

For Office Use Only
LAFCo File #:
Date Received:

Sacramento Local Agency Formation Commission (LAFCo)
1112 I Street, Suite #100, Sacramento, CA 95814
916-874-6458
www.saclafco.org

APPLICATION FORM
Change of Organization or Reorganization

1. Project Information

- a. **Name of Project:** Formation of Cordova Hills CSA.
- b. **Address or Description of Location of Project:** South of Douglas Road, and abutting Grant Line Road to the east.
- c. **Major Streets and Highways around the project:** The project abuts Grant Line Road to the east. Jackson Highway is approximately 3 miles to the south. Hwy 50 is approximately 5 miles to the north.
- d. **Assessor Parcel Information:**

073-0040-006	3.6
073-0040-019	320.372
073-0040-013	569.635
073-0040-020	321.829
073-0040-021	159.374
073-0040-022	139.576
073-0050-023	177.58
073-0050-024	316.007
067-0100-022	0.549
073-0040-023	315.531
073-0040-014	<u>485.3</u>

Total Parcel Acres: 2,809.35*

*Cordova Hills encompasses 2,668 acres of the total 2,809.35 APN parcel acreage.

Affected Agencies (Cities and Districts):

1. Sacramento County
2. Sacramento Regional County Sanitation District (SRCSD)
3. Sacramento Area Sewer District (SASD)
4. Sacramento Metro Fire District
5. Sacramento/Yolo Mosquito & Vector Control District

Related Reorganizations: (annexation, detachment, dissolution, sphere of influence amendment)

1. Annexation: Sacramento Regional County Sanitation District (SRCSD)
2. Annexation: Sacramento Area Sewer District (SASD)

E. Proposal Initiated By (check one):

Resolution Indicate Resolution #: _____
 Landowner or Voter Petition

2. Applicant Information

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

Name: Sacramento County c/o
Britt Ferguson
Chief Financial Officer
Sacramento County

Address: 700 H Street, Suite 7650
Sacramento, CA 95814

Phone Number: (916) 874-5473

Email: fergusonb@saccounty.net

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

Name: Chris Marx
County Debt Officer
Sacramento County

Address: 700 H Street, Suite 7650
Sacramento, CA 95814

Phone Number: (916) 874-5239

Email: marxc@saccounty.net

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

Resolution
Landowner or Voter Petition

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 Cordova Hills project area is currently grazing land directly east of Grant Line Road. There are no structures on the property and none previously existed according to cultural resource surveys. There is an approximate 118KV electrical transmission line that traverses the eastern end of the project in a north/south direction. The project area is currently zoned Special Planning Area, which permits a mixed use community consisting of up to 8,000 residential homes, 1.3 million square feet of commercial uses, 106 acres of parks, 3 elementary schools, 1 middle/high school and approximately 1,045 acres of open space.

B. Topography:

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

The elevation of the site ranges from approximately 130 feet to 280 feet. The topography on the western third of the project is relatively flat, consisting of a plateau next to Grant Line Road. The eastern edge of the plateau slopes down easterly into a north-south intermittent drainage that is located in the center of the project site. The topography climbs back upward in elevation east of the drainage, at which point the site begins to undulate into gently rolling hills.

4. The Project

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

The County Board of Supervisors recently approved the Cordova Hills entitlements on January 29, 2013, March 12, 2013 and April 23, 2013 that consisted of the below actions:

The following entitlements were previously approved on January 29, 2013 by the Board of Supervisors:

1. A General Plan Amendment to move the Urban Policy Area (UPA) boundary, which abuts the property at Grant Line Road, to include approximately 2,366.3 acres of the Cordova Hills project site.
2. A General Plan Amendment to amend the Land Use Diagram from General Agriculture to Low Density Residential, Medium Density Residential, Commercial and Office, Recreation, Natural Preserve, and Public/Quasi Public for approximately 2,366.3 acres.
3. A General Plan Amendment to include a new policy in the Land Use Element to address the provision of public water service to serve uses potentially allowed by the Cordova Hills Special Planning Area for 251 acres located in proximity to the Kiefer Landfill, and an Amendment to LU-1 to reference this exception.
4. An Amendment of the General Plan Transportation Plan to show new thoroughfares, arterials and collectors as shown in the Transportation Plan Amendment Diagram dated October 24, 2011.
5. An Amendment of the Bikeway Master Plan to add on- and off-street bikeways as shown in the Bikeways Master Plan Amendment Diagram dated October 17, 2011.

The following entitlements were previously approved on March 12, 2013 by the Board of Supervisors:

1. A Zoning Ordinance Amendment to adopt the Cordova Hills Special Planning Area (SPA) and to incorporate a Master Plan including Design Guidelines and Development Standards. The SPA consists of a total of 2,668.7 acres in three distinct areas:
 - a. Cordova Hills urban areas - 2,119.7 acres.
 - b. University/College Campus Center-246.6 acres, including 223 acres for the campus.
 - c. Bufferlands and floodplain outside the Urban Policy Area - 302.4 acres. The areas will be designated Agriculture, Recreation (sports park), and Avoidance in the SPA.
2. An Affordable Housing Plan consisting of on-site construction of affordable units and land dedication.
3. A Development Agreement by and between the County of Sacramento and the landowners.
4. A Public Facilities Financing Plan for Cordova Hills that includes a Capital Improvement Program and Financing Plan.
5. An Urban Services and Governance Plan.

On April 23, 2013, the Board of Supervisors approved the following additional entitlement:

1. A Large Lot Tentative Subdivision Map to create 155 large lot parcels for the purpose of creating legal parcels corresponding to villages within the Cordova Hills SPA. Included on the Map are requests for abandonment of easements.

In order to facilitate the development of the Cordova Hills project that was approved by the Sacramento County Board of Supervisors, the following requested LAFCo actions must be approved:

1. Establish the Sphere of Influence (SOI) of the Cordova Hills County Service Area coterminous with approved boundaries at formation;
2. Formation of the Cordova Hills County Service Area ("CSA") in order to provide parks and recreation services; administration; transportation management services; operation and maintenance of project parks, open

space, trails, landscape corridors, transit, road maintenance and potentially solid waste; and

3. Detachment of the territory of Cordova Hills from County Service Area #4B (Parks).

Approving these proposed LAFCo actions is the next necessary step to ensure that the services provided for in the Cordova Hills conditions of approval, and which are specially outlined in the County-approved Cordova Hills Urban Services Plan, are implemented.

- 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.)

Detachment from CSA-4B:

CSA-4B is a small parks maintenance service area that does not have the capacity to maintain the 106 acres of parks and hundreds of additional acres of open space that are planned within Cordova Hills. In light of the fact that the Cordova Hills CSA will provide consolidated services to the Cordova Hills community, remaining within CSA-4B would not be a consolidation of services to the community. Cortese-Knox guidelines encourage services to be consolidated into one service provider, such as the Cordova Hills CSA.

Another option would be for Cordova Hills to annex into the Cordova Recreation and Park District (CRPD) for some of the required services. However, the CRPD does not provide the necessary scope of services required for Cordova Hills. A Community Services District could also be formed. However, it is the County's position that there is no need to create an entirely new entity when a CSA will be able to provide all the necessary services.

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

None.

- 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.):

No existing service provider can provide the scope of services required for this master planned community. However, the County, as the CSA, will be fully capable of increasing the required level of services as needed. As the Cordova Hills project builds out, revenues will increase allowing for an increase in service levels as needed.

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

See the Cordova Hills Urban Services Plan and Finance Plan, attached.

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

None.

5. Population and Housing Information

- A. What is the current population of the subject territory: Zero.

- B. Number and type of dwelling units existing and proposed onsite:

There are currently no dwelling units onsite and a population of zero. Up to 8,000 dwelling units are approved consisting of estate residential, single family residential, medium density residential, high density residential, and dormitories within the University Campus Center.

- C. What is the estimated population of the proposed area at build-out?

25,519 people.

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

Cordova Hills is approximately one mile from existing homes within Sunridge Park of the approved Sunridge Specific Plan. Land between Cordova Hills and Sunridge Park is also part of the approved Sunridge Specific Plan, but this land has yet to build out.

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

Please see the Cordova Hills Finance Plan, which includes growth projection information.

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 Cordova Hills Special Planning Area.

1. The General Plan or community plan designation is: C-O, MDR, Gen-Ag, PQP, LDR, and Rec.

B. Current zoning is: Special Planning Area (SPA).

C. Current prezoning is: N/A.

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

North: Vacant

East: Vacant and Kiefer Landfill

South: Vacant

West: Vacant with residential zoning and project entitlements

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

a. Agricultural land use: Yes, the site is currently used for cattle grazing and does have some agricultural land use designations within the SPA zoning.

b. Open Space Easement: No

c. Designated Infill Area: No

d. Unusual features: No

- e. Is the project within an Agricultural Preserve: No
- f. Habitat Conservation Plan Area: No approved plan, but within the proposed South Sacramento Habitat Conservation Plan (SSHCP).
- g. Wetlands: Yes, a separate Clean Water Act Section 404 permit application is being processed with the U.S. Army Corps of Engineers by the project land owner.

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

Transition to other uses in some areas, with other areas set aside for conservation.

- 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:

General Plan Amendment: January 29, 2013

Rezone and Development Agreement: March 12, 2013

Tentative Subdivision Map: April 23, 2013

Resolutions for these approvals are attached.

- 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.

The Cordova Hills project is entitled to provide Low Density Residential, Medium Density Residential, Commercial and Office, Recreation, Natural Preserve, and Public/Quasi Public land uses. No change in land use is being proposed by this application.

- 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, the proposal is consistent with the County's General Plan and adopted Special Planning Area (SPA) for Cordova Hills.

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

Denial of the proposed change of organization would be inconsistent with the County's recent approval of the Cordova Hills project including its adopted Finance Plan and Urban Services Plan, which both outline how services would be provided. Denial would require the County to pursue other currently unknown methods to provide necessary services.

- J. Is the proposal within the Sphere of Influence of the annexing agency or any other agency?

The Cordova Hills service boundary is within SRCSD's and SASD's Sphere of Influence.

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?

There are no current residents and only one landowner, the project applicant. Please see the Cordova Hills Finance Plan and Urban Services Plan for all questions pertaining to #7, Municipal Services.

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

Please see the Cordova Hills certified Environmental Impact Report, adopted Cordova Hills Water Supply Assessment, and the County's Water Supply Master Plan that was recently amended to include Cordova Hills.

- C. Annexation Plan for Providing Services:

- a. 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:

Please see the Cordova Hills Urban Services Plan for items 1-6.

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:

Service	Current Agency	Proposed Agency
Police	Sacramento	Sacramento
	County Sheriff	County Sheriff
	Department	Department
Fire	Sacramento	Sacramento
	Metro Fire	Metro Fire
Water	Sacramento	Sacramento
	County Water	County Water
	Agency	Agency

Sewer	None	SRCS and SASD
Garbage	Sacramento County	Sacramento County
Street Lighting	CSA-1	CSA-1 and Cordova Hills CSA
Road Maintenance	Sacramento County	Sacramento County and Cordova Hills CSA
Flood Control	Sacramento County	Sacramento County
Parks and Recreation	CSA-4b	Cordova Hills CSA
Library	Sacramento County Library Authority	Sacramento County Library Authority
Electricity	SMUD	SMUD
Transit	None	Cordova Hills CSA

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.

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.

Please see County's application to LAFCo and the attached letter from County indicating its intent to provide services to Cordova Hills.

G. If No, please explain:

N/A.

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

No.

I. If Yes, list providers and explain why they are not proposed to provide services:

N/A.

8. Sphere of Influence

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

The proposal includes the establishment of a Sphere of Influence for the Cordova Hills CSA. Please see the attached Urban Services Plan that was approved by the County Board of Supervisors.

- 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:

None.

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

Please see the Cordova Hills Urban Services Plan and Finance Plan.

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

Please see the Cordova Hills Urban Services Plan and Finance Plan.

- 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)).

N/A.

9. Other Information

- A. List names and addresses of any persons, organization or agencies known to you who may be opposed to this proposal:
Environmental Council of Sacramento and Sierra Club (litigants)

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 the hearing and staff report:

Britt Ferguson
Chief Financial Officer
Sacramento County
700 H Street, Suite 7650
Sacramento, CA 95814

Chris Marx
County Debt Officer
Sacramento County
700 H Street, Suite 7650
Sacramento, CA 95814

Ron Alvarado
Cordova Hills, LLC
5241 Arnold Avenue
McClellan, CA 95652

Mark Hanson
Cordova Hills, LLC
5241 Arnold Avenue
McClellan, CA 95652

Gregory D. Thatch
Law offices of Gregory D. Thatch
1730 I Street, Suite 220
Sacramento, CA 95811

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 petitions(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 Exhibit 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 consistent with the Sphere of Influence of the affected city and or districts.
4. The persons signing this petition have signed as:
 Chief Petitioner(s).
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:

Pursuant to County Services Area Law (CA GC 25210, et.seq.):

1. Establish the Sphere of Influence (SOI) of the Cordova Hills County Service Area coterminous with approved boundaries at formation.
2. Formation of the Cordova Hills County Service Area ("CSA") in order to provide parks and recreation services; administration; transportation management services; operation and maintenance of project parks, open space, trails, landscape corridors, transit, road maintenance and potentially solid waste.

B) The proposed name of the new district(s) is/are: Cordova Hills CSA and the boundaries of the proposed new district(s) area is 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: N/A.

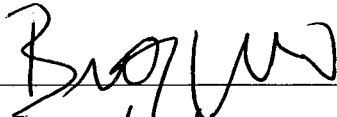
Wherefore, petitioner(s) or owner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq., of the Government Code and herewith affix signature(s) as follows:

Chief Petitioner as listed above:

Sacramento County c/o

Britt Ferguson
Chief Financial Officer
Sacramento County
700 H Street, Suite 7650
Sacramento, CA 95814

Signature:



Date:

8/20/12

Applicant's Representative or Agent as listed above:

Chris Marx
County Debt Officer
Sacramento County
700 H Street, Suite 7650
Sacramento, CA 95814
Phone Number: (916) 874-5239
Email: marxc@saccounty.net

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