

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

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Sacramento, California 94814

(916) 874-6458

November 7, 2007

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer *PB*
Sacramento Local Agency Formation Commission

RE: WORK PLAN STATUS REPORT

Contact: Don Lockhart, Assistant Executive Officer (916) 874-2937

This is an information only item. This status report is provided to keep your Commission informed of the various projects which your staff is managing.

Your staff proactively works with the full spectrum of agencies subject to LAFCo oversight. While the timing of various projects is subject to the resources and priorities of the various governing bodies, your staff **collaborates early on and progressively**, through each stage of project development, in order to expedite LAFCo proceedings.

The report begins with the "Month at a Glance" followed by a "Project Synopsis" for quick reference. The work plan is broken into several ongoing, parallel project management tracks, which provide more detailed information:

- I. Current Applications Submitted by Proponents
- II. Sacramento LAFCo Policy Development
- III. Municipal Service Reviews and Sphere of Influence Updates
- IV. Other Long Term Projects
- V. Completed Projects

Staff's first priority is proponent applications. Next are near term projects, such as policy development for Commission adoption. The general program of Municipal Service Review and Sphere of Influence Updates will be conducted concurrently with all workload, as resources allow. If you would like more information regarding specific projects, staff is available to more fully discuss any of these projects. Please do not hesitate to call.

MONTHLY ACTIVITY AT A GLANCE:

Complete project information is available in the following sections.

At the request of your Commission, we have included a time estimate of various project activity. This generally includes meeting preparation and immediate follow-up. Many activities are ongoing and evolving, and require commensurate staff time, other than that noted.

- ⊕ Continue collaboration with landowner, City of Isleton and consultants regarding Sphere of Influence Amendment and Reorganization process. Provide NOP distribution list. NOP Public Scoping meeting held April 6, 2006. Provide comments on ADEIR, 1/9/07. Project put on hold by City, August 1, 2007. Will continue to collaborate regarding SOIA.
- ⊕ Ongoing meetings and conferences with County of Sacramento and City of Sacramento staff, as well as state and federal regulators, and consultants regarding 1) Greenbriar, 2) Camino Norte, and 3) Natomas Joint Vision General Plan Amendments and Sphere of Influence Amendments environmental review process and overall coordination opportunities. The Greenbriar RDEIR was again recirculated in response to new traffic information, comment period closed on May 25, 2007. Review and comment on the AFEIR. Route final draft Greenbriar MSR for agency review. Arrange and reschedule Commission Special Meeting – August 15, moved to September 19. Natomas Joint Vision 2X2 meeting 8/10/07.
- ⊕ Ongoing discussions with City of Folsom regarding annexation process for SOI. Consider revisiting SOI Terms and Conditions language.
- ⊕ File Certificate of Completion for various recently completed proceedings.
- ⊕ Ongoing SacLAFCo.org web site maintenance. Developed scope of work for website update to include Sacramento LAFCo Policies and Procedures Guidelines.
- ⊕ Receive and open file (LAFC 07-08) for concurrent processing of 68+ acre Franklin Crossing SOIA and reorganization to City of Elk Grove. Routed for affected agency review. Discuss agency comments (RT, County, CCSD) city/county meet and confer process, and status of Property Tax Exchange Agreement.
- ⊕ Continue discussions of processing for 27 acre South Watt SOIA and reorganization to City of Sacramento. City request for the item to be Tabled at this time.
- ⊕ Continue orientation/training for new Commission Clerk. Attended CALAFCO U Clerks Workshop.

- ⊕ Receive and open file (LAFC 12-08) for Walker Park annexation to City of Galt. Routed for affected agency review.
- ⊕ Ongoing discussion SACOG/LAFCo inter-agency coordination opportunities w/staff. Attended Planners Committee meeting regarding RHNA distribution strategy. Coordinate meetings w/SACOG, County of Sacramento, and Isleton, Galt and Rancho Cordova staff regarding the Regional Housing Needs Allocation (RHNA) process.
- ⊕ Discuss application process for annexation of SOI with City of Rancho Cordova.
- ⊕ Convene a meet and confer consultation session w/City of Sacramento and County of Sacramento staff regarding new Freeport Annexation proposal, and various other matters.
- ⊕ Meet w/City of Sacramento and applicant regarding reconfiguration of Panhandle reorganization to create an unincorporated island.
- ⊕ Complete close-out of preparation for 2007 CALAFCo Conference in Sacramento.
- ⊕ Set Enterprise Drive Reservoir Site Annexation (LAFC 07-07) to Sacramento Suburban Water District for hearing November 7, 2007.
- ⊕ Provide staff support for quarterly Special District Advisory Committee. Advised various members of upcoming expiration of their terms.
- ⊕ Discuss w/CSD #1 and City of Sacramento staff various “boundary clean-ups” to clarify billing and service providers. Institute monthly information sharing sessions w/SRCSD and CSD#1 staff.
- ⊕ Discuss Indemnification Agreement and Payment Schedule with the Arcade Incorporation Committee. Revise Scope of Work and Timelines for preparation of the EIR and the CFA. Meet with City of Sacramento staff regarding annexation alternative. Meet with water, parks, and fire district staff regarding service implications of incorporation or annexation.
- ⊕ Prepare Greenbriar Administrative Record in response to litigation filing.

SYNOPSIS OF CURRENT WORKLOAD:

City of Sacramento

Peter/ Don	Natomas Joint Vision SOI
Don	Camino Norte SOI
Peter	Panhandle Reorganization
Don	Greenbriar SOI/ Annexation – Admin Record

City of Isleton

Don	River Port Place II SOI/ Annexation
Peter	Granary SOI/ Annexation

City of Citrus Heights

Peter	Roseville Pointe SOI/ Annexation
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City of Galt

Don	Walker Park Annexation
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City of Rancho Cordova

TBD	Annexation of SOI Area
Peter	SOI Amendment (Randy Schaber applicant)

City of Elk Grove

Don	Franklin Crossing SOI/ Annexation
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Sacramento County Regional County Sanitation District

Don	Hearthstone III
Don	New Testament Baptist Church

Miscellaneous

Peter, Don	2007 Annual CALAFCo Conference
Peter, Don	Arden Arcade Incorporation
Don	Special District Advisory Committee

I. CURRENT APPLICATIONS SUBMITTED BY PROPONENTS

These projects are ongoing, and are subject to frequent project management activity.

1. **Rancho Cordova Boundary Adjustment**
A minor boundary adjustment is required to eliminate error discovered in legal description of new city. City staff and Aerojet General Corp. have requested LAFCo to put this on hold. May instead include with annexation proposal for current SOI.
2. **County Sanitation District No. 1 Boundary Clean Up**
Detachment of 4 parcels in Walnut Grove and Courtland. File opened week of 12/2/04 Locke detachment may constitute separate action. Landowner consultation (opposed) 4/28/05. *Project on hold, per landowner request.*
3. **Possible Legislative Changes Related to Regional Transit and new Incorporations**
Presented issue to CALAFCo Legislative Committee 11/19/04. Committee responded that it would be more appropriate for RT to pursue independent legislative remedy. Issue: Should Transit Districts be subject to the purview of LAFCo? Early discussion with Peter Detwiler, consultant to Senate Local Government Committee. Transit; therefore, annexation is not required. Peter Detwiler suggested that LAFCo get an opinion from the Attorney General. LAFCo will need a sponsor to submit the request. LAFCo convened meeting with Regional Transit and Legislative staff, 1/26/2005. It was agreed that RT should pursue special legislation in collaboration with LAFCo staff. RT will assign to Board Legislative Subcommittee.
4. **Rancho Cordova SOIA (13-06)** 7500+ acres east of city limits, within County General Plan USB.
5. **New Testament Baptist Church (16-06)** Annexation to CSD#1, pending County CUP.
6. **City of Sacramento and Sacramento County Regional Sanitation District SOIA for Camino Norte/ Leona Circle Area**
7. **Elverta Park Reorganization** Annexation to CSD#1, pending County entitlements.
8. **Aspen IV SPA Reorganization** Annexation to CSD#1, pending County entitlements.
9. **Rio Linda HS Annexation to CSA #1 (LAFCo 06-07)** Annexation of 13+ acre parcel into the district for existing high school. Discussed interim services contract.
10. **Enterprise Drive Reservoir Site Annexation (LAFCo 07-07) to Sacramento Suburban Water District.** 2.5 acre reservoir site.
11. **Franklin Crossing SOIA and reorganization to City of Elk Grove.** Receive and open file (LAFCo 07-08) for concurrent processing of 68+ acre Routed for affected agency review.

II. SACRAMENTO LAFCO POLICY DEVELOPMENT

These projects are ongoing, and are subject to frequent project management activity.

Updates for Sacramento Local Agency Formation Commission Policies, Procedures and Guidelines (Policies will be developed concurrently with one another. However, they may be presented for your consideration incrementally.)

1. **Criteria and Factors to be Considered for Sphere of Influence/Annexation**
Review current and proposed State law, including CEQA; identify stakeholders. Draft policy position discussed April 6, and May 4. Staff recommendation adopted May, 2004
2. **Open Space and Agricultural Preservation Policy (12-03)**
Commission direction to discontinue, March 7, 2007.
3. **Water**
Review current and proposed State law, including CEQA; identify stakeholders; draft policy. Met with Water Forum staff. Presentation to be scheduled. Water Forum Staff will discuss purpose and policies adopted by the stakeholders that address water availability issues.

III. MUNICIPAL SERVICE REVIEWS AND SPHERE OF INFLUENCE UPDATES

These projects are ongoing, and are subject to project management activity, as resources allow.

1. **City of Citrus Heights Municipal Service Review and Sphere of Influence Update (06-03)**

Consultation with County and City of Citrus Heights Planning staff 7/2003. City of Citrus Heights adopted 9/2003 its Resolution Making Application for an Amended Sphere of Influence. Staff collaboration on consultant selection for Municipal Service Review. Citrus Heights staff is preparing public outreach material, schedule, and economic analysis. Outreach taking place.

2. **City of Sacramento MSR Coordination**

Greenbriar
Panhandle
Camino Norte

3. MSR Request for Information questionnaire mailed to all special districts and cities in order to provide LAFCo with required information for MSR. After information is received by LAFCo, information will be evaluated and MSR preparation schedule will be updated. The following districts have responded to the Request for Information:

Herald Fire Protection District
Sunrise Recreation and Park District
Cordova Recreation and Park District
Sacramento Suburban Water District
San Juan Water District
Elk Grove Community Services District
Fair Oaks Recreation and Park District
Carmichael Water District

IV. OTHER LONG TERM PROJECTS

These are projects where initial contact with LAFCo staff has been made and an application is not expected within an immediate time frame.

1. Natomas Panhandle Annexation to City of Sacramento. City is reviewing RFP for EIR consultants. Initial Public Scoping meeting 12/4/03. City stakeholders working group convened 3/2004; process presented 5/18/04. CEQA review to follow working group process. On 1/24/2005, the City working group will hold its final meeting to discuss the preferred land use plan. City held second NOP Scoping Meeting October 17, 2005. DEIR to may be released June, 06.
2. Camino Norte (formerly 49'er Truck Stop) Reorganization - Annexation to City of Sacramento (I-80 and El Centro Road). Ongoing consultation with City of Sacramento staff.
3. Formation of Long Island Community Services District.
4. **Florin Resource Conservation District Annexation of Susan B. Gains Building (11-03)** (within City of Sacramento) Proposal to annex single parcel to District. Proposal withdrawn by proponent.
5. **Detachment of Sacramento Suburban Water District Service Area from the City of Sacramento near Arden Fair Shopping Mall.** Initial consultation with affected agencies conducted 2/2004. Ongoing consultation.
6. Ongoing Consultation with City of Isleton regarding Sphere of Influence Amendment.
7. Ongoing Consultation with City of Galt regarding General Plan Update and Sphere of Influence Amendment.
8. Ongoing Consultation with City of Sacramento regarding General Plan Update and Sphere of Influence Amendment.
9. Pre-application meeting with Elk Grove staff and applicant for 85 acre SOI amendment, and subsequent annexation for balance of Franklin Crossing Specific Plan. *Discuss MSR process with city staff.*

V. **COMPLETED PROJECTS**

1. **Amend Sacramento Regional County Sanitation District Sphere of Influence to include City of West Sacramento (04-01)**
Completed 12/3/2003.
2. **Sacramento Regional County Sanitation District Annexation of City of West Sacramento (04-01)**
CEQA: Negative Declaration Staff report and environmental analysis revised; Sacramento Regional County Sanitation District negotiating with the City of West Sacramento conditions for proposed annexation. Initial Study/ Negative Declaration and Sphere of Influence Amendment approved 12/3/2003. Annexation scheduled for 2/2004, after adoption of Waste Water Service Agreement by Sacramento Regional County Sanitation District and City of West Sacramento. Commission approved 2/2004. Conducting Authority held 3/12/2004. No protest received. Waited for Waste Water Services Agreement to be signed in order to file Certificate of Certification of Completion filed 4/6/2004.
3. **City of Elk Grove Sphere of Influence and Concurrent Annexation of Laguna West to City of Elk Grove (05-01)**
Initial Study/ Negative Declaration issued 7/1/2003. 2,128 acres, estimated population 13,000. Executive Officer acted as Conducting Authority 10/6/2003. **Effective Date 12/15/2003.** Inadequate protest; Certificate of Completion filed with Recorder.
4. **Doral Point Estates Annexation to Citrus Heights Water District (08-03)**
100% consent 1.3 acre annexation to Citrus Heights Water District. Set for hearing 12/3/2003 with waiver of conducting authority hearing. Effective date upon filing Certificate of Completion, 12/10/2003.
5. **Fair Share Housing**
Review current and proposed State law, including CEQA considerations; identify stakeholders; draft policy. Met with SACOG staff to discuss factors and requirements to redistribute RNHA after annexation and after incorporation. SACOG made presentation to the Commission on 12/3/2003.
6. **Incorporation Fee Policy**
Met with Commissioners Roberta MacGlashan and Charles Rose to provide information for Sub-committee meeting scheduled on 9/5/03. Second Sub-Committee meeting held 10/16/03 with Illa Collin. Commission adopted 11/3/2003. No further action required.

7. **Davis Annexation to San Juan Water District (05-03)**
Transfer of Jurisdiction to Placer County. Date of completion 1/14/2004.
8. **Nishi/Jury Multi-District Reorganization (06-02)**
Transfer of Jurisdiction to Yolo LAFCo. Date of completion 12/ 9/2003.
9. **Transfer MOSCH Annexation to San Juan Water District (03-04)**
Transfer of Jurisdiction to Placer LAFCo.
10. **Airgas NCN Inc. Reorganization [Annexation to City of Sacramento; Detachment from CSA #1, Sacramento Metropolitan Fire District, Southgate Recreation and Park District, County Water Agency, Zone 40.] (05-02)**
6715 Florin Perkins Road; 14.38 acres; uninhabited, industrial. CEQA Responsible Agency comments provided 6/2003. (City of Sacramento lead agency.) City Council approved 9/30/03. Property Tax Sharing Agreement adopted by Board of Supervisors on 9/16/03. City Council adopted Property Tax Sharing Agreement, Rezoning and Resolution of Initiation 9/30/03. City Council amended Resolution 11/18/2003 to clarify requested detachments, Application submission 12/18/2003. Hearing set for 3/3/2004. Project approved by Commission. Commission held Conducting Authority hearing 4/7/2004. Certificate of Completion issued 4/9/2004.
11. **Florin Resource Conservation District Annexation of Elk Grove Water Service Territory (10-03)**
Two pre-application conferences with staff; application received from District 1/5/2004. Conduct CEQA review of Annexation of Elk Grove Water Works Service Area into Florin Resources Conservation District. Hearing set for 3/3/2004. Commission approved proposal with condition that Florin Resource Conservation District become a signatory to the Water Forum Agreement. Conducting Authority hearing set for 4/7/2004. Florin Resource Conservation District requested a Reconsideration set for 4/7/2004, and requested a continuance to 5/5/2004. Commission adopted new condition requiring Florin Resource Conservation District to sign a Procedural Agreement; District did so and forwarded a copy to LAFCo staff. Conducting Authority hearing set for 6/15/2004. Estimated filing of Certificate of Completion with Clerk-Recorder (effective date of annexation), 6/21/2004.
12. **Reorganization of Florin-Elder Creek Cemetery District (02-04)**
Dissolution and annexation to Elk Grove-Cosumnes Cemetery District. Elk Grove Cosumnes Cemetery District and LAFCo staff met with Supervisor Don Nottoli 9/15/03. The County of Sacramento adopted Resolution making Application for Reorganization on 1/13/2004. Resolution transmitted but needs additional exhibit of Legal description and map. The district is one parcel: the cemetery, which is not coterminous with the district boundary, is another parcel. Hearing on Reorganization proposal set for 4/7/2004. Conducting Authority proceeding was held 5/17/2004. No protest was received. Matter to be forwarded to Office of the Clerk-Recorder for filing. Effective date of Reorganization is 7/1/2004.

13. **County of Sacramento proponent for Formation of County Services Area No. 11 (04-04) (CSA 11)**
For police, animal control, and park services to unincorporated areas within the Urban Services Boundary territory. Resolution of Application received from Board of Supervisors. Application has critical time line. Public Hearing scheduled for 4/7/2004. Commission approved Formation of CSA 11 and latent power for animal control services on 4/7/2004. Conducting Authority hearing was held 5/17/2004. No protest was received. County of Sacramento needs to sign Indemnity Agreement before Certificate of Completion can be filed with Clerk-Recorder's office. Letter forwarded to County 5/17/2004. Indemnity Agreement received from Sacramento County. Certificate of Completion issued.
14. **Aspen IV Annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1 (05-04)**
CEQA responsible agency comments provided to DERA (lead agency). Project pending completion of County entitlements. Commission approved 4/7/2004. The Commission conditioned issuance of Certificate of Completion upon assurance from Sacramento Regional County Sanitation District that the City of Citrus Heights would not be impacted by this annexation. Assurance was received from SRCSD by LAFCo staff. The Commission had waived Conducting Authority hearing. Certificate of Completion issued 4/19/2004.
15. **Sacramento County Public Cemetery Districts Municipal Service Review and Sphere of Influence Update (01-03)**
Circulate Draft MSR 3/2004. Public hearing set for 4/7/2004. Commission adopted staff findings; no further action required.
16. **Sacramento Metropolitan Fire District Municipal Service Review and Sphere of Influence Update (07-04)** Approved 6/2/2004.
Information and Draft Municipal Service Review for Sacramento Metropolitan Fire District is complete. Distributed Draft MSR for review and comment (5/3/2004); set for public hearing 6/2/2004. Approved by Commission. Complete.
17. **Annexation of Courtland and Walnut Grove Sanitation Districts to Regional County Sanitation District (09-03)**
Early consultation conferences with staff. Pre-application conference held with LAFCo staff 9/30/03. Resolution of Application approved 11/12/2003; forwarded to LAFCo for processing. Obtained better legal descriptions and maps of proposal service area. Approval requested prior to 7/1/2004. June 2, 2004 hearing date. Complete. No protest submitted. Filed with Recorder, Assessor, and State Board of Equalization.
18. **Rio Linda /Elverta Community Water District (11-04)**
Application to serve 77.83 +/- acres at 16th Street, north of Elverta Road. Application received 7/29/04; file opened week of 8/2/2004. Public hearing scheduled for 11/3/2004. Commission approved proposal. No further action required. Certificate of Completion to be issued upon completion of thirty 30 day

reconsideration period.

19. **Annexation of Sacramento Regional County Sanitation District Pump Site in Yolo County to Sacramento Municipal Utility District (06-04).**
Early consultation conferences with Regional Sanitation staff and SMUD staff. Resolution making application approved by SMUD on 1/ 22/2004. Advised Yolo County LAFCo. PG&E likely to oppose. PUC coordination. Application received; file opened. PG&E. forwarded letter of opposition to proposal. Hearing set for 9/1/2004; postponed pending Public Utilities Commission Resolution that indicates project will not negatively impact PG&E [received 8/27/2004]. Public Hearing scheduled for 12/1/2004.
20. **Request to Amend Conducting Authority Resolution LAFC 1237 (07-01)**
Received 10/1/2004 from Sacramento Suburban Water District. Public hearing scheduled for 11/3/2004. Commission approved amendment to Resolution LAFC 1237. No further action required.
21. **Draft Herald Fire Protection District Municipal Service Review (18-04)**
Distributed for review and comment in 8/4/2004. Hearing held 1/5/2005; action scheduled for 2/2/2005. Accepted by Commission 2/2/2005.
22. **Property Tax Sharing Agreement**
Policy discussion paper. Presented at 10/1/2003 Commission meeting. Completed: Distributed report to Cities, County and special districts 10/16/2003. Ongoing discussions with County, City of Sacramento and affected agencies. Develop policy language for Commission approval. City of Sacramento has requested LAFCo to facilitate meetings with the County of Sacramento and Special Districts to develop a policy framework for future annexations.

On 10/8/2004, LAFCo staff conducted a meeting with representatives from the City of Sacramento, City of Folsom, Southgate Recreation & Park District, Sacramento Metropolitan Fire District, Rio Linda-Elverta Recreation & Park District and the County of Sacramento to formalize a LAFCo policy regarding Property Tax Sharing Agreements. The policy has been drafted and distributed for review and comment. Comments have been received; policy discussion held 1/2005. Final action taken 2/2/2005.
23. **Report Back**
Adoption of Program Completion Certificate for Elk Grove Incorporation Mitigation Measures. City of Elk Grove refused to grant Waiver of Potential Conflict of Interest prior to proceeding with the Regional Transit Mitigation Measure. At 4/7/2004, Commission meeting, outside counsel retained. City of Elk Grove requested continuance to 5/5/2004; staff gave Commission update. Commission requested additional information to make determination regarding compliance with the two remaining issues. Commission requested a monthly report back on Swainson's Hawk issue. Outside legal opinion on RT issue is being reviewed. Partial Program Completion Certificate issued 8/2004 for Swainson's Hawk compliance. Regional Transit requested LAFCo to look at legislative changes

for future incorporations. The CALAFCo Legislative Committee was briefed 11/19/2004 and declined to support legislation (See #10 above). *At the regular meeting on 3/2/2005, the Commission directed the Executive Officer to issue the Certificate of Completion for Mitigation Measure No. 2, annexation to Sacramento Regional Transit District, in light of the Agreement between the City and the District.*

24. **Draft Del Paso Manor Water District Municipal Service Review (17-04)**

Distributed for review and comment on 11/3/2004. Sacramento Suburban Water District is providing written comments. Meet and confer with DPMWD and SSWD 2/16/05. Both Districts are collaborating on an MOU outlining requirements for DPMWD to move toward a conjunctive water supply system. *Commission accepted the MSR at the regular meeting of 3/2/2005.*

25. **Reorganization of Sylvan Cemetery District and Fair Oaks Cemetery District (15-04)**

Proposal designates three areas, Area 1 to be detached from Sylvan Cemetery District and annexed to Fair Oaks Cemetery District; Area 2 to be detached from Sylvan Cemetery District and annexed to Fair Oaks Cemetery District; Area 3 to be detached from Fair Oaks Cemetery District and annexed to the Sylvan Cemetery District. File opened 10/4/2004. Revised legal description received 11/12/04. Project approved and Executive Officer designated as Conducting Authority, 2/2/2005. Thirty day reconsideration period closed 3/2/2005. Protest Hearing held 3/23/2005. Certificate of Completion forwarded to County Recorder 3/29/2005.

26. **Freeport Annexation to the City of Sacramento (08-04)**

City Council hearing 4/20/2004; Application received 4/28/2004; file opened 5/3/04. Inhabited annexation. Hearing scheduled 8/4/2004. Commission approved. Conducting Authority hearing was continued to 11/17/2004. Conducting Authority proceedings completed 11/17/04. Registrar of Voters certified number of voters; 25% threshold met; forwarded 12/13/04 to City of Sacramento to conduct election. Staff consulted with City Clerk regarding election procedures. On 2/15/2005, City Council called a special election for 6/7/2005. The Commission approved the staff prepared impartial analysis at the regular meeting of 3/2/2005. The impartial analysis was provided to the City Clerk on 3/11/2005. Election held June 7, 2005. Measure failed 24 votes to 20. Certificate of Termination adopted by Commission August 3, 2005.

27. **Samra Contract for Services with Sacramento Regional County Sanitation District/ County Sanitation District No. 1 (07-03)**

[Request denied by Commission.] El Centro Road and Sacramento Regional County Sanitation District and County Sanitation District No. 1 Out of Service Area/ Service Contracts. October 2003 staff recommended applicant withdraw application per County Sanitation District No. 1 staff comments. December 2004 staff sent letter to County Planning requesting Urban Service Boundary service issues be addressed via a County General Plan Amendment. County response letter received 2/7/05. County does not support a General Plan Amendment for the USB. County staff will “flag” remaining parcels on Leona Circle, to ensure that viable

septic and water systems can be placed on-site prior to issuance of any building permits. Information was provided to applicant and City of Sacramento. Further staff and landowner discussions 4/25 and 4/28/05. *Commission denied application August 3, 2005.*

28. **Wittenham Place Annexation to Citrus Heights Water District (03-05)**
CEQA responsible agency comments provided to DERA (lead agency) for Initial Study preparation. County entitlements approved July. *Commission approved October 5, 2005.*
29. **Meadows at Cripple Creek (07-05)**
Annexation of 6+/- undeveloped acres into the Citrus Heights Water District to provide water service. *Commission approved October 5, 2005.*
30. **Walnut Avenue Annexation to Sacramento Suburban Water District (16-04)**
Annexation of 3+ undeveloped acres into the District to provide water service. Circulate for agency review and comment. Prepare CEQA Initial Study. *Commission approved for November 2, 2005.*
31. **Muschetto Annexation to Citrus Heights Water District (10-04)**
Annexation of 3.45 acres within the City of Citrus Heights. Awaiting signed application from engineer; file opened week of 8/2/2004. Entitlements pending at City of Citrus Heights. (Locally controversial density issue.) Discussed CEQA Initial Study LAFCo concerns with city staff 6/15/05). Project approved by Planning Commission September 28, 2005, appealed to City Council anticipate November 10th hearing. Approved by Commission December 7, 2005. Lawsuit filed against Citrus Heights and Sacramento LAFCo. Closed Session briefing with Commission 2/1/06.
32. **Sundance Annexation to Citrus Heights Water District (11-05)**
Annexation of 3.5 +/- acres to Citrus Heights Water District; 100% consent; Addendum to Mitigated Negative Declaration. Commission approved with Waiver of Conducting Authority Hearing on February 1, 2006. Certificate of Completion to be issued March 3, 2006.
33. **Hearthstone II (10-05 Dropped)/(08-05 Amended)** Annexation of 62 +/- undeveloped acres into the CSD 1 to provide sanitary sewer service, in City of Elk Grove. Territory is contiguous to district. District will provide service. Discussing process with applicant and City of Elk Grove. *Applicant revising project boundary to be contiguous. FIRST APPLICATION WITHDRAWN. Second application received February 22, 2006. Approved June 7, 2006.*
34. **City of Citrus Heights Detachment from County Service Area No. 1 (02-06)**
[CEQA: Exemption] *Approved June 7, 2006.*
35. **Sacramento Metropolitan Fire District Annexation of McClellan Business Park 16-05)** [CEQA: Exemption] *Approved June 7, 2006*

36. **Elk Grove C.S.D. – Galt Fire District Reorganization (04-06)** The new district – Cosumnes CSD, shall encompass 158 square miles. File opened 7/12/06. Commission approved October 4, 2006. Certificate of Completion filed November 13, 2006.
37. **Brownwood Estates Reorganization (08-06)** Annexation to Sacramento Regional County Sanitation District and County District No.1. Approx. 10 acres. File opened 6/28/06. Commission approved October 4, 2006. Certificate of Completion filed November 9, 2006.
38. **Kapalua Commons Reorganization (09-06)** Annexation to Sacramento Regional County Sanitation District and County District No. 1. Approx. 17.5 acres. File opened 7/17/06. Commission approved October 4, 2006. Certificate of Completion filed November 9, 2006.
39. **Antelope Reservoir Annexation to Sacramento Suburban Water District (10-06)** Approx. 5.2 acres. File opened 7/17/06. Commission public hearing December 6, 2006. File Certificate of Completion.
40. **Hearthstone III Reorganization (06-06)** Annexation to Sacramento Regional Sanitation District and County Sanitation District No. 1. Approx. 61 acres. File opened 6/27/06. Commission approved October 4, 2006. Certificate of Completion filed.
41. **City of Galt Out-of-Service Area Contract with Galt Joint Union High School District (LAFC 14-06)** Permanent Municipal Services (Water and Sanitary Sewer) from City of Galt. Commission approved March 7, 2007.
42. **Rancho Cordova Detachment from County Service Area No. 10** Detachment of territory within city limits. Commission approved June 6, 2007. Conducting Authority Protest Hearing July 13, 2007. No protest received. Certificate of Completion prepared.

DL:dl
(Status)
8/15/07

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OCT 24 2007

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

Paralegal
Kristin Rauh

October 18, 2007

Sacramento Local Agency Formation Commission
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RE: Greenbriar Development Project

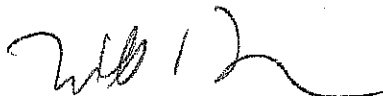
Dear Commissioners:

I am writing on behalf of my clients in the above captioned matter, Environmental Council of Sacramento, Inc., Friends of The Swainson's Hawk, Inc., Rudolph L. Bargas, Jacob C. Snyder, and Charles T. Link. I'm advising you that an action is being filed against Sacramento LAFCO for a Writ of Mandate for violation of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et. seq.). Additionally, a cause of action is included for violation of the Planning & Zoning Laws. A copy of the verified petition is enclosed.

We are also enclosing a pleading entitled Petitioners' Request for Compilation of Administrative Record.

Thank you for your attention to this matter, and if there are any questions please do not hesitate to have your Counsel contact us.

Sincerely,



WILLIAM D. KOPPER

WDK:kgr
enclosures

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8 Attorneys for Petitioners

RECEIVED

OCT 24 2007

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

9
10 **IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA**

11 **IN AND FOR THE COUNTY OF SACRAMENTO**

12 ENVIRONMENTAL COUNCIL OF
13 SACRAMENTO, INC., a California Non-Profit,
14 Corporation, FRIENDS OF THE SWAINSON'S
15 HAWK, INC., a California Non-Profit Public
Benefit Corporation, RUDOLPH L. BARGAS,
JACOB C. SNYDER, and CHARLES T. LINK,

Case No.

**PETITIONERS' REQUEST FOR
COMPILATION OF ADMINISTRATIVE
RECORD**

16 Petitioners,

17 v.

18 SACRAMENTO LOCAL AGENCY
19 FORMATION COMMISSION, a Political
Subdivision of the State of California, and DOES
1 through 10, inclusive,

20 Respondent.

21
22 CITY OF SACRAMENTO, a Municipal
23 Corporation, RIVER WEST INVESTMENTS,
24 INC., a California Corporation, dba, RIVER
25 WEST DEVELOPMENT, NORTH NATOMAS
26 575 INVESTORS, LLC, a California Limited
27 Liability Company, AKT DEVELOPMENT,
28 INC., a California Corporation, SACRAMENTO
COUNTY SERVICE DISTRICT 1,
SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT, and DOES 11 through
20, inclusive,

Real Parties in Interest.

1 TO RESPONDENT SACRAMENTO LOCAL AGENCY FORMATION
2 COMMISSION:

3 Pursuant to Section 21167.6(a) of the Public Resources Code the Petitioners in the above-
4 entitled action request that you commence compilation of the record of administrative proceedings
5 that are the subject of this case, involving the Project approved by Sacramento LAFCO on
6 September 19, 2007, and identified in the environmental documentation as the City of Sacramento
7 Sphere of Influence Amendment for the Greenbriar Development Project ("the Project").

8 The request includes, but is not limited to all materials specified in Section 21167.6(e) of the
9 Public Resources Code, the contents of which are fully incorporated by this reference, and the
10 following documents:

11 1. A copy of the Draft, Second Recirculated Draft, and Final Environmental
12 Impact Reports for the Greenbriar Development Project.

13 2. A copy of the Sacramento LAFCO Operating Rules and Regulations.

14 3. A copy of all records for the Greenbriar Development Project Sphere of
15 Influence Amendment from the date it was first proposed by the City of Sacramento, or any other
16 party.

17 4. Each and every document submitted to LAFCO, processed by LAFCO, or
18 prepared by LAFCO related to the Greenbriar Development Project.

19 5. All correspondence, facsimiles, emails, and memos, sent by LAFCO or
20 received by LAFCO related to the Greenbriar Development Project or Sphere of Influence
21 Amendment.

22 6. All plans, engineering drawings, site plans, landscape plans, and studies
23 related to the Greenbriar Development Project or Sphere of Influence Amendment.

24 Petitioners specifically exclude from this request all documents and hearing transcripts
25 related to preparation of the City of Sacramento General Plan and General Plan EIR. However, the
26 City of Sacramento General Plan, Final EIR, and mitigation monitoring program should be included
27 in the record.

28 /

1 It is further requested that after compiling all materials deemed responsive to this request,
2 but prior to final preparation of the administrative record, Petitioners' attorney be given notice and
3 a reasonable opportunity to inspect those materials, along with an accurate estimate of your cost of
4 preparing and providing Petitioners with a certified copy thereof, thus affording Petitioners an
5 opportunity to exercise their election under Section 21167.6(b)(2) of the Public Resources Code.
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10 DATED: 10/22/07



11 WILLIAM D. KOPPER
12 Attorney for Petitioners
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