road interchange was constructed in 2008 to accommodate 8-lanes of traffic.
- East: State Route 99 (also part of the south boundary of Elk Grove). Existing development within the City along the east side of SR99 includes commercial, heavy rail-served industrial, fire training and recreational facilities. In late 2014, the City relocated its proposed rail/multimodal transportation station into this area.
- South: Eschinger Road, agricultural operations and solar energy generation facilities.
- West: Future extension of McMillan Road/Big Horn Boulevard and agricultural operations.

The Application Area is not impacted by any airport overflight restrictions, is naturally outside of both regional (Cosumnes River) and local 100-year floodplains, and is adjacent to existing urban services for sanitary sewer, water, drainage, transportation, power and communication utility systems.

IV. Prior Provisions for Additional Growth:

Certain lands south of the City, including the Application Area, have long been recognized as logical places for eventual growth to occur in southern Sacramento County. Various governmental organizations have performed studies and included these lands as additional growth areas, including the City, Sacramento Area Council of Governments (SACOG), Sacramento LAFCo and County of Sacramento. A brief discussion of the prior provisions by each of these entities for such additional growth follows.

1. City: The 2003 General Plan and its 2009 Update include four Land Use Policies LU-12, -13, -14 and -15 identifying criteria for considering additional growth areas:
 - *LU-12: The Land Use Policy Map for the Planning Area (Figure LU-2, following page) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City's land use policy for areas outside the city limits reflects the County of Sacramento's land use policy as it existed on December 31, 2002.*
 - *LU-13: The City will work with the Sacramento LAFCo to establish and update a Sphere of Influence, which reflects the City's near-term goals for potential additions to the corporate boundaries.*

IV. Prior Provisions for Additional Growth – 1. City (cont.):

- LU-14: *The City shall apply the following policies to potential annexations:*
 - Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern.
 - Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing.
 - Annexations should:
 - Constitute fiscally sound additions to the existing City.
 - Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.
 - Preserve neighborhood identities.
 - Ensure the provision of adequate municipal services.
 - Be consistent with General Plan and Community Plan land use policies.
 - Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.
 - Promote fiscally sound, efficient service boundaries.
- LU-15: *The City shall encourage annexations initiated by landowner/residents, which are consistent with the City's policies.*

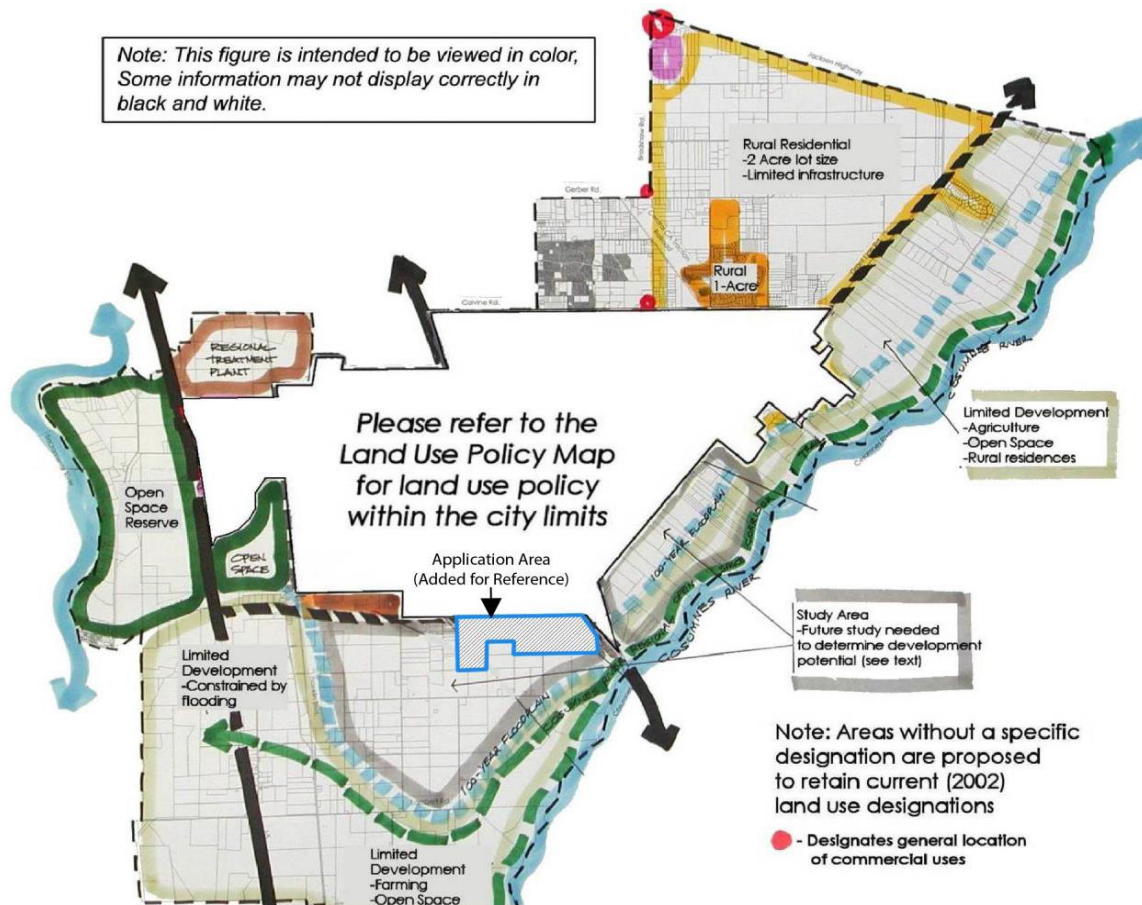


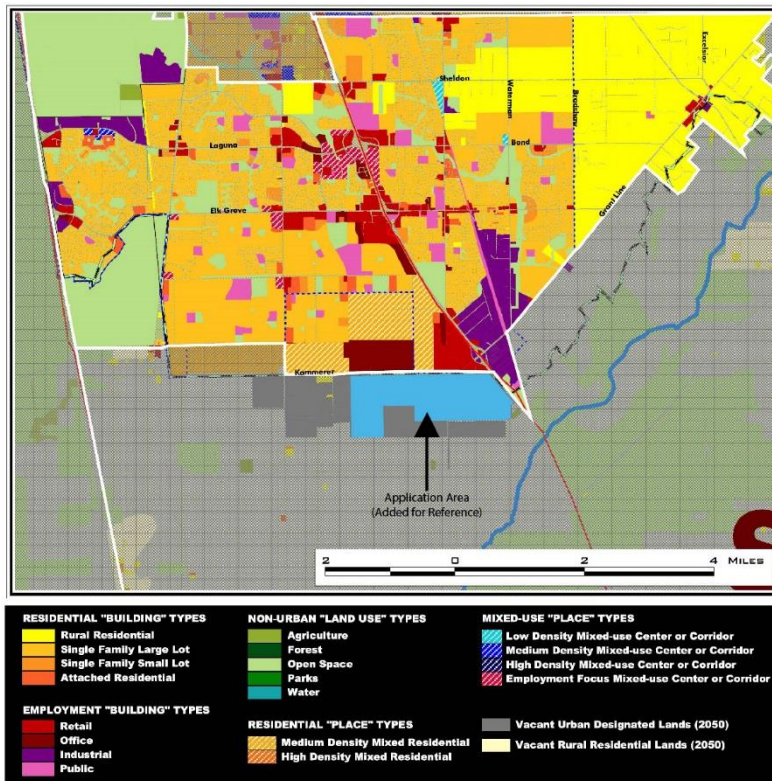
Figure LU-2: Planning Area Land Use Concept (EG General Plan, Adopted 11/19/03, Updated through July 22, 2009)

IV. Prior Provisions for Additional Growth (cont.):

- SACOG: In 2002, SACOG convened a regional discussion regarding future growth with local governments, the building and development industry, key stakeholders and the greater community at large. This discussion of growth centered on the then accepted statistics the region would grow by more than 1.7 million people and add 1 million new jobs by 2050. To assist in solving the many challenges associated with that degree of growth, SACOG initiated the Sacramento Region Blueprint Project (Blueprint), an extensive study of the linkages between transportation, land use and air quality.

The Blueprint was designed to be a resource of data for local governments to make better-informed land use decisions. The Blueprint provides high quality data and modeling tools to aid decision makers in analyzing future growth and its effects on quality of life issues such as traffic congestion and air pollution. In addition to developing detailed land-use and travel data, an extensive community outreach effort was conducted to develop and assess guiding principles for the region's long-term growth. By being aware of the consequences of their community's development choices, citizens can improve their economies, environments and quality of life.*

In December of 2004, the SACOG Board of Directors unanimously adopted a Preferred Scenario for the Blueprint. This Preferred Scenario designated lands south of the City, including the Application Area, as “Vacant Urban Designated Lands” as shown on the following exhibit.



SACOG Blueprint “Preferred Scenario” Map for the Elk Grove Area. *Text excerpts from sacregionblueprint.org website.

IV. Prior Provisions for Additional Growth – 2. SACOG (cont.):

In 2012, SACOG updated its Metropolitan Transportation Plan/Sustainable Communities Strategy, which projected regional growth to include 871,000 more people and 361,000 new jobs by 2035. This new plan continued to show the Vacant Urban Designated Lands south of Kammerer Road, of which the Application Area is a part. SACOG anticipates an update to this MTP/SCS will be completed in Spring 2016.

3. LAFCo: In 2008, the City made application to LAFCo for a Sphere of Influence expansion to the south and east of its current boundary consisting of approximately 7,800 acres. This Application Area was a part of that application. Following several years of processing, LAFCo staff provided the following recommendations to its Commission for a reduced SOI area as depicted on the below map:

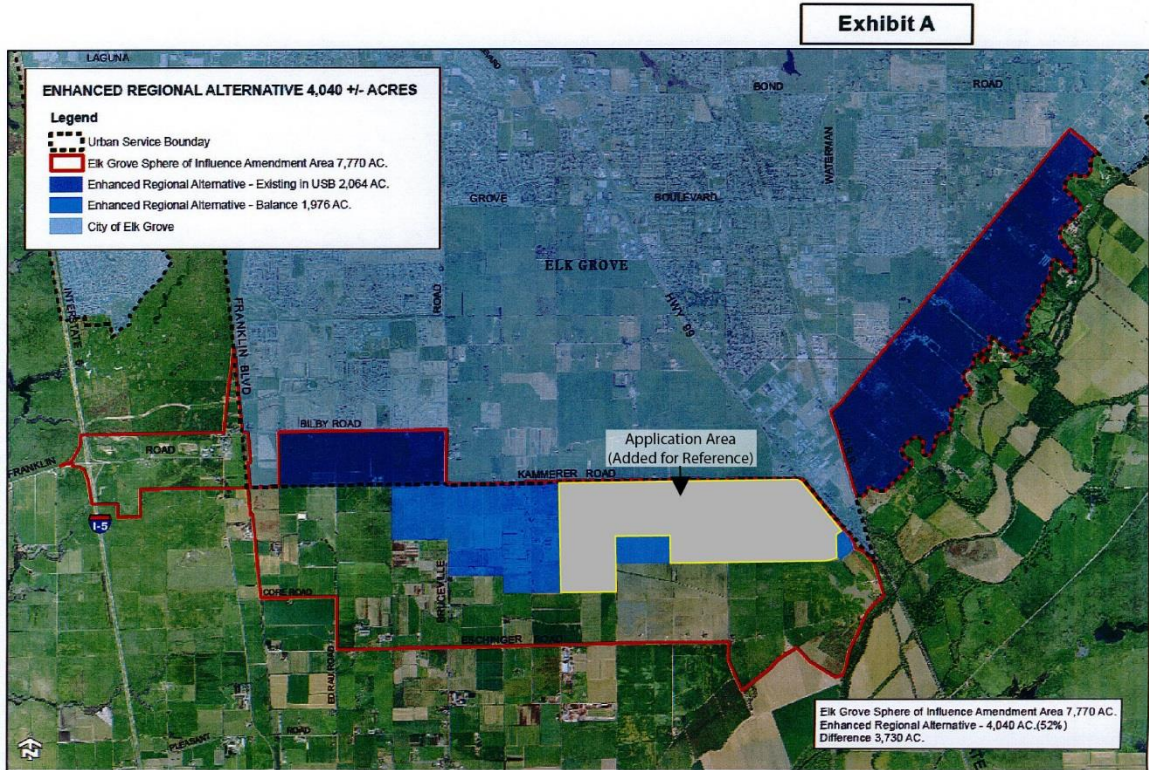
“Therefore, staff recommends that the Commission adopt the attached Resolutions:

- 1. Adopt LAFC Resolution No. 2013-10-1106-09-10: A Resolution of the Sacramento Local Agency Formation Commission Certifying the Final Environmental Impact Report for the City of Elk Grove Sphere of Influence Amendment [State Clearing House No. 2010092076].*
- 2. Adopt LAFC Resolution No. 2013-10-1106-09-10: A Resolution of the Sacramento Local Agency Formation Commission Adopting Findings of Fact and A Statement of Overriding Considerations for the City of Elk Grove Sphere of Influence Amendment.*
- 3. Adopt LAFC Resolution No. 2013-10-1106-09-10: A Resolution of the Sacramento Local Agency Formation Commission Adopting a Mitigation Monitoring and Reporting Program for the City of Elk Grove Sphere of Influence Amendment.*
- 4. Adopt LAFC Resolution No. 2013-10-1106-09-10: A Resolution of the Sacramento Local Agency Formation Commission 1) Making Written Determinations for the City of Elk Grove Municipal Services Review; and 2) Determinations Approving the City of Elk Grove Sphere of Influence Amendment.”*

After a public hearing on November 6, 2013 in which the LAFCo Commission directed staff to draft a resolution denying the approximately 7,800 acre application, the City withdrew its application in late 2013.

LAFCo’s November 6, 2013 Staff Report and August 18, 2010 Municipal Services Review are herein referenced and considered supplemental to this application.

IV. Prior Provisions for Additional Growth – 3. LAFCo (cont.):



LAFCo November 6, 2013 Staff Report Exhibit A – “Enhanced Regional Alternative”

- County: During preparation of the 1993 Sacramento County General Plan, the south county area north of the Cosumnes River floodplain and between SR99 and the railroad tracks east of the town of Franklin was initially identified in draft plans as the “A” or “primary development” area. The portion of that area south of Kammerer Road was subsequently removed from the 1993 plan in favor of supporting additional growth areas east of Sunrise Boulevard (then known as the Sunrise Douglas Planning Area).

This area south of Elk Grove was not addressed during Sacramento County’s 2011 General Plan update primarily because it was included in the then pending City of Elk Grove’s 2008 Sphere of Influence Amendment Application (which included the Application Area).

V. Justification:

The City of Elk Grove has no remaining large unplanned blocks of land available for long term planning and future growth within its boundaries (see Elk Grove General Plan map in Section V.3). The proximity of significant existing and planned development immediately adjacent to this Application Area and within the City establish the rationale for inclusion of this area as part of the future City of Elk Grove.

This section of the application includes discussions on the pre-incorporation land use entitlements within the Elk Grove community, the primary restrictions to growth within the City, development approvals by the City since its incorporation, prior LAFCo staff report analysis for a larger SOI proposal and the City's need for additional employment-oriented development areas.

1. Pre-incorporation Land Use Entitlements:

The majority of the community of Elk Grove was planned under the jurisdiction of the County of Sacramento prior to incorporation of the City on July 1, 2000. Region-wide planning during the 1980's and 1990's was focused on creating housing inventory to support the downtown Sacramento job center. The Elk Grove area was considered a bedroom community providing that support. During that time, Sacramento County approved dozens of individual residential subdivisions in the Laguna (west of SR99) and Elk Grove/West Vineyard (east of SR99) planning areas. Larger master-planned areas were also approved by the County in the 1990's which provided primarily residential land uses: Laguna West, Lakeside, East Elk Grove Specific Plan, Laguna Gateway Special Planning Area and the Calvine Road/SR99 Special Planning Area. The County's final project approval was the East Franklin Specific Plan in June 2000, providing over 10,000 housing units on approximately 2,475 acres and supported by only 47 acres of employment (commercial and office) uses. Additional areas were in various stages of the planning process at the County (Lent Ranch SPA, Sterling Meadows and Laguna Ridge Specific Plan), for which the City became responsible post-incorporation.

The abundance of housing units approved during this timeframe relative to the minimal provision of employment opportunities has resulted in a significant jobs-to-housing imbalance.

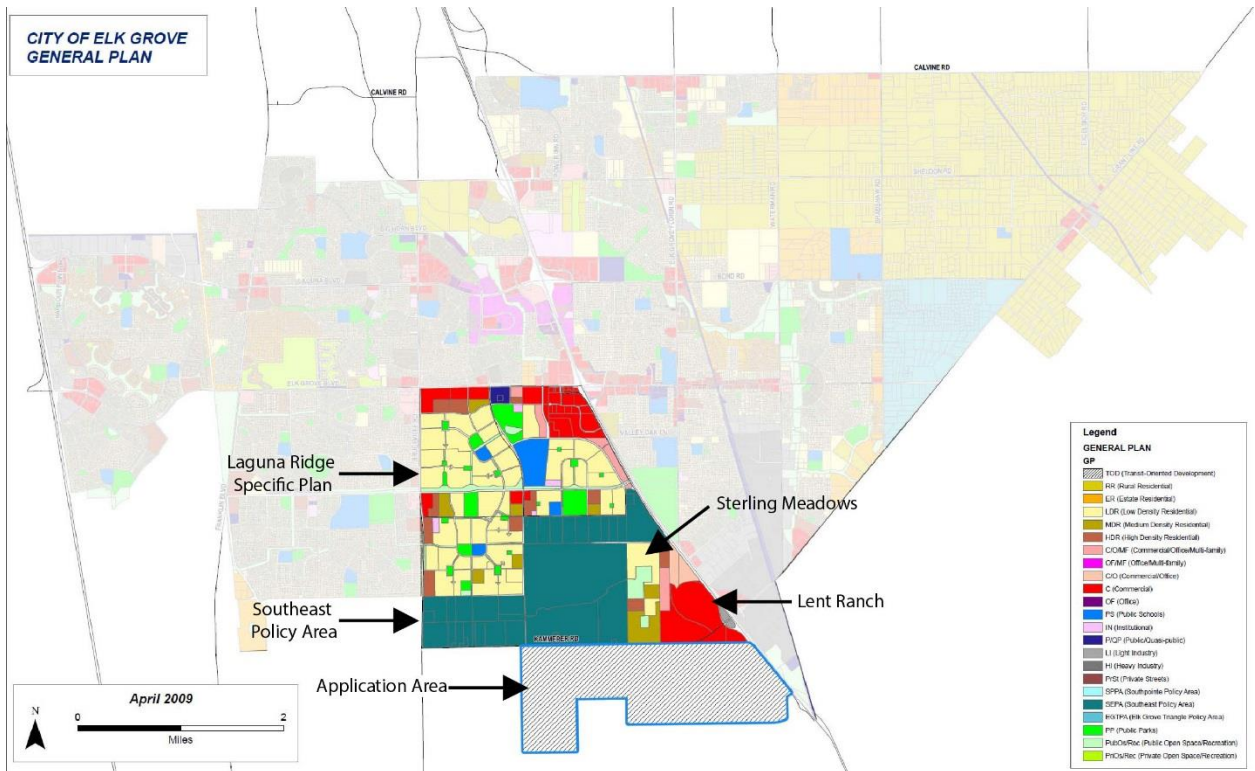
2. Development Approvals by City:

Since its incorporation in 2000, the City has implemented land use policies to begin establishing a diversified and balanced economic base. At the forefront is the provision of additional significant employment opportunities for its residents. These include project approvals for:

- Lent Ranch Marketplace SPA – 280± acres of employment and 15± acres of high density residential land uses, providing 9,000± job opportunities for a 32:1 jobs-to-housing ratio;
- Laguna Ridge Specific Plan – 240± acres of employment and 1,200± acres of residential land uses, providing 9,000± job opportunities for a 1.15:1 jobs-to-housing ratio;
- Sterling Meadows – 200± acres of primarily residential land uses between the Lent Ranch Marketplace SPA and the Southeast Policy Area (includes 21 live/work units); and
- Southeast Policy Area – 450± acres of employment and 460± acres of residential land uses, providing 22,000± job opportunities for a 4.9:1 jobs-to-housing ratio.

V. Justification – 2. Development Approvals by City (cont.):

Prior to incorporation, the City’s jobs-to-housing ratio was below 0.3:1. As noted in the attached March 27, 2014 Elk Grove Market Study Progress Evaluation (Center for Strategic Economic Research), although that ratio has moved up to 0.43:1, it remains significantly below the over 1.3:1 average of the towns surrounding the City of Sacramento and the 1.3 to 1.7:1 ideal targeted ratio (American Planning Association – Planning Advisory Service Report No. 516: Jobs-Housing Balance, 2003). Full implementation of the above four projects could further advance the City’s ratio to approximately 1.0:1.

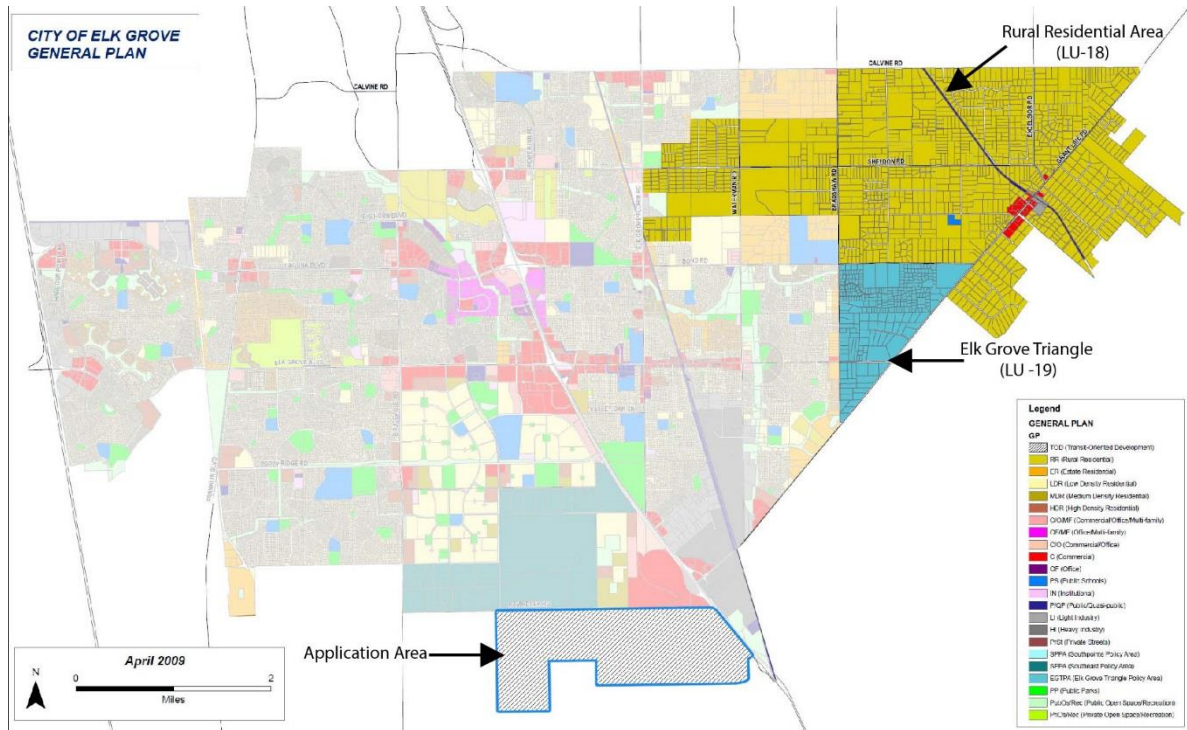


Major Planning Areas Approved by Elk Grove Post-Incorporation

V. Justification (cont.):

3. City Growth Restrictions:

During the 2013 hearings on the prior Elk Grove Sphere of Influence Amendment Application, certain LAFCo Commissioners made indications they felt the City of Elk Grove should direct growth toward the northeast portion of the City, known locally as the rural area. This area is identified as Rural Residential in the Elk Grove General Plan and is located on both sides of Sheldon Road east of Elk Grove-Florin Road extending to and beyond Grant Line Road and an additional area east of Bradshaw Road and south of Bond Road, as shown on the Exhibit below.



City of Elk Grove Rural Residential Areas

The residents of the Sheldon rural residential community were an integral part of the City's incorporation bid in the late 1990's in an effort to attain a degree of local land use control. They were concerned the County might eventually allow denser residential development within that area. Through significant public participation by these residents, the City developed and incorporated strict rural residential policies into its General Plan for this area. The City's Planning Commission and City Council have repeatedly reaffirmed their commitment to maintaining this area as currently defined by their General Plan.

This area contains the community of Sheldon and the Elk Grove Triangle, and is comprised primarily of larger lot agricultural-residential development. The predominant lot sizes are two to five acres, although there are some existing parcels as small as one acre. There are some larger vacant parcels, but the development capacity of these parcels is limited by the City's General Plan policies. The General Plan is very specific about the preservation of this area as rural, and is focused on maintaining large lot agricultural-residential properties with the ability to have farm animals and agriculture by right.

V. Justification – 3. City Growth Restrictions (cont.):

Excerpts from the City’s General Plan Land Use Element identifying this area of the City include:

- ESTATE AND RURAL RESIDENTIAL AREAS/RURAL “SHELDON” AREA (Pg. 129)

The “Sheldon” area in the eastern portion of Elk Grove is recognized as an area with unique characteristics—the “rural lifestyle” of this area, typified by homes on lots generally two acres in size and larger, is recognized in the Vision Statement of this General Plan as a major community asset to be preserved and protected from urban encroachment. This Element contains policies, which are intended to preserve and enhance the character of this area.

- Guiding Goal 5: Preservation of the Rural Character of Elk Grove (Pg. 132)

- *Focused Goal 5-1: Retention of those areas identified for 2- acre and larger lots on the Land Use Map as a rural area through land use and controls.*
- *Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove’s rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities.*

- LU-3: Zoning Districts (Pg. 137)

Rural Residential: AR-10, AR-5, AR-2

- LAND USE POLICY AREA: RURAL “SHELDON” AREA (Pg. 142)

LU-18: Land uses within the “Sheldon” area (generally encompassing the area designated for Rural Residential uses in the eastern portion of Elk Grove) shall be consistent with the community’s rural character, emphasizing lot sizes of at least two gross acres, roadways which preserve the area’s mature trees, and limited commercial services.

- LAND USE POLICY AREA: ELK GROVE TRIANGLE (Pg. 142)

LU-19: Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acres in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

In addition to the General Plan’s Land Use Policies, there are also infrastructure controls to maintain the low density character of the area. Sanitary sewer extensions into the area are not permitted and there is a “rural road standard” that requires significant traffic congestion be present before additional lanes can be added to the roadway network. Absent the essential sewer and roadway infrastructure, standard urban development is not feasible.

Excerpts from the City’s General Plan Circulation and Public Facilities and Finance Elements restricting urban infrastructure in this area of the City include:

- CE/PFFE Guiding Goal 5: Preservation of the Rural Character of Elk Grove (Pgs. 33 & 171)

- *Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls.*

V. Justification – 3. City Growth Restrictions (cont.):

- PFFE PUBLIC FACILITIES AND FINANCE POLICIES: SEWER SERVICE (Pg. 173)
 - *PF-10: The City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Sewers shall not be used to accommodate lot sizes smaller than 2 (two) gross acres in the Rural Residential area, and lot sizes shall be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct “interceptor” lines through or adjacent to the Rural Residential area, provided that no “trunk” or service lines are provided within the Rural Residential area.*
 - *PF-11: The installation of “dry sewers” shall not be required as a condition of approval of development in the Rural Residential land use category.*

In addition to the City’s codified land use prohibitions and infrastructure limitations, the few larger undeveloped parcels remaining in the rural area are interspersed with the relatively smaller rural developed parcels making aggregation of properties needed for standard urbanization financially impractical. Although the portion of this area west of Bradshaw Road does have some contiguous larger vacant parcels, it is traversed by the meandering Laguna Creek and its wide floodplain. In accordance with the City’s General Plan policies, some of those larger properties have already been approved for 2+ acre residential development, thus further reducing availability of undeveloped parcels.

In addition to the local priority of maintaining the character of this area, the adopted SACOG Blueprint “Preferred Scenario” Map designates this area as Rural Residential. Refer back to the “SACOG Blueprint ‘Preferred Scenario’ Map for the Elk Grove Area exhibit on Page 3D.

4. **Prior LAFCo Staff Report Analysis**

The Application Area comprising this Kammerer/99 SOI Amendment Application was a portion of the prior, larger 2008 City SOI application. As part of its analysis of the merits of the prior City application, LAFCo Staff completed a detailed technical analysis which was summarized in their November 6, 2013 Staff Report.

That analysis included preparation of a Municipal Services Review (MSR, dated August 18, 2010), which concluded there is adequate government structure available to provide all services necessary for new growth area. These include services for which the City is a provider: solid waste, roadway, law enforcement, animal control, code enforcement, parks & recreation and storm drainage. The Application Area is currently within the Cosumnes Community Services District, who provides fire protection, life safety and additional parks & recreation services. The MSR also concludes the only other agencies that will need to change boundaries to fully serve the Application Area are Sacramento County Water Agency, Sacramento Area Sewer District and the Sacramento Regional County Sanitation District. However, as no land use changes are proposed, there is no change in the existing level of services in the Application Area.

As this Application Area is a portion of the larger area of the prior 2008 City SOI application, both the Staff Report and MSR are considered a part of this Kammerer/99 SOI Amendment Application.

V. Justification (cont.):

5. Need for Employment-Oriented Development

As noted earlier, the City is currently in a significant jobs-to-housing ratio (J:H) imbalance. Its 0.43:1 ratio is well-below the regional average of over 1.3:1 (excludes City of Sacramento) and the APA recommended target ratio of 1.3 to 1.7:1.

In addition to the J:H ratio, the City’s March 2014 Elk Grove Market Study Progress Evaluation notes the following:

<u>Category</u>	<u>Elk Grove</u>	<u>Regional Comparative Areas</u>
• Share of Regional Population	6.6 %	n/a
• Share of Labor Force	6.5 %	n/a
• Share of Regional Employment	3.4 %	n/a
• Share of Housing Units	5.4 %	n/a
• Commute Time	29.7 min.	24.7 min.
• Resident Worker Outflow	88.0 %	79.7 %
• Worker Inflow-Outflow Ratio	42.3 %	171.5 %
• Office Vacancy	15.4 %	20.0 %
• Industrial Vacancy	10.7 %	11.9 %
• Retail Vacancy	6.4 %	10.8 %
• Per Capita Taxable Sales	\$9,984	\$13,909

Through the provision of job opportunities in the projects it has approved post-incorporation, the City could approach a J:H ratio of 1:1 after those project areas are built-out. It is likely the achievement of a higher ratio will alleviate some of the imbalances in the above-listed economic and demographic statistics.

However, with no additional growth areas, the City will remain below the J:H balances of the region with minimal ability to affect additional positive impacts for its residents.

It is important to note that Elk Grove, within its current City limits, has embraced the concept of Employment-Oriented Development (EOD). EOD is a community land planning concept focusing on the integration of large employment areas with supporting master-planned infrastructure systems, residential components deploying a broad array of housing types, and with localized retail and transportation elements oriented to the employment areas. This EOD concept has most recently been utilized in the City’s July 2014 approval of its Southeast Policy Area, where it balanced the entitlements of 450± acres of employment land uses with 460± acres of residential land uses, achieving a projected jobs-to-housing ratio of 4.9:1.

Although no land use changes are considered as part of this SOI application, it is anticipated the City will continue its use of the EOD concepts for future growth opportunities.

V. Justification (cont.):

6. Historic and Current Status of Application Area Property

The Application Area property has been significantly farmed for over 100 years and does not contain oak woodlands, connected vernal pool complexes or undisturbed natural stream corridors. None of the property within the Application Area is encumbered by Williamson Act restrictions. Additionally, the property is not impacted by any airport overflight restrictions and is naturally outside of both regional (Cosumnes River) and local 100-year floodplains.

VI. Summary:

The City of Elk Grove has no more large land areas within its current City limits to plan, design and implement growth areas for the region's projected significant growth in population and workforce over the next 20 years (see SACOG on Pg. 3D). To meet those growth projections in a manner consistent with the City's needs for additional employment opportunities, additional growth areas are necessary.

This Kammerer/99 SOI Amendment Application provides for a logical extension of the City of Elk Grove. Adjacent to existing City limits and existing/planned industrial, retail and residential development to the north and east, it is situated in a location which is ideal for achieving employment and economic development goals important to the success of the City. Further, the Application Area's proximity to SR99 and the Capital Southeast Connector provide for excellent access and its "urban" land designation within the SACOG Blueprint recognizes the regional importance of this area.

Coupled with its ideal location and consolidated ownership, the Application Area's inclusion as a future growth area in Elk Grove's 2003 General Plan and SACOG's 2004 Blueprint, provides an excellent opportunity for future planning for the City of Elk Grove.

VII. Attachments:

The following documents are considered supplemental to this application:

1. LAFCo Staff Report for prior 2008 City of Elk Grove SOI Amendment Application, dated November 6, 2013.
2. LAFCo Municipal Services Review for prior 2008 City of Elk Grove SOI Amendment Application, dated August 18, 2010.

The following documents are attached and considered a part of this application:

3. 2010 Elk Grove Market Study (Center for Strategic Economic Research, dated December 29, 2010).
4. 2014 Elk Grove Market Study Progress Evaluation (Center for Strategic Economic Research, dated March 27, 2014).

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.)

Future urbanization can occur under the jurisdiction of the County of Sacramento. Urbanization under that scenario will require amendment of the County's General Plan and modification of the Urban Services Boundary.

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?

With the approval of an amended SOI, the City of Elk Grove has greater influence over land use within the Application Area under the jurisdiction of the County of Sacramento. The adjacent areas will have no change to their jurisdiction or influence.

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.):

The Municipal Services Review will identify existing services for the Application Area and ability of providers to add capacity.

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

There will not be any change to the land use or taxation jurisdiction as a result of the approval of a
Sphere of Influence over the Application Area.

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

The applicant does not have any requested conditions for the SOI.

5. Population and Housing Information

A. What is the current population of the subject territory? 6 _____

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

There are two mobile homes within the Application Area along with various commercial structures.

C. What is the estimated population of the proposed area at build-out?
N/A _____

D. What is the proximity of the subject territory to other populated areas?

Immediately adjacent to the City of Elk Grove to the North and East.

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

Within the City it is anticipated there will be significant job and housing absorption in the approved Lent Ranch SPA, Sterling Meadows and Southeast Policy Area developments (reference Section 4D-V.2).
The Sacramento County General Plan allows for limited agricultural development within the Application Area. Subsequent to the SOI approval, the Application Area will require additional land use and environmental entitlements by the City of Elk Grove to determine what growth may be appropriate.

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 not a part of an active community plan.

1. The General Plan or community plan designation is:

Sacramento County General Plan: Agricultural Cropland

B. Current zoning is:

AG-80

C. Current city prezoning is:

Prezoning of the Application Area will occur by the City of Elk Grove prior to application for annexation.

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

North: Urban South: Rural

East: Freeway/Industrial/Commercial West: Rural

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 | <input type="checkbox"/> Habitat Conservation Plan Area |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Designated Infill Area | |
| <input type="checkbox"/> Unusual features such as: _____ | |

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

The amendment to the City of Elk Grove Sphere of Influence does not in and of itself have any effect on agriculture or open-space within the Application Area. However, the City of Elk Grove will have greater influence in land use decisions under the jurisdiction of the County of Sacramento.

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	N/A		Y / N
Tentative Parcel Map	N/A		Y / N
Conditional Use Permit	N/A		Y / N
City/County General Plan Amendment	N/A		Y / N
City Rezoning	N/A		Y / N
County Rezone	N/A		Y / N
Development Agreement	N/A		Y / N
Other:	N/A		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.

There are no changes to land use proposed as part of this SOI Amendment Application. However, in order to facilitate environmental analysis for this SOI Amendment request, the applicant has reviewed and considered the City's current land planning strategies for Employment Oriented Development. The following offers a possible land use scenario from which potential environmental impacts can be projected and analyzed, understanding the City will be the ultimate land use authority and will conduct subsequent public planning processes to determine the solutions for their continuing needs for employment opportunities and expanding population. Based on these parameters, it may be projected that this Application Area could achieve an internal jobs-to-housing ratio ranging from 3.6:1 to 5.0:1 by providing a holding capacity for:

- A significant employment component near the Grant Line Road/SR99 interchange and along the Kammerer Road (future Capital Southeast Connector) corridor, providing approximately 18,000 to 20,000 job opportunities in office, industrial and commercial land uses (based upon City and SACOG employment factors);
- An accompanying residential component implementing a broad array of housing types complementary to the needs of the employment component and the Elk Grove community, ranging from 4,000 to 5,000 units; and
- Supporting master-planned infrastructure providing transportation, public lands and associated retail land use elements oriented to the employment areas within the Application Area and along the Kammerer Road corridor.

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

Yes, no land use changes associated with this application. The City & SACOG have anticipated future planning in this area. See Section 4D-IV of this application titled "Prior Provisions for Additional Growth."

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

The City of Elk Grove will continue to have a Sphere of Influence that is coterminous with its City Limits.

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

No, the proposal is to amend the City of Elk Grove's existing Sphere of Influence to include the Application Area.

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?

No changes are proposed with this SOI application.

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:

The Municipal Services Review will define this.

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:

<p>Some Helpful Definitions:</p> <p><i>"Affected city"</i> means any city that either: (a) contains, or its sphere of influence contains, the proposal territory <i>and/or</i> (b) would contain the proposal territory if the project is approved</p> <p><i>"Affected county"</i> means each county that contains, or would contain, the proposal territory</p> <p><i>"Affected district"</i> means a special district that contains, or whose sphere of influence contains, or would contain, the proposal territory</p> <p><i>"Affected local agency"</i> means any agency that contains, or would contain, or whose sphere of influence contains, the project territory</p> <p><i>"Affected territory"</i> means the project territory</p>

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>Sacramento, County Sheriff</u>	<u>Sacramento, County Sheriff</u>
Fire	<u>Cosumnes CSD</u>	<u>Cosumnes CSD</u>
Water	<u>None</u>	<u>None</u>
Sewer	<u>None</u>	<u>None</u>
Garbage	<u>Sacramento County/Cal Waste</u>	<u>Sacramento County/Cal Waste</u>
Street Lighting	<u>None</u>	<u>None</u>
Road Maintenance	<u>Sacramento County</u>	<u>Sacramento County</u>
Flood Control	<u>Sacramento County Water Agency</u>	<u>Sacramento County Water Agency</u>
Parks and Recreation	<u>Cosumnes CSD</u>	<u>Cosumnes CSD</u>

Library Services	_____	_____
	Sacramento County	Sacramento County
Electricity	_____	_____
	SMUD	SMUD
Transit	_____	_____
	Regional Transit	Regional Transit
Other:	_____	_____
	PG&E (Natural Gas)	PG&E (Natural Gas)

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
X _____ 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:

_____ The amendment of the Elk Grove SOI does not make any change to service providers, but it does allow
_____ the opportunity for future service providers to include, in coordination with the City of Elk Grove,
_____ the needs of the Application Area within their service master plans.

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

_____ Yes
X _____ 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 Application Area is situated within unincorporated County and is actively farmed by a combination of land owners and tenant farmers. With the approval of an amended SOI, the City of Elk Grove has greater influence over land use within the Application Area under the jurisdiction of the County of Sacramento.

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

If the Application Area were to develop with urban uses the area will require a full compliment of municipal services: Water, Sewer, Flood Control, Solid Waste, Police, Fire, Library, Roadway Maintenance, Street Solid Waste, Police, Fire, Library, Roadway Maintenance, Street Lighting, Electricity, Parks & Recreation and Transit. All these items will be examined in the Municipal Services Review.

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

The various service providers are not currently planning for the capacity requirements of the Application Area. This Sphere of Influence will allow service providers to include capacity within their various master plan documents for this area in the future. LAFCo's August 18, 2010 Municipal Services Review is herein referenced and considered supplemental to this application.

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

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

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

Name	Address	Interest
Brian Cooley	915 L Street, Suite C291 Sacramento, CA 95814	Applicant Rep - Kamilos
Jim Gillum	11358 Amalgam Way, No. 9 Gold River, CA 95670	Applicant Rep - Feletto
Law Offices of Dana G. Parry	1200 Concord Avenue, Suite 200 Concord, CA 94520	Counsel - Feletto
Dan Doporto ~ Jarvis Fay Doporto & Gibson	492 Ninth Street, Suite 310 Oakland, CA 94670	Counsel - Kamilos

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:

 No district formation is proposed.
- 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:

 No incorporation is proposed.

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. See attached: Statement of Parcel Ownership
- 2. _____
- 3. _____

Applicants Representative or Agent as listed above:

Gerry Kamilos
Kamilos Companies, LLC

Martin Feletto
Feletto Development Company

Date: _____

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.

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Kammerer/99 Sphere of Influence Amendment Parcel Ownership List

APN's; 132-0151-018 thru -022, 134-0220-066, 134-0220-067

Wackman Family Trust

H&B Wackman Family Trust

Alan C. Wackman Trust

Michael and Patricia Wackman Family Trust

APN's; 134-0220-062 thru -065

H&B Wackman Family Trust

Alan C. Wackman Trust

Michael and Patricia Wackman Family Trust

APN; 132-0151-013

Reynolds, LLC

Martin L. Feletto

Donna E. Clark