



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

### Administration

Room 300 449-5571

### Building Inspections

Room 200 449-5716

### Planning

Room 200 449-5604

January 14, 1987

City Planning Commission  
Sacramento, California

### Members in Session:

**SUBJECT: Douglas Oil Company Reorganization (Annexation to the City of Sacramento and Detachment from Metropolitan Storm Drain Maintenance District, and Pacific Fire Protection District) and rezoning of approximately 0.38 acres to the C-2R (General Commercial-Review) (M86-037)**

### SUMMARY

An annexation has been proposed to the City of Sacramento. The subject property consists of approximately 0.38 acres, bounded by Franklin Boulevard on the east, the City limits on the south and west, and Meadowgate Drive on the north. The City of Sacramento has proposed a reorganization involving annexation to the City and detachment from the Metropolitan Storm Drain Maintenance District and the Pacific Fire Protection District. The Local Agency Formation Commission (LAFCO) approved the City of Sacramento Request for Reorganization on December 3, 1986 and directed the City, as the conducting authority, to hold a public hearing on the matter. The staff recommends that the Commission recommend the rezoning of the property to the C-2R (General Commercial-Review) zone and approval of the proposed annexation.

### BACKGROUND INFORMATION

The petitioner, City of Sacramento, petitioned Sacramento to initiate annexation proceedings for the annexation of one parcel (Parcel #049-270-04) bounded by Franklin Boulevard on the east, the City limits on the south and west, and Meadowgate Drive on the north (see attached map). The applicant has petitioned for this change of organization in order to correct an error in existing parcel lines splitting a parcel and to create a uniform City limits line along the center line of Franklin Boulevard. The subject site is within the City's Sphere of Influence and is contiguous to the City. LAFCO approved this proposal.

M86-037

January 22, 1987

Item No. 14

on December 3, 1986, and forwarded the application and the LAFCO resolution to the City for the final stage of processing and hearing. The area proposed for reorganization is approximately 0.38 acres and is designated for General Commercial in the 1986 South Sacramento Community Plan. The County General Plan has designated the subject site for commercial and offices. The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15319b).

#### PREZONING

Staff recommends that the subject property be prezoned to C-2R.

#### TIME FRAME FOR ANNEXATION

The Douglas Oil Company Reorganization (annexation and detachments) has been scheduled for processing according to the time frame established by State law (Government Code Section 57002 et. seq. - Cortese/Knox Local Government Reorganization Act).

January 22, 1987	The City Planning Commission must consider the prezone designation for the subject property and make a recommendation on the reorganization to the City Council.
February 3, 1987	Date of the City Council hearing for the reorganization and the prezone. The Council may approve or disapprove the reorganization. If the reorganization is approved, the Council must prezone the property.

#### FINANCIAL DATA

The City of Sacramento will benefit from the receipt of 33.428 percent of the property tax revenues as well as miscellaneous fees generated by the subject property. A portion of any sales tax generated by this property will be returned to the City.

#### RECOMMENDATION

Staff recommends that the City Planning Commission recommend that the City Council:

1. Prezone the subject property to C-2R (General Commercial-Review) zone; and
2. Adopt the attached Resolution approving the annexation of the subject property to the City of Sacramento.

Respectfully submitted,

*Gary Stonehouse*  
Gary Stonehouse  
Principal Planner *by hand*

GS:BW:jg  
Attachments

# **RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

## **RESOLUTION TO APPROVE THE DOUGLAS OIL COMPANY REORGANIZATION (M86-037)**

**WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Douglas Oil Company Reorganization; and**

**WHEREAS, the City Planning Commission has approved the Douglas Oil Company Reorganization and the prezone of the subject property to C-2R (General Commercial-Review) zone; and**

**WHEREAS, the Douglas Oil Company Reorganization site lies within the adopted Sphere of Influence for the City of Sacramento; and**

**WHEREAS, the City of Sacramento is capable of providing services to the Douglas Oil Company Reorganization site; and**

**WHEREAS, the reorganization was initiated by the City of Sacramento and has 100 consent by the affected property owners of this reorganization.**

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, THAT THE DOUGLAS OIL COMPANY REORGANIZATION, CONSISTING OF ANNEXATION OF THE SUBJECT PROPERTY DESCRIBED HEREIN TO THE CITY OF SACRAMENTO AND THE DETACHMENT OF THAT PROPERTY FROM THE METROPOLITAN STORM DRAIN MAINTENANCE DISTRICT AND THE PACIFIC FIRE PROTECTION DISTRICT, BE APPROVED.**

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**MAYOR**

**ATTEST:**

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**CITY CLERK  
M86-037**

**RESOLUTION No. 86-540**

**Adopted by The Sacramento City Council on date of**

**JUL 15 1986**

**A RESOLUTION OF APPLICATION BY THE CITY OF SACRAMENTO  
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE  
PROCEEDINGS FOR THE REORGANIZATION OF DOUGLAS OIL  
COMPANY (P86-037)**

**CERTIFIED AS TRUE COP.  
of Resolution No. 86-540**

**JUL 31 1986**

**MAIA CERTIFILL  
CITY CLERK, CITY OF SACRAMENTO**

**RESOLVED, by the City Council of the City of Sacramento, that:**

**WHEREAS, the City of Sacramento desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, Division 3, commencing with Section 56000 of the California Government Code, for the annexation of Douglas Oil Company to the City of Sacramento; and the detachment of said territory from Metro Storm Drain Maintenance District; County Water Agency; Zone 11; Pacific Fire District.**

**WHEREAS, the territory proposed to be annexed is uninhabited, and a description of the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and**

**WHEREAS, this propose is consistent with the sphere of influence of the affected City and/or district(s); and**

**WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions; and**

**WHEREAS, the reasons for this proposed annexation are as follows: to create a uniform City limits line.**

**NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of Sacramento and is hereby requested to take proceedings for the reorganization of territory as described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.**

*Gene Reider*  
\_\_\_\_\_  
MAYOR

ATTEST:

*Anne J. Mason*  
\_\_\_\_\_  
Assistant CITY CLERK

BW:lr  
M86-037

**RESOLUTION No. 86-540**  
JUL 15 1986



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

July 9, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: DOUGLAS OIL COMPANY REORGANIZATION (ANNEXATION TO THE CITY OF SACRAMENTO AND DETACHMENT FROM METRO STORM DRAIN MAINTENANCE DISTRICT, COUNTY WATER AGENCY, ZONE 11, AND PACIFIC FIRE DISTRICT) (M86-037)**

### SUMMARY

The City of Sacramento is initiating the reorganization of the Douglas Oil Company property located on the west side of Franklin Boulevard and to the south of Meadowgate Drive. This 0.38 acre reorganization was initiated in order to correct the City limits line splitting a parcel and to create a uniform City limits line along the center line of Franklin Boulevard.

### FISCAL

The proposed annexation will have no fiscal impacts.

### RECOMMENDATION

It is recommended that the City Council adopt the attached resolution initiating the reorganization of the Douglas Oil Company property.

Respectfully submitted,

Mac Mailes

Director Planning and Development

RECOMMENDATION APPROVED:

\_\_\_\_\_  
Walter J. Slipe, City Manager

MM:BW:lr  
Attachments  
M86-037

July 15, 1986

RESOLUTION NO. LAFC 943

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
THE DOUGLAS OIL REORGANIZATION (25-86)  
(Annexation to the City of Sacramento)

RECEIVED

DEC 9 1986

Planning and Development

WHEREAS, a petition proposing a reorganization calling for annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Pacific Fire Protection District and Metropolitan Storm Drain Maintenance District, in the County of Sacramento, was heretofore filed with the Executive Officer of this Commission, and the Executive Officer has examined said reorganization proposal and has determined that said filing is sufficient; and

WHEREAS, at the times and in the form and manner required by law, the Executive Officer has given notice of a public hearing by this Commission upon the proposal; and

WHEREAS, the public hearing called by this Commission was held on the date and at the time and place specified in the notice of public hearing and in any order or orders continuing the hearing; and

WHEREAS, at the hearing, this Commission heard, received and considered all oral and written protests and evidence which were given, presented or filed, and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the proposal considered at the hearing;

NOW, THEREFORE, the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby find, determine, resolve and order as follows:

1. Notice as required by law has been given.

2. The Douglas Oil Reorganization, consisting of annexation to the City of Sacramento and detachment from the Pacific Fire Protection District and Metropolitan Storm Drain Maintenance District, is approved; the property description is attached hereto and made a part hereof. (Exhibit A)
3. Section 99.1 of the Revenue and Tax Code has been satisfied.
4. As approved, the reorganization is in conformity with applicable general and specific plans.
5. The reasons for approval of the reorganization are as follows:
  - a. The territory to be reorganized was inadvertently omitted from previous annexations, which ran along lot lines, to the City of Sacramento. After research at the State Board of Equalization, it was discovered this territory, consisting of a portion of Franklin Boulevard and a parcel containing a service station, should be annexed to the City of Sacramento. The reorganization will correct Assessor's Parcel Maps, which are currently incorrect.
  - b. The City of Sacramento is capable of providing municipal services to the proposal area.
  - c. Said territory is contiguous to the City of Sacramento.
  - d. All of the proposal area is within the City of Sacramento Sphere of Influence.
  - e. The Douglas Oil Reorganization represents a reasonable and logical extension of the City of Sacramento's corporate boundary.
  - f. There are no significant environmental impacts caused by this project and a negative declaration has been prepared.



Resolution No. LAFCo 943, page 3.

6. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.
7. The Executive Officer is directed to mail certified copies of this resolution as provided in Section 56853 of the Government Code.

PASSED AND ADOPTED by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on December 3, 1986, by the following vote, to wit:

AYES: Commissioners Smith, Hannaford, Kastanis, Chamberlain.

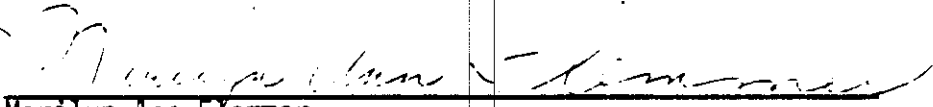
NOES: None.

ABSENT: Commissioners Keller, Collin; Johnson for this vote.



George E. Hannaford Chairman  
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:



Marilyn Ann Fyemmer  
Commission Clerk

Maf

Proposed Annexation to City of Sacramento  
(Franklin Boulevard and Meadowgate Drive)

BEGINNING AT A POINT on the centerline of Franklin Boulevard located North 22°46'33" West 257.81 feet from the intersections of the centerlines of Franklin Boulevard and Meadowgate Drive, said point being situate on the City limits line of the City of Sacramento; thence from said point of beginning, along said City limits line the following six courses and distances: (1) South 67°13'25" West 50.00 feet; (2) South 22°46'33" East 202.81 feet; (3) Along the arc of a 25 foot radius curve to the right, said arc being subtended by a chord bearing South 22°13'25" West 35.36 feet; (4) South 67°13'25" West 85.44 feet; (5) South 06°02'48" East 158.71 feet; (6) South 03°27'10" East to its intersection with the centerline of Franklin Boulevard; thence leaving said City limits line northwesterly along the centerline of Franklin Boulevard to its intersection with the City limits line of the City of Sacramento and the point of beginning.

MB:Maf  
5/21/86  
douglasof1

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

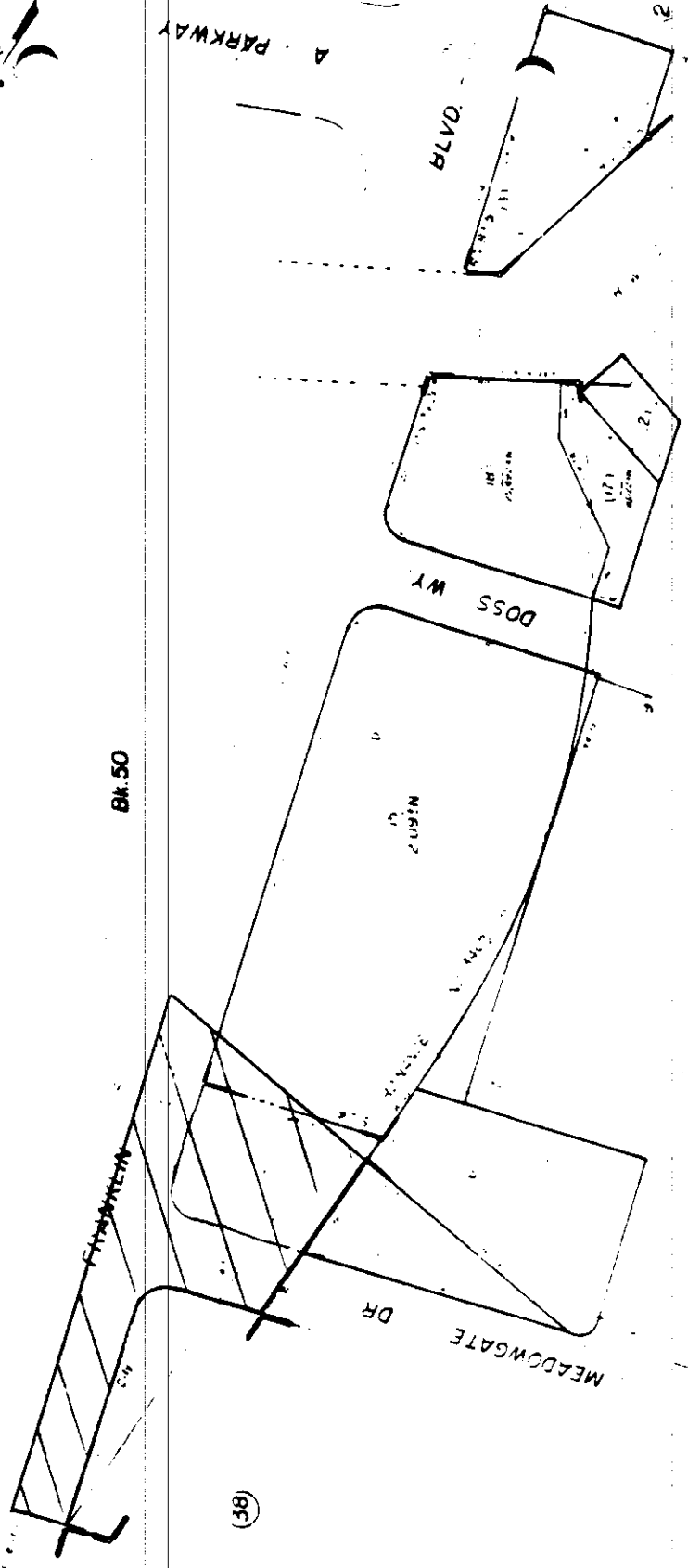
DEC 3 - 1986

BY [Signature]  
Commission Clerk

M-86-037

POR NW 1/4 SEC 5, T7N, R5E, M.D.B. & M.

49-27



Bk. 50

1-22-87

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

DEC 3 - 1986

BY [Signature] Secretary

CITY OF SACRAMENTO  
Assessor's Map Bk. 49 - Pg 27  
County of Sacramento, Calif.

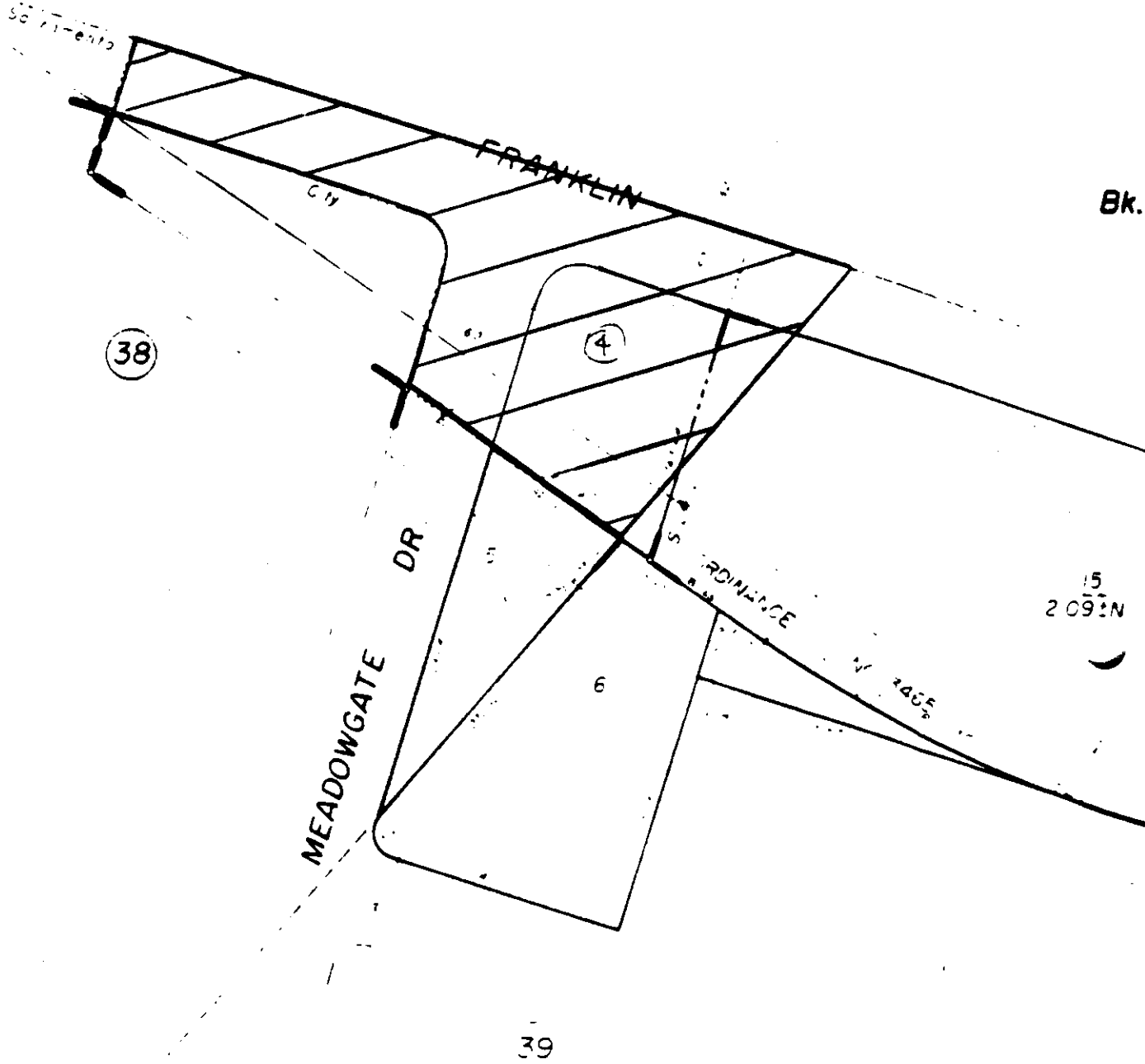
Condemned Lot 1 of Frankish Villa Estates No. 1  
Pur OS 24-21

item 14

POR. N.W. 1/4 SEC. 5, T.7N., R.5E., M.D.

M86-037

# EXHIBIT A



M86-037

Condominium Lot 1 of Franklin Villa Estates No. 1

Por. O.S. 24-21 (11-5-85) 1-22-87

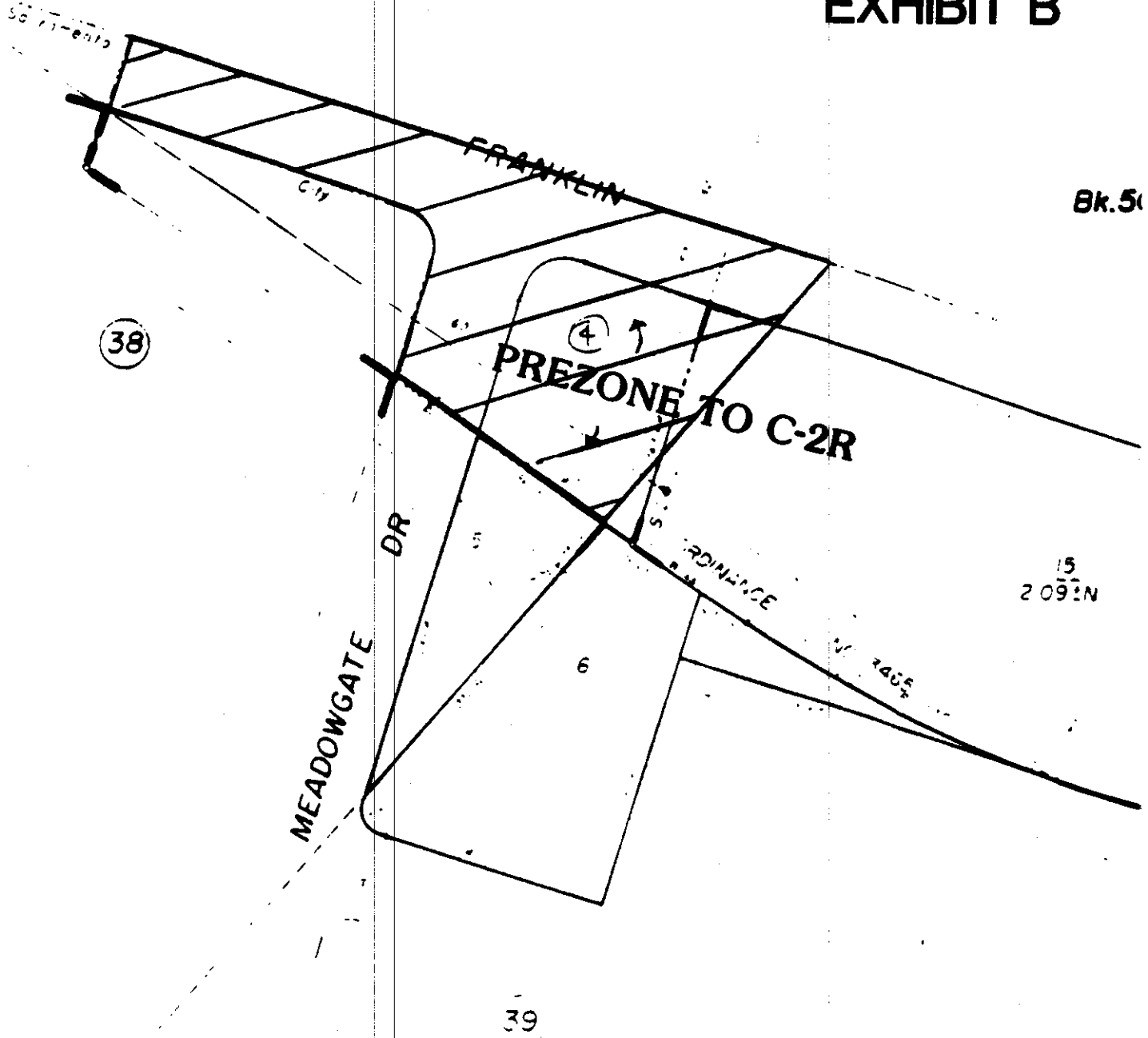
m-86-037 Por. Franklin Villa Estates No. 1 R.M. Bk. 83, Pg. 5

Item 14  
(-88)

POR. N.W. 1/4 SEC. 5, T.7N., R.5E., M.D.E.

M86-037

# EXHIBIT B



M86-037

Condominium Lot 1 of Franklin Villa Estates No. 1

Por. O.S. 24-21 (11-5-85) 1-22-87

Por. Franklin Villa Estates No. 1 R.M. Bk. 83, Pg 5

item 14

M-86-037

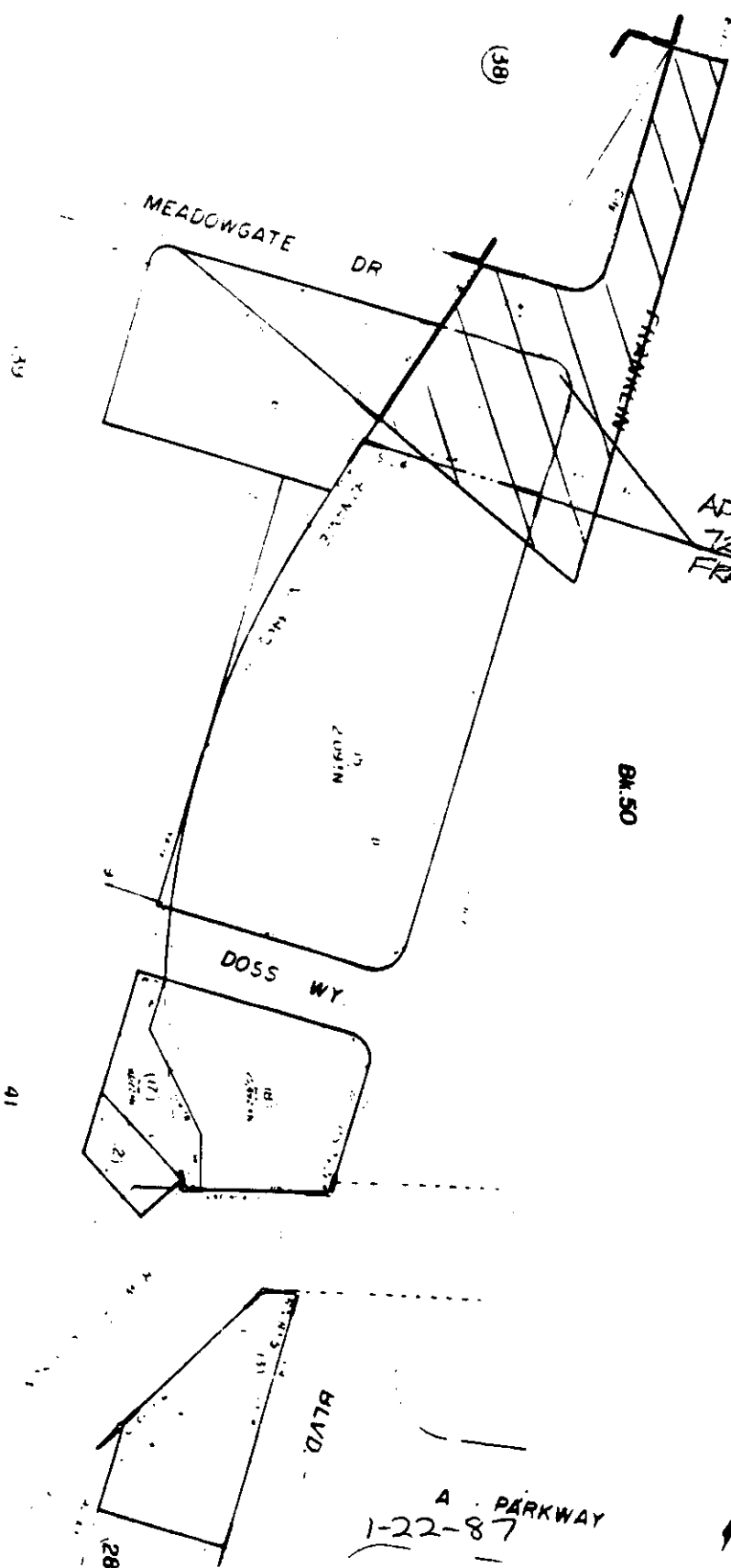
(11-5-85)

item 14

FOR NW 1/4 SEC. 5, T7N, R5E, MDB&M.

49-27

ADDRESS  
7282  
FRANKLIN BLVD



A PARKWAY  
1-22-87

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

DEC 3 - 1986

BY [Signature] Assistant Clerk

Continuation of Vol 1 of Franklin Villa Estates No. 1  
Pg 05 24-21

CITY OF SACRAMENTO  
Assessor's Map BK. 49-Pg 27  
County of Sacramento Calif

M-86-037