

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

February 5, 2014

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **McGeary Ranch et al (including Arbor Ranch, & Tuscan Ridge West) Reorganization (Annexation) to Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) (05-13) [CEQA City of Elk Grove Notice of Exemption per Section 15096]**

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

RECOMMENDATION

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the above cited project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder
2. Approve the McGeary Ranch et al (including Arbor Ranch, & Tuscan Ridge West) Reorganization (Annexation) to Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD.)
3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

FPPC DISCLOSURE

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

Project Proponents/ Chief petitioner

CONTACT: Linda Heffelfinger (Lindaheffelfinger@att.net)

15258 Murieta South Pkwy
Rancho Murieta, CA 95683
(916)769-9358

Arbor Ranch
(APNS 132-0050-061 & 062)
Steven Pitch
SB/RBLI Land Company (Arbor Ranch) LLC
Four Embarcadero Center Suite 3330
San Francisco, CA 94111-4103

McGeary Ranch
(APN 132-0050-068)
Stephen Pitch
SB/RBLI Land Company (Elk Grove) LLC
Four Embarcadero Center, Suite 3330
San Francisco, CA 94111-4103

Tuscan Ridge West
(APNS 132-050-011 & 025)
Clifton Taylor, President
WSI Poppy Ridge, LLC
3000 Lava Ridge Court, Suite 115
Roseville, CA 95661

Project Description

The proposal requests Commission approval for the concurrent annexation of three contiguous, approved residential subdivisions. The affected territory consists of approximately 247 gross acres, approved for the development of 1170 single-family lots, located within the City of Elk Grove, east of Bruceville Rd. between Poppy Ridge Rd. on the north and Kammerer Rd. to the south, in the Laguna Ridge Specific Plan area. The area is currently undeveloped.

McGeary Ranch consists of 46 gross acres, approved for the development of 227 single-family residential lots, 2 park lots, 1 parkway lot, and 2 landscape lots.

Arbor Ranch consists of two parcels totaling 162 gross acres approved for the development of 810 single-family residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots.

Tuscan Ranch consists of 39 gross acres approved for the development of 133 single-family residential lots, 1 park lot, and 2 parkway lots.

Sanitary sewer service is required to meet the City of Elk Grove conditions of project approval for the proposed subdivisions. The annexations to SRCSD and SASD will satisfy the conditions of approval imposed during the entitlement and approval process by the City of Elk Grove.

Sphere of Influence

The entire project is within the City of Elk Grove Sphere of Influence, and the Sphere of Influence of both SRCSD and SASD.

Surrounding Land Uses

The Laguna Ridge Specific Plan (LRSP), was approved by the Elk Grove City Council in June 2004, encompassing approximately 1,900 acres and is located in the southwestern portion of the City of Elk Grove. The LRSP lies west of Highway 99, south of Elk Grove Boulevard, east of Bruceville Road, and the East Franklin Specific Plan area, and north of Bilby Road. Planned land uses within the LRSP include single and multi-family residential, commercial, office, City civic center, paseos, pedestrian corridors, and parks. The affected territory is within the LRSP Phase 3.

Assessed Valuation

Total project Assessed Valuation is \$6,200,478.

Arbor Ranch
(APNS 132-0050-061 {AV \$2,202,200} & 062 {AV \$2,202,200})

McGeary Ranch
(APN 132-0050-068 {AV \$695,195})

Tuscan Ridge West
(APNS 132-050-011 {AV \$1,144,440} & 025 {AV \$320,443})

City of Elk Grove General Plan and Zoning Consistency

The project is consistent with the City of Elk Grove General Plan – Laguna Ridge Specific Plan, and Title 23 of the Elk Grove Municipal Code (Zoning Code.)

LAFCo Standards, Policies and Procedures

The proposal is consistent with your LAFCo Policies, Standards and Procedures. The residential land uses are consistent with both the City 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 fewer than 12 registered voters. No public or agency protest has been received.

Environmental Considerations

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed annexation of the area of the McGeary Ranch, Arbor Ranch, and Tuscan Ridge West subdivisions (collectively, the Laguna Ridge Phase 3 subdivision projects) into the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD) is a project under CEQA. The LRSP Phase 3 also includes the approved Zraggen Ranch subdivision, which is not a part of this reorganization request.)

All three subdivision projects are located within the Laguna Ridge Specific Plan area in the City of Elk Grove. The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the Elk Grove City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR, the City Council also adopted a Mitigation Monitoring and Reporting Program (MMRP). The Laguna Ridge Phase 3 subdivision projects were included in the analysis contained in the certified EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption from CEQA for residential projects consistent with a Specific Plan. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan) exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified.

As proposed in 2011, the Laguna Ridge Phase 3 subdivision projects modified the land uses approved in the LRSP within their respective project areas. Notwithstanding the need to amend the City of Elk Grove General Plan, the Laguna Ridge Specific Plan, and the Zoning Map to accommodate the proposed arrangement and types of land uses, the City of Elk Grove found that the Laguna Ridge Phase 3 subdivision projects were consistent with the underlying LRSP, and hence, exempt from further CEQA review as allowed by Section 15182 of the State CEQA Guidelines.

In making this determination, the Elk Grove City Council relied upon the following reasoning set forth in the Staff Report prepared by City staff:

“As identified in this staff report, the density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the LRSP. The change of residential land use densities associated with the General Plan Amendments, Specific Plan Amendments and Rezones do not add a net increase of residential units as previously approved. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. The LRSP EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties. Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.”

Subsequent to City approval of the Laguna Ridge Phase 3 subdivision projects on November 11, 2011, the City of Elk Grove properly posted Notices of Exemption with the Sacramento County Clerk and the State Clearinghouse on November 15, 2011 in accordance with the requirements of State CEQA Guidelines Section 15062 (copies attached).

The City of Elk Grove is the lead agency with respect to CEQA for the LRSP, including all subsequent projects implemented consistent with the Specific Plan. All other agencies with jurisdiction over aspects of the LRSP project, including LAFCo, are considered to be “responsible agencies” for purposes of CEQA. As specified by Section 15096 of the State CEQA Guidelines, the duties of a responsible agency in using an environmental document prepared by the lead agency include:

- Prior to reaching a decision on the project, the responsible agency must consider the environmental effects of the project as shown in the EIR or Negative Declaration.
- In considering the environmental conclusions of the EIR or Negative Declaration, the responsible agency must evaluate whether any of the conditions set forth in Sections 15162 or 15163 of the CEQA Guidelines requiring preparation of a subsequent or supplemental environmental document exist.

For the proposed annexation of the Laguna Ridge Phase 3 subdivision projects into the SRCSD and the SASD, the responsible agency is LAFCo. As a responsible agency, project consideration by LAFCo is governed by the requirements of CEQA Guidelines Section 15096 as set forth above. Although the cited sections of the Guidelines refer to “the EIR or Negative Declaration”, in practice the Guideline controls a responsible agency’s use of all types of CEQA documents, including Notices of Exemption. The 2004 LRSP EIR adequately evaluated potential effects to wastewater transmission and treatment, and the SASD (then CSD-1) in a letter dated July 15, 2003 ratified the conclusions presented in the EIR. Thus, none of the conditions set forth in Guidelines Sections 15162 or 15163 occur with the proposed annexation project, and under the requirements of Section 15096, LAFCo must use the City’s previously adopted Notice of

Exemption in connection with the Commission's consideration of the proposed annexation of the Laguna Ridge Phase 3 subdivision projects into the SRCSD and the SASD project.

Affected Agencies:

Sacramento Regional County Sanitation District and Sacramento Area Sewer District

The affected agencies have provided the following comments regarding the ability to provide service to the affected territory

The lands proposed for annexation are within the Sphere of Influence of both agencies.

The SRCSD Board of Directors adopted the Interceptor Sequencing Study (ISS) in February, 2013. The ISS updated the SRCSD Master Plan of 2000. The most current SASD planning document, the 2010 System Capacity Plan Update (SCP) was approved by the SASD Board of Directors in January, 2013. The Districts master plans have provisions for providing sanitary sewer service to these parcels.

Both SRCSD and SASD have the means and capacity to provide sanitary sewer conveyance and wastewater treatment with no adverse impacts to existing SRCSD and SASD ratepayers. The project proponents should work closely w/SASD Permit Services to ensure proper connection to SASD facilities.

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.

Other Affected Agencies

The proposal was reviewed by the Cosumnes Community Services District, the Elk Grove School District, and the Sacramento County Public Works Agency. No objections were raised.

The City of Elk Grove is supportive of the proposed project, as it will insure the provision of sanitary sewer service to the approved subdivisions, which are currently designated by the City for residential development.

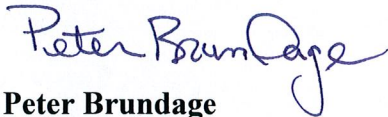
EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the City of Elk Grove General Plan, the Laguna Ridge Specific Plan, the Municipal Services Reviews of the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD,) and your Commissions Local Policies, Standards, and Procedures. I respectfully recommend that your Commission:

1. Find the California Environmental Quality Act (CEQA) Categorical Exemption as adequate and complete for the project, and direct the Executive Officer to file the Notice of Exemption with the County Clerk Recorder
2. Approve the McGeary Ranch et al (including Arbor Ranch, & Tuscan Ridge West) Reorganization (Annexation) to Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD.)
3. Waive the Conducting Authority protest proceedings due to 100% landowner and agency consent.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION



Peter Brundage
Executive Officer

Attachments:

- A. Exhibit A CEQA Addendum to a Negative Declaration
- B. Maps

DL:dl

(McGeary Ranch et al Reorg)

RECEIVED

JAN 08 2014

COPY

NOTICE OF EXEMPTION

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

Project Title: Laguna Ridge Phase 3 Subdivision Projects – McGeary Ranch, Arbor Ranch, Zraggen Ranch & Tuscan Ridge

Project Location - Specific: The Laguna Ridge Phase 3 Subdivision project sites are located in the Laguna Ridge Specific Plan Phase 3 development area. The specific location for each project is provided below.

- McGeary Ranch: South of Poppy Ridge Road, approximately 900 feet from the Bruceville Road/Poppy Ridge Road intersection.
- Arbor Ranch: Northwest corner of Bilby Road and Big Horn Boulevard.
- Zraggen Ranch: North side of Poppy Ridge Road, approximately 600 feet east from the Bruceville Road/Poppy Ridge Road intersection.
- Tuscan Ridge: South of Poppy Ridge Road, approximately 1,900 feet east from the Bruceville Road/Poppy Ridge Road intersection.

Assessor's Parcel Number(s): 132-0050-068 (McGeary Ranch); 132-0050-061 and -062 (Arbor Ranch); 132-0050-119, -128, and -131 (Zraggen Ranch); 132-0050-011 and -025 (Tuscan Ridge)

Project Location – City: Elk Grove Project Location – County: Sacramento

Project Description: The Laguna Ridge Phase 3 Subdivision Projects consists of four separate projects identified as McGeary Ranch (EG-10-059), Arbor Ranch (EG-10-060), Zraggen Ranch (EG-11-005), and Tuscan Ridge (EG-10-015). Below are the proposed entitlements for each of the Laguna Ridge Phase 3 Subdivision projects.

<u>Project</u>	<u>Proposed Entitlement(s)</u>
McGeary Ranch (EG-10-059)	Tentative Subdivision Map to establish 227 Single-Family Residential Lots, 2 park lots, 1 parkway lot, and 2 landscape lots.
Arbor Ranch (EG-10-060)	General Plan Amendment to redistribute the General Plan land use designation acreages consisting of Low Density Residential, Medium Density Residential, Public Parks and Public School;
	Specific Plan Amendment to change the land use designation of RD-10 Single Family-Residential (10 du/ac) to RD-8 Single Family (8.0 du/ac) and redistribute the Specific Plan land use designation acreages consisting of Single-Family Residential 5 du/ac (RD-5), Single-Family Residential 7 du/ac (RD-7), RD-8, Single-Family Residential 10 du/ac (RD-

ENDORSED
SACRAMENTO COUNTY

NOV 15 2011

CRAIG A. KRANFEL, CLERK RECORDER
BY: *[Signature]* DEPUTY

10), Local Park (LP), Elementary School (ES), and Parkway (PKY) within the Laguna Ridge Specific Plan;

Rezone to change the zone district of RD-10 to RD-8 and redistribute the zone district acreages consisting of RD-5, RD-7, RD-8, RD-10, LP, ES, and PKY; and,

Tentative Subdivision Map to subdivide two parcels totaling 162.1 acres into 810 residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots.

Zraggen Ranch
(EG-11-005)

General Plan Amendment to change the land use designations of High Density Residential and Medium Density Residential to Low-Density Residential and to redistribute the General Plan land use designation acreages consisting of Low Density Residential and Public Parks;

Specific Plan Amendment to change the land use designations of RD-15 Medium Density Residential (15.1 du/ac) and RD-8 to RD-7 and redistribute the Specific Plan land use designation acreages consisting of RD-5, RD-7, and Community Park (CP) within the Laguna Ridge Specific Plan;

Rezone to change the zone districts of RD-15 and RD-8 to RD-7 and redistribute the zone district acreages consisting of RD-5, RD-7, and CP; and,

Tentative Subdivision Map to subdivide three parcels totaling 52.9 acres into 231 residential lots, 1 park lot, 5 landscape lots and 1 drainage lot.

Tuscan Ridge
(EG-11-015)

Tentative Subdivision Map to subdivide one parcel totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots.

Lead Agency: City of Elk Grove

Lead Agency Contact Person: Gerald Park, (916) 478-3671

Applicants: Project

McGeary Ranch (EG-10-059) & Arbor Ranch (EG-10-060)

Zraggen Ranch
(EG-11-005)

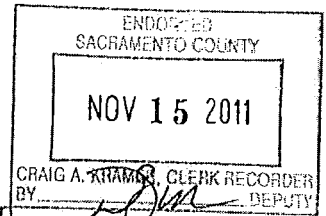
Tuscan Ridge
(EG-11-015)

Applicant

Wilson Meany Sullivan
c/o Alan Hyden
4 Embarcadero Center, Suite 2200
San Francisco, CA 94111

Pulte Home Corporation
c/o Greg Van Dam
4196 Douglas Boulevard, Suite 100
Granite Bay, Ca 95746

Urban Properties of California, Inc.
c/o Clifton Taylor
1478 Stone Point Drive, Suite 300
Roseville, CA 95661



- Exemption Status:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption
 - Statutory Exemption
 - Special Situations [Guidelines Section 15182 - Residential Projects Pursuant to a Specific Plan]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

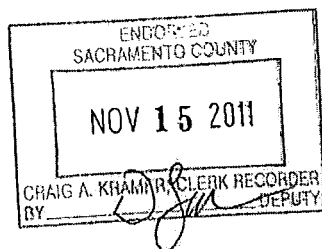
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The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Laguna Ridge Phase 3 Subdivision Projects were included in the analysis under the EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption for projects such as this proposal. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan) exempts residential subdivision projects that are consistent with an underlying specific plan for which an EIR has been certified. As identified in this staff report, the density, design, and infrastructure plan of the proposed subdivision is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the LRSP. The change of residential land use densities associated with the General Plan Amendments, Specific Plan Amendments and Rezones do not add a net increase of residential units as previously approved. No special circumstances or potential new impacts related to the projects have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the LRSP EIR. The LRSP EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject properties.

A condition of approval for the proposed project is the recordation of the LRSP EIR MMRP on the property.

Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.



City of Elk Grove
Development Services - Planning
By Gerald Park
Gerald Park
Date: November 15, 2011

COPY

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

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10), Local Park (LP), Elementary School (ES), and Parkway (PKY) within the Laguna Ridge Specific Plan;

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Zraggen Ranch
(EG-11-005)

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(EG-11-015)

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Lead Agency Contact Person: Gerald Park, (916) 478-3671

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	McGeary Ranch (EG-10-059) & Arbor Ranch (EG-10-060)	Wilson Meany Sullivan c/o Alan Hyden 4 Embarcadero Center, Suite 2200 San Francisco, CA 94111
	Zraggen Ranch (EG-11-005)	Pulte Home Corporation c/o Greg Van Dam 4196 Douglas Boulevard, Suite 100 Granite Bay, Ca 95746
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- Exemption Status:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
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REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

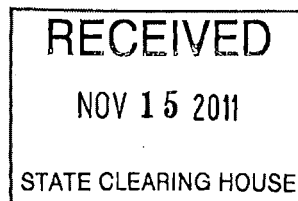
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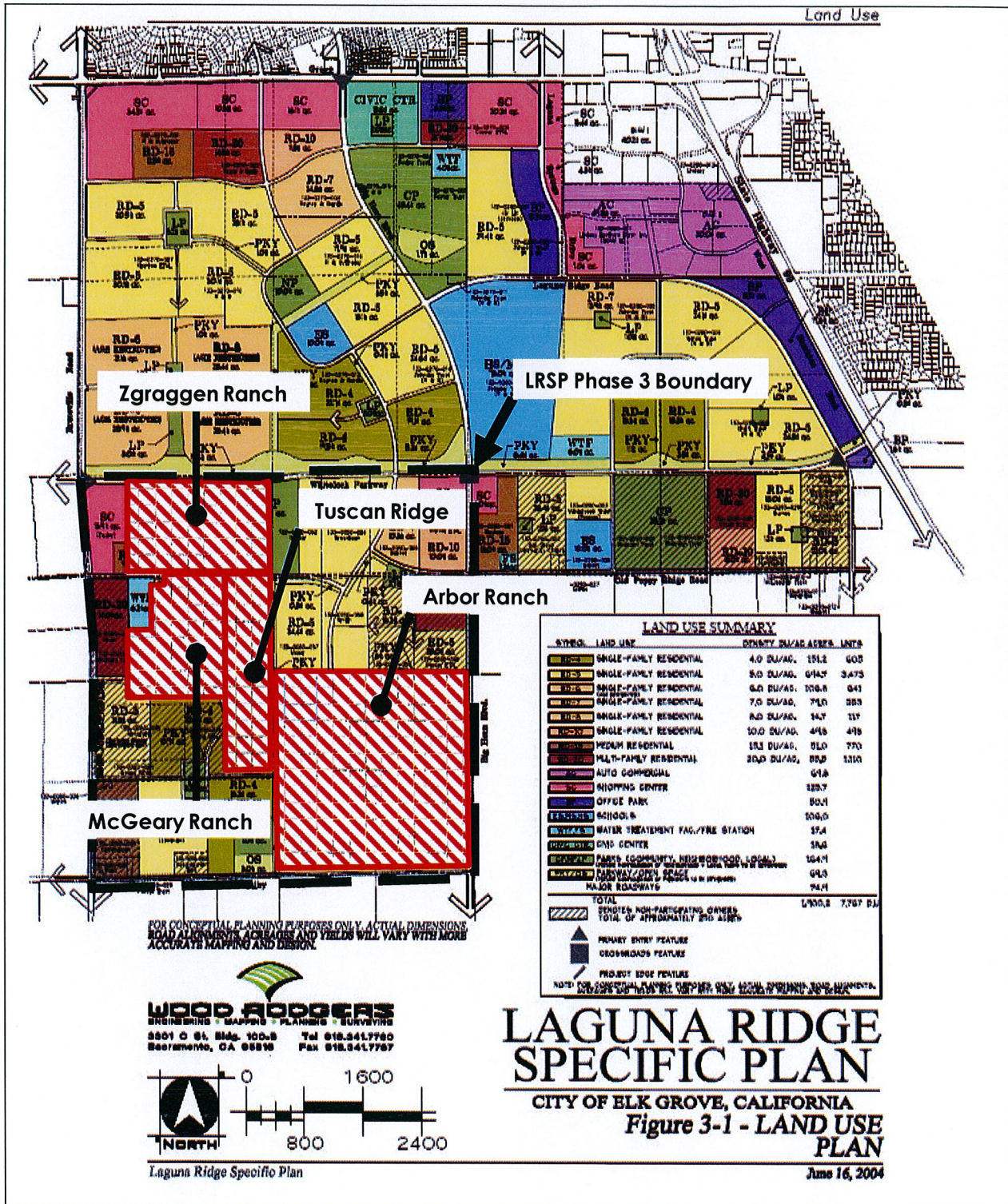
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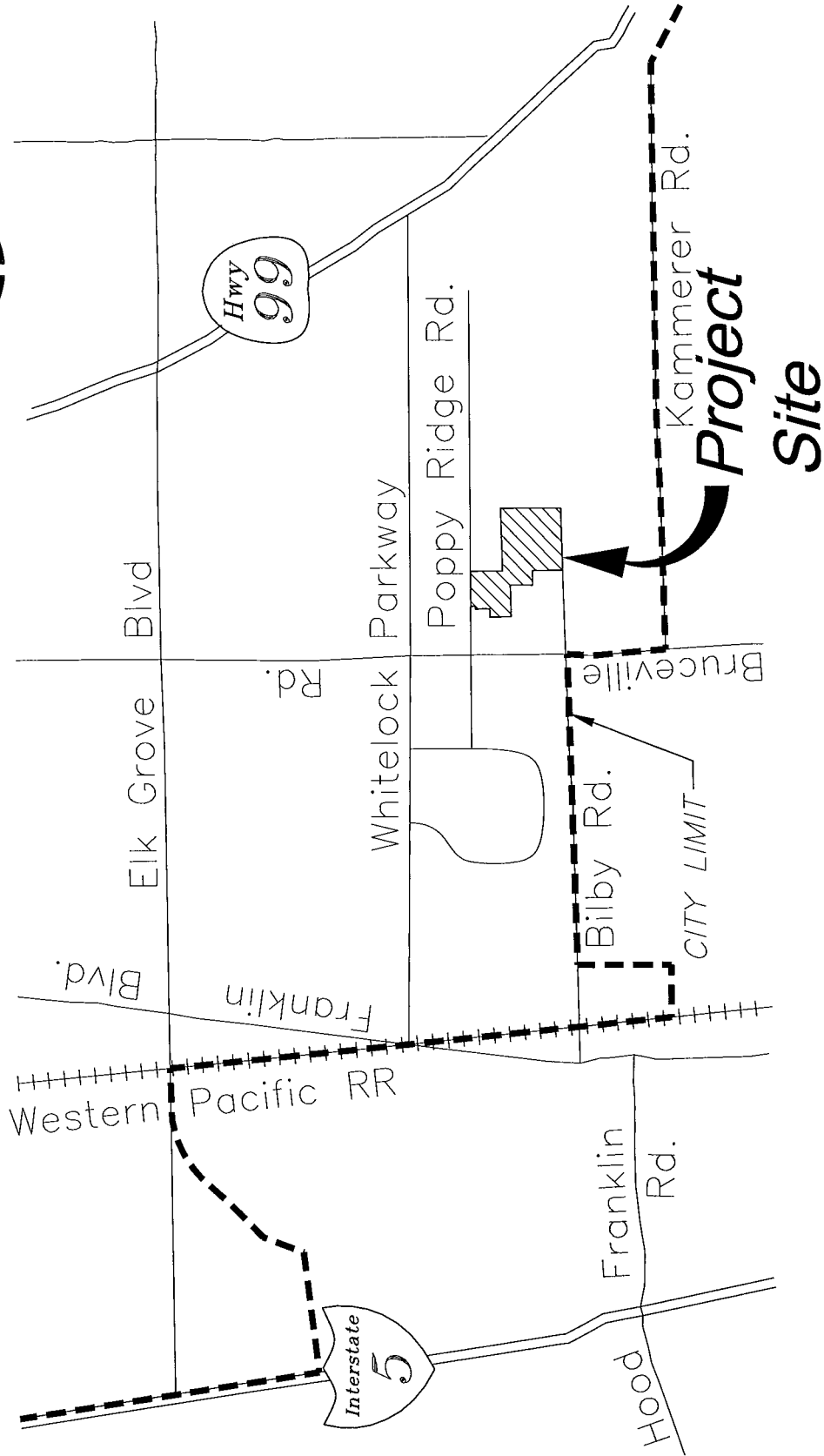
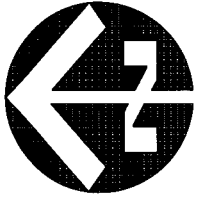
Consequently, pursuant to the State CEQA Guidelines, no further environmental review is required for this project.



City of Elk Grove
Development Services - Planning
By Gerald Park
Gerald Park
Date: November 15, 2011

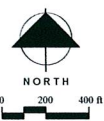
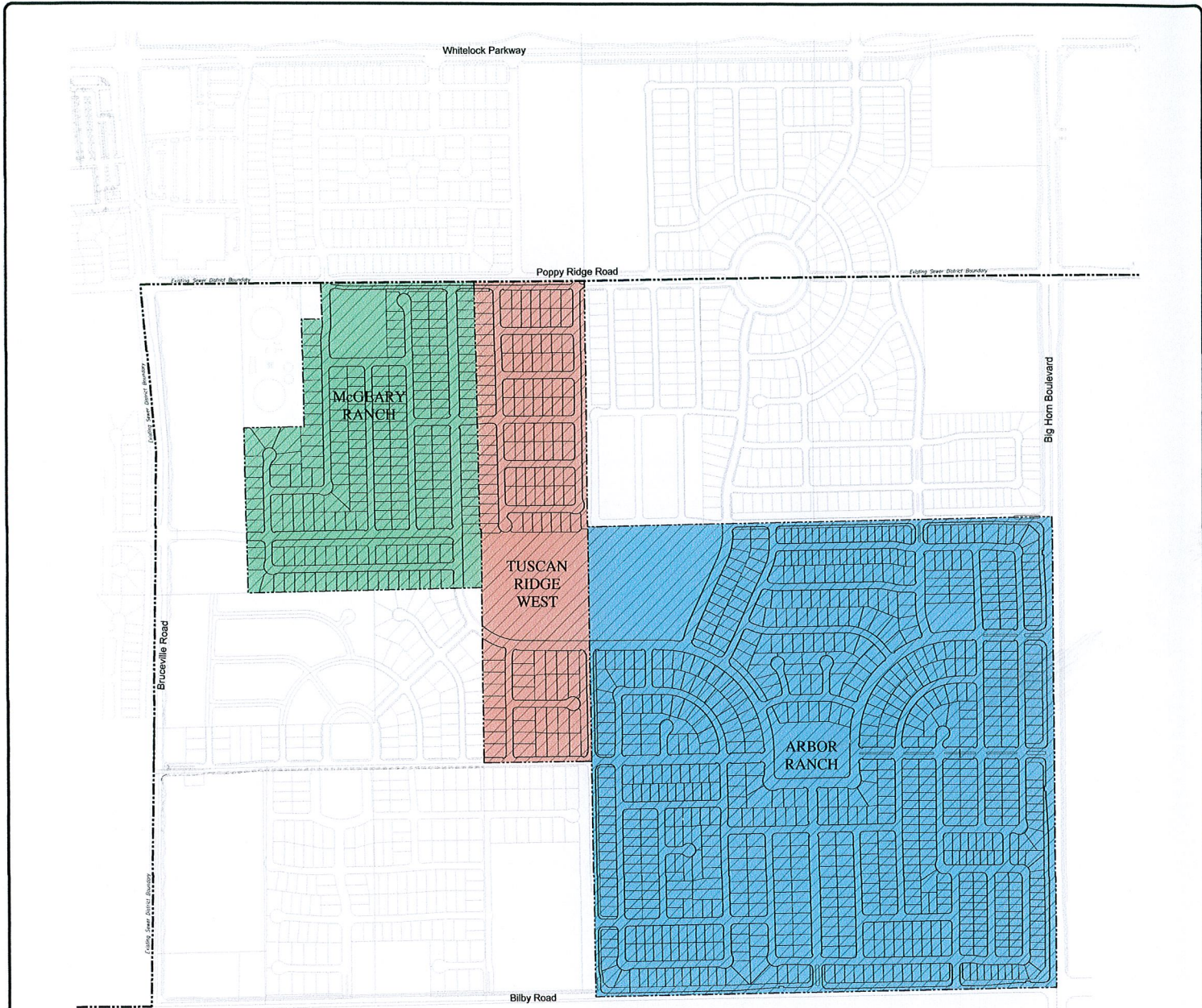
Figure 1 – Overall LRSP Land Plan and Project Locations





VICINITY MAP

N.T.S.

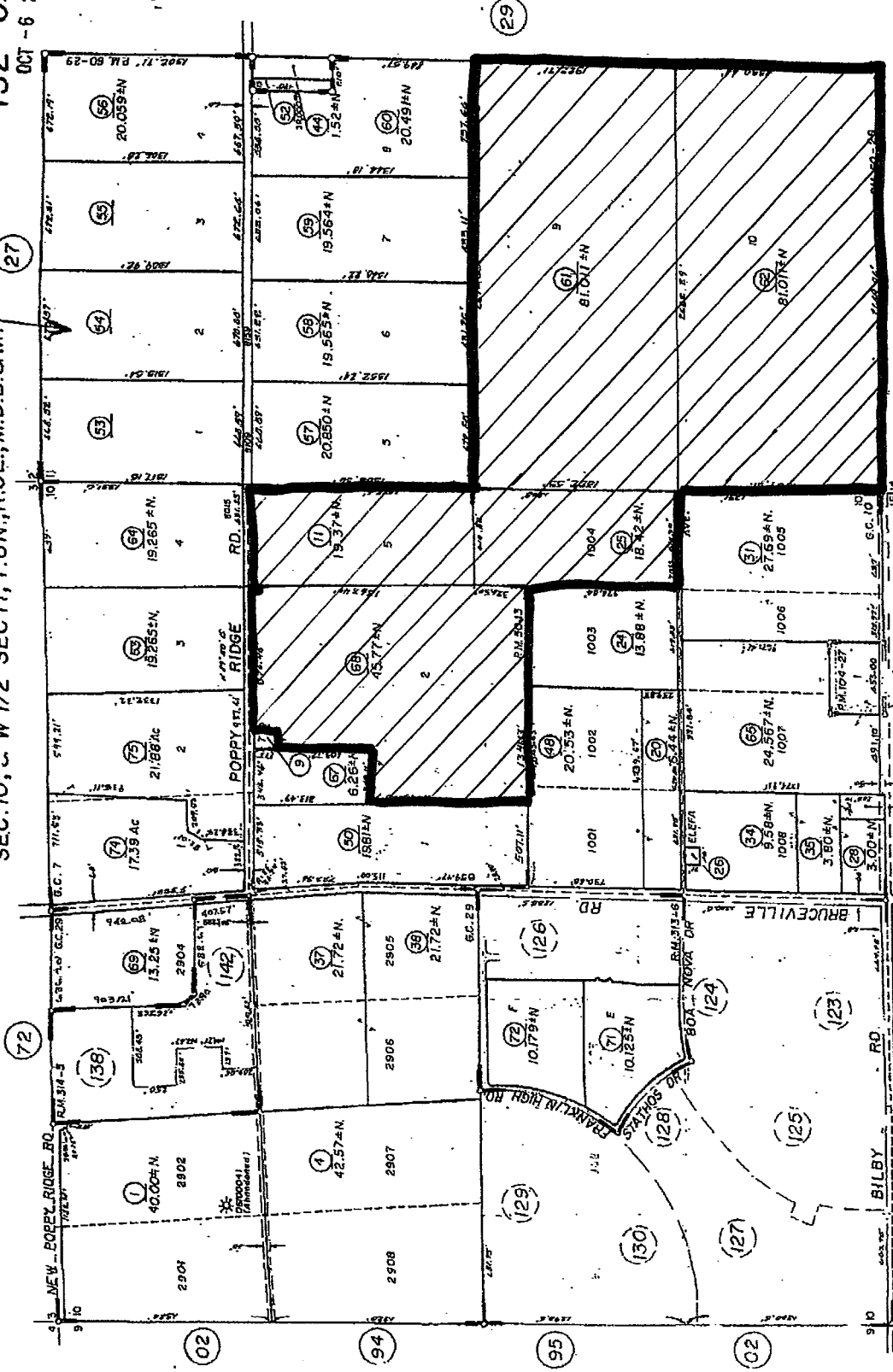
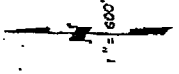


Sewer Annexation Exhibit
McGeary Ranch, Arbor Ranch, & Tuscan Ridge West
 City of Elk Grove, California
 Scale 1"=200' November 26, 2013

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
12000 Lake Blvd, Suite 100, Elk Grove, CA 95757 (916) 735-1100

132-05
OCT - 6 2015

SEC. 10, W 1/2 SEC 11, T. 6N., R. 5E., M.D.B. 8 M.



Assessor's Map Bk. 132 Pg. 05
County of Sacramento, Calif.

Por. Schuler Ranch Unit 1 R.M. Bk. 314, Pg. 5 (4-17-2003)
Por. Marchand Unit 2, R.M. Bk. 313, Pg. 6 (3-25-2003)

H. J. Goethe Colony No. 7 R.M. Bk. 5 Pg. 17
H. J. Goethe Colony No. 9 R.M. Bk. 5 Pg. 18
H. J. Goethe Colony No. 10 R.M. Bk. 5 Pg. 22
H. J. Goethe Colony No. 29 R.M. Bk. 5 Pg. 51

IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings, or acreage.

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