



CITY OF SACRAMENTO

27

CITY MANAGER'S OFFICE
RECEIVED

FEB 28 1980

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

Marty Van Duyn

PLANNING DIRECTOR

February 28, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Zubiri Annexation (Natomas Oaks) (P-8729)

SUMMARY

The Council continued this matter from February 26, 1980. The State Lands Commission affirmed the boundary change of tidal and submerged lands on February 28, 1980. The City and the County are negotiating a comprehensive formula regarding the exchange of property-tax revenues in annexation areas. Staff recommends continuing this matter to April 1, 1980.

BACKGROUND INFORMATION

The City Council continued this matter from February 26, 1980 for the State Lands Commission to act upon the boundary change of tidal and submerged land within the annexation territory. The Lands Commission affirmed the boundary change on February 28, 1980. LAFCO approved the entire Zubiri Annexation on July 5, 1979 (Resolution No. 698) comprising a total of 148.2+ acres (see Exhibit A). The Council has approved community plan amendments, rezoning and a PUD schematic for the annexation territory as part of an overall proposal to develop 265 acres in South Natomas, west of I-5 (Natomas Oaks).

The City Council, on January 3, 1980, adopted a policy concerning the processing of annexations whereby the Council would not take final action on any annexation proposal until a comprehensive formula is negotiated and finalized with Sacramento County regarding the exchange of property-tax revenues pursuant to provisions of Section 99 of the Revenue and Taxation Code. The City and the County are in the process of negotiating this formula.

APPROVED
BY THE CITY COUNCIL

Hand usd. com. TOY-1-80
MAR 4 1980

OFFICE OF THE
CITY CLERK

City Council

-2-

February 28, 1980

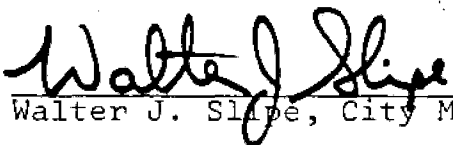
RECOMMENDATION

The staff recommends closing this public hearing and continuing the matter to April 1, 1980.

Respectfully submitted,


Marty Van Duyen
Planning Director

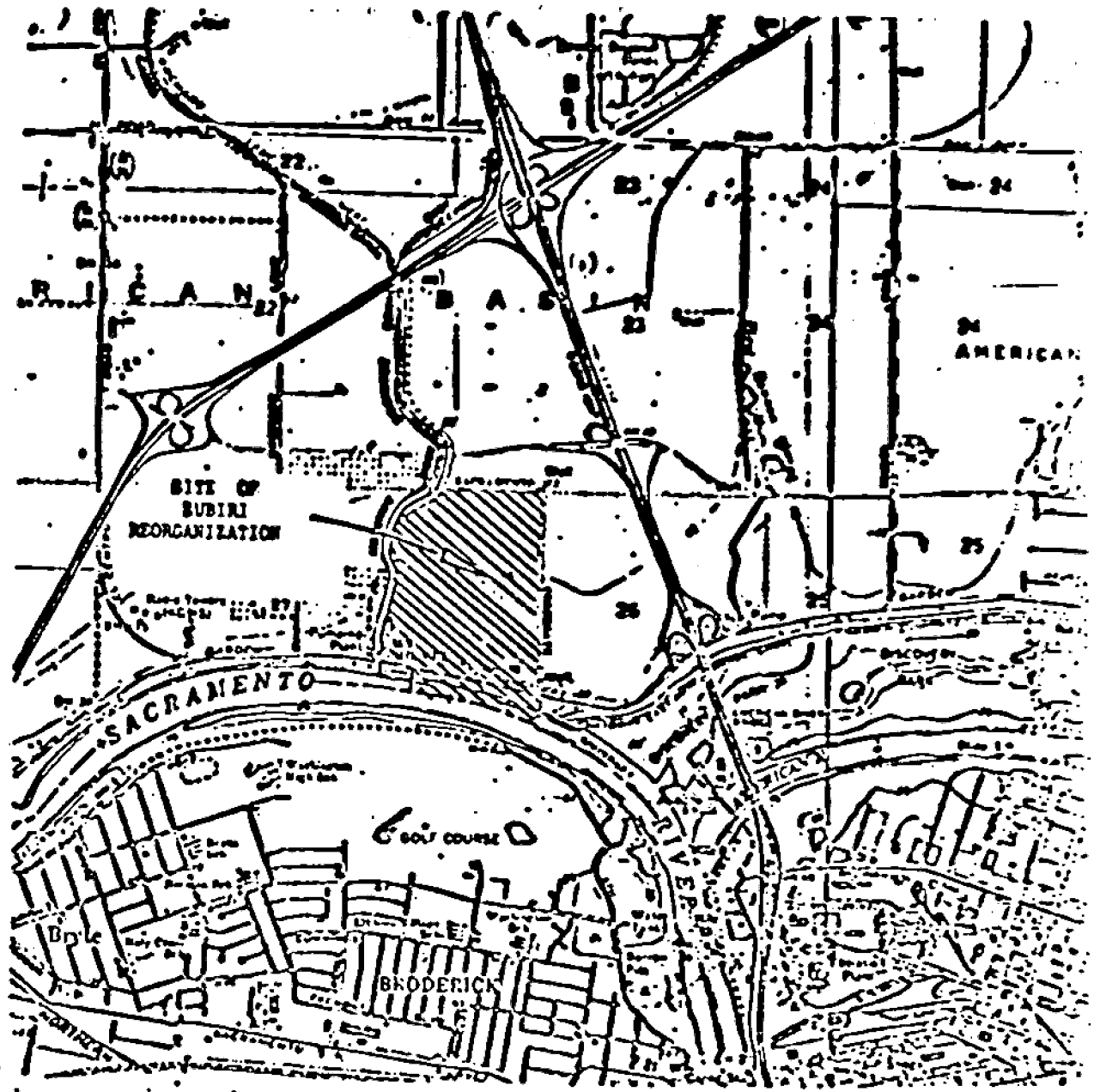
FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slive, City Manager

MVD:GS:bw

March 4, 1980
District No. 8

Attachments
P-8729



ZUBIRI REORGANIZATION

July 1979

ANNEXATION TO THE CITY OF SACRAMENTO - DETACHMENT FROM NATOMAS
FIRE PROTECTION DISTRICT.

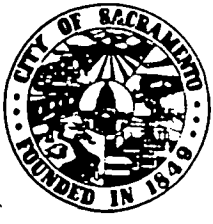
APPROVED
SACRAMENTO LOCAL AGENCY
FUNDATION COMMISSION

JUL - 5 1979

BY *[Signature]*
Committee Chair

P.8729

EXHIBIT A



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
FEB 22 1980

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

February 22, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Zubiri Annexation (Natomas Oaks) (P-8729)

SUMMARY

The Council continued this matter from December 26, 1979. Two + acres of this subject annexation are located in the Sacramento River bed, and the State Lands Commission has been scheduled to consider the boundary change on February 28, 1980 (see Exhibit A). The staff recommends continuing the matter to March 4, 1980.

BACKGROUND

The City Council conducted a public protest hearing on this subject annexation on December 26, 1979 and continued the matter to February 26, 1980. This Zubiri Annexation contains two + acres of property in the Sacramento River bed owned by the State of California. Section 35009 of the General Code requires the State Lands Commission to approve boundaries of tidal and submerged lands. The Lands Commission has been scheduled to consider the matter at its February 28, 1980 meeting.

RECOMMENDATION

The City staff recommends continuance of this matter to March 4, 1980, for the State Lands Commission to act on the boundary change.

Respectfully submitted,
Marty Van Duyn
Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO COUNCIL:

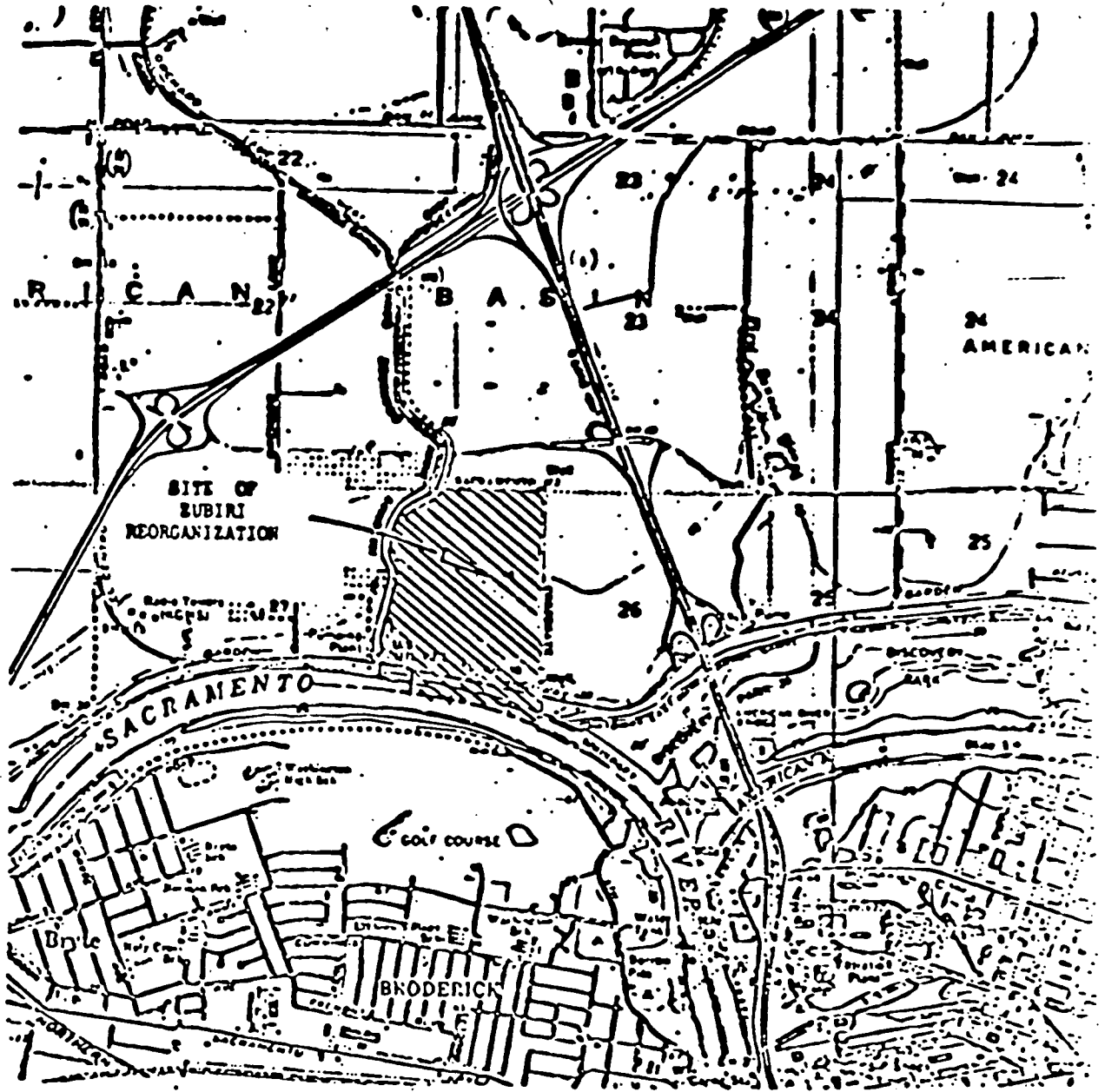
Walter J. Slape
Walter J. Slape, City Manager

MVD:GS:jm
Attachments
P-8729

FILED
BY THE CITY COUNCIL
CONT. TO 3-4-80
FEB 26 1980

February 26, 1980
District No. 1

OFFICE OF THE
CITY CLERK



ZUBIRI REORGANIZATION

July 1979

ANNEXATION TO THE CITY OF SACRAMENTO - DETACHMENT FROM MATOMAS
FIRE PROTECTION DISTRICT.

APPROVED
SACRAMENTO LOCAL AGENCY
FORFEITURE COMMISSION

JUL - 5 1979

BY *[Signature]*
Commissioner C. J. [unclear]

P.8709

EXHIBIT A

P-8729
~~33~~
34



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

DEC 20 1979

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.
PLANNING DIRECTOR

December 20, 1979

APPROVED
BY THE CITY COUNCIL

HR9 cont

DEC 26 1979

to 2-26-80

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Resolution ordering the Zubiri Annexation (Natomas Oaks)
(P-8729)

SUMMARY

The District Reorganization Act of 1965 requires the City to conduct a public protest hearing on the proposed annexation of 148.2+ acres of vacant uninhabited land in the South Natomas area (see Exhibit A). The Council rezoned the area on December 11, 1979, as part of a larger 265-acre development proposal (Natomas Oaks).

State legislation (AB8) provides for the City and the County to negotiate the allocation of property-tax revenues for this area prior to its annexation. Procedures currently are being established for this purpose. The staff recommends closing this public hearing and continuing this matter until February 26, 1980, until the City and the County have completed negotiations affecting this annexation area.

BACKGROUND INFORMATION

The District Reorganization Act of 1965 requires the City to conduct a public protest hearing at this time to consider ordering the annexation of 148.2+ acres of vacant uninhabited land in the South Natomas area (Zubiri Annexation). The City Council adopted Resolution No. 79-826 on December 4, 1979, initiating proceedings and setting a public hearing for this matter. The Local Agency Formation Commission (LAFCo) adopted Resolution No. 698 on July 5, 1979, approving this annexation to the City, and its detachment from the Natomas Fire Protection District.

The Council approved community plan amendments, rezoning and a PUD schematic for the annexation territory on December 11, 1979, as part of an overall proposal to develop 265 acres in South Natomas (Natomas Oaks).

Recently enacted State legislation (AB6) provides for the City and the County to negotiate the allocation of property-tax revenues prior to this annexation becoming effective. Negotiation procedures currently are being established. The staff believes that the City should know the area's property-tax revenue before taking action on a resolution ordering the annexation.

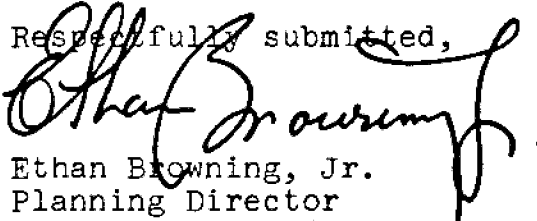
ENVIRONMENTAL DETERMINATION

The environmental coordinator has determined that the City is a responsible agency in this matter required to use the lead agency's environmental determination (CEQA, Section 15202). LAFCo has filed a Negative Declaration for this annexation.


The City filed a Negative Declaration for the entitlements approved on December 11, 1979, to develop the overall 265-acre Natomas Oaks project.

RECOMMENDATION

The staff recommends closing this public protest hearing and continuing this matter until February 26, 1980.

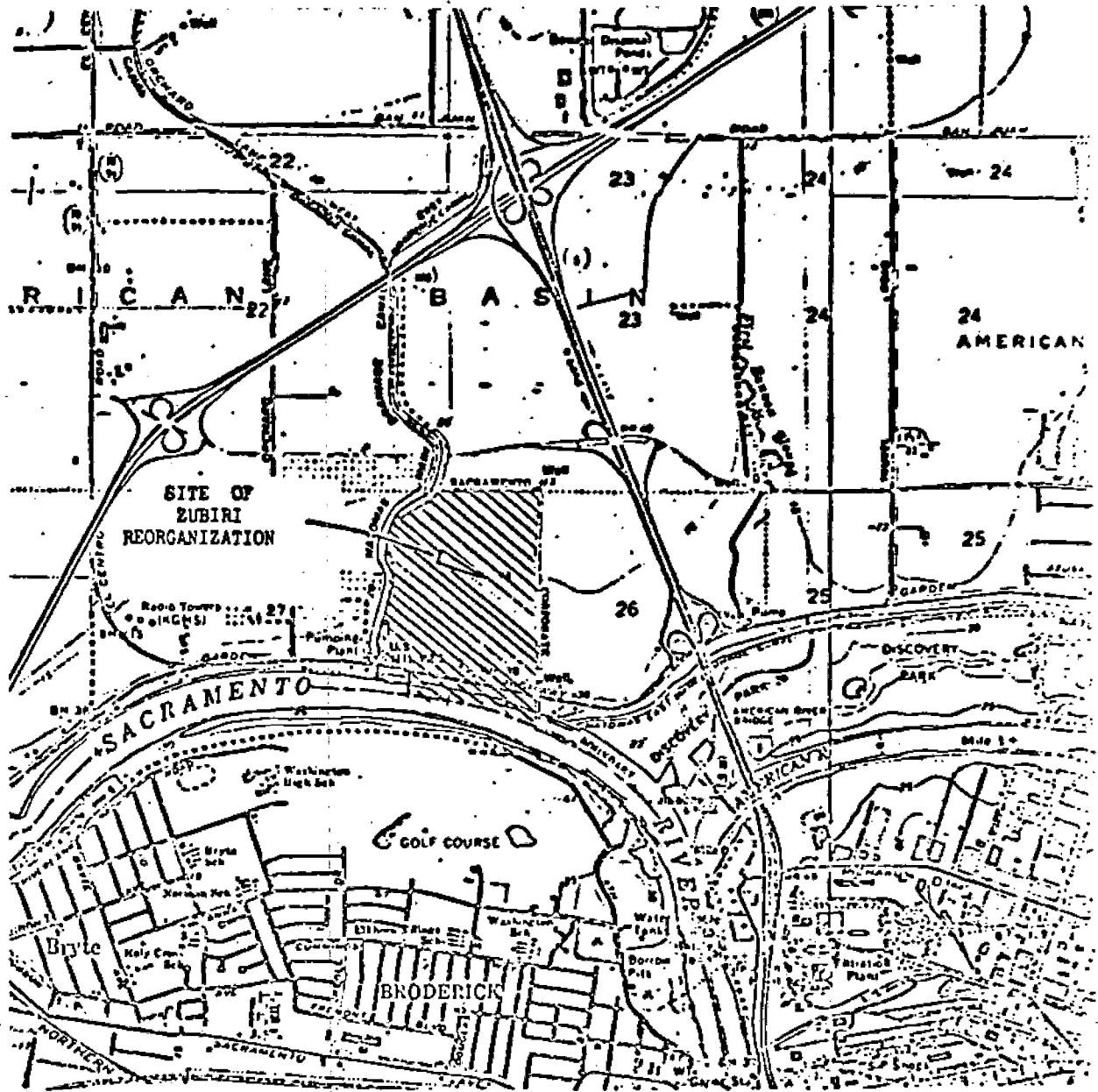
Respectfully submitted,

Ethan Browning, Jr.
Planning Director

FOR TRANSMITTAL TO COUNCIL:


Walter J. Slipe, City Manager

EBj:GS:10
Attachments
P-8729

December 26, 1979
District No. 1



ZUBIRI REORGANIZATION

July 1979

ANNEXATION TO THE CITY OF SACRAMENTO - DETACHMENT FROM NATCHAS
FIRE PROTECTION DISTRICT.

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JUL - 5 1979

BY *[Signature]*
Commissioner

P.8729

EXHIBIT A



CITY OF SACRAMENTO

~~24-1~~
33

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT

1979

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5004

ETHAN BROWNING, JR.
PLANNING DIRECTOR

November 29, 1979

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Resolution setting Public Hearing for Proposed Zubiri/
Natomas Oaks Annexation to the City of Sacramento (P-8729)

SUMMARY

The Sacramento Local Agency Formation Commission (LAFCo) approved the Zubiri Annexation on July 5, 1979. It is appropriate at this time for the City Council to Initiate Annexation proceedings and set a public hearing on the Zubiri annexation. The attached resolution sets December 26, 1979 for a public hearing on the proposed annexation. The Planning Commission and staff recommend adoption of the attached resolution.

BACKGROUND INFORMATION

The Zubiri Annexation was approved by LAFCo on July 5, 1979 by Resolution No. 698. The attached Exhibit A₂ describes the boundaries of the subject property which contains 148.2+ acres and is located in the South Natomas area.

The District Reorganization Act of 1965 requires the City to Initiate Proceedings and Set a Public Hearing on the proposal to annex this territory. Adoption of the attached resolution would set a Council hearing date of December 26, 1979, to consider ordering the annexation.

This annexation is part of a development proposal to develop a total of 265 acres in South Natomas approved by the Planning Commission on November 21, 1979 (Natomas Oaks). This development proposal is scheduled for Council consideration on December 11, 1979.

APPROVED
BY THE CITY COUNCIL

DEC - 4 1979

OFFICE OF THE
CITY CLERK

HR9
12-26-79

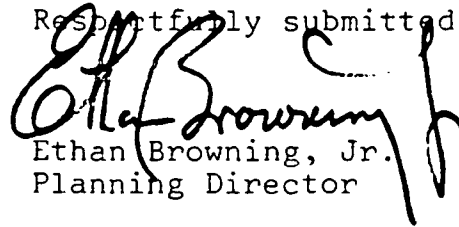
VOTE OF COMMISSION

The Planning Commission on November 21, 1979, by a vote of eight ayes, one absent, recommended that the City Council Initiate Annexation Proceedings and Set a Public Hearing.

RECOMMENDATION

The Planning Commission and staff recommend that the Council adopt the attached resolution.

Respectfully submitted,



Ethan Browning, Jr.
Planning Director

FOR TRANSMITTAL TO COUNCIL:

William H. Edgar

W Walter J. Slipe, City Manager

EBj:GS:jm
Attachments
P-8729

December 4, 1979
District No. 1

RESOLUTION NO. 79-826

Adopted by The Sacramento City Council on date of

RESOLUTION INITIATING PROCEEDINGS AND SETTING PUBLIC
HEARING ON REORGANIZATION OF THE ZUBIRI PROPERTY
PURSUANT TO THE DISTRICT REORGANIZATION ACT OF 1965 (P-8729)

WHEREAS, a reorganization pursuant to the District Reorganization Act of 1965 (Government Code Section 5600 et seq.) proposing annexation of territory to the City of Sacramento has been commenced by petition by the Sacramento Savings and Loan Association, owner of such territory; and

WHEREAS, the proposal is for annexation to the City of Sacramento and detachment from the Natomas Fire Protection District of 148+ acres of territory, generally located North of the Sacramento River and east of the Natomas Main Drain, and more particularly described as set forth in Exhibit A2 attached hereto and incorporated by this reference; and

WHEREAS, the proposed reorganization is consistent with the 1974 Sacramento City General Plan and the 1978 South Natomas Specific Community Plan; and

WHEREAS, the property is planned for residential development and will require urban services; and

WHEREAS, the City of Sacramento is the only agency capable of providing such urban services; and

WHEREAS, the Sacramento Local Agency Formation Commission has approved the reorganization of the territory;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento as follows:

1. That a public hearing to consider such reorganization shall be held by the City Council at its regular meeting of December 26, 1979, commencing at 7:30 p.m. at the Council Chamber, Second Floor, 915 I Street, Sacramento, California.
2. That any interested person may appear at the hearing and be heard on such reorganization.
3. That any interested person who desires to make a written protest against the reorganization shall do so by written communication which shall be filed with the City Clerk not later than 7:30 p.m. on December 26, 1979 and that each written protest by a landowner shall contain a description which is sufficient to identify the land owned by him, and each written protest by a voter shall contain the residential address of the voter.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

CITY CLERK

DEC - 4 1979

OFFICE OF THE
CITY CLERK

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JUL - 5 1979

BY *[Signature]*
Commission Clerk

Supers 012 (P-8729)

SCALE 1"=100'

CITY OF SACRAMENTO, CALIFORNIA

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SERVITUDE

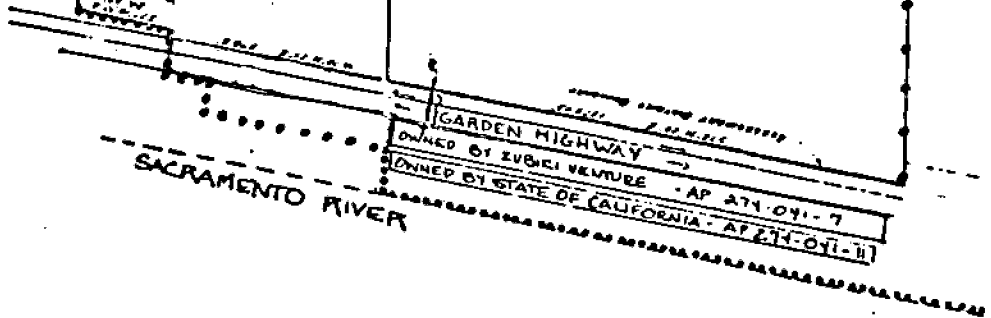
774.010

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SERVITUDE

LOT 21 441 AC

LOT 22 910 AC

ZUBIRI PROPERTY
(SACRAMENTO SAVINGS & LOAN ASSOC.)



GARDEN HIGHWAY
OWNED BY ZUBIRI VENTURE - AP 274-091-7
OWNED BY STATE OF CALIFORNIA - AP 274-091-8

SEE SHEET NO 9

----- CENTER LINE (COUNTY LINE) SACRAMENTO RIVER
..... BOUNDARY OF TERRITORY IN ZUBIRI REORGANIZATION

ZUBIRI REORGANIZATION

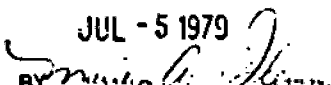
DESCRIPTION OF SACRAMENTO SAVING PROPERTY TO BE ANNEXED TO THE CITY OF SACRAMENTO

ALL THAT PORTION of Sections 26 and 27, Township 9 North, Range 4 East, M.D.B. & M., described as follows:

BEGINNING at a two inch iron pipe monument marking the Northwest corner of said Section 26; thence from said point of beginning along the North line of said Section 26 South $89^{\circ} 36' 30''$ East 1333.68 feet to a one and one-quarter inch iron pipe monument marking the Northwest corner of Tract No. 1 as said tract is shown on the Record of Survey entitled "Tract of Land Owned by Katherina Herget" recorded in the office of the Recorder of Sacramento County in Book 2 of Surveys Map No. 48; thence along the Westerly boundary of said Tract No. 1 South $00^{\circ} 23' 30''$ West 3342.27 feet to a point located on the Northerly bank of the Sacramento River at the Water line as determined December 11, 1974; thence continuing south $00^{\circ} 23' 20''$ West along the Southerly production of said Westerly boundary to its intersection with the centerline of the Sacramento River, said point being situate on the boundary line between Sacramento County and Yolo County, thence upstream along the centerline of the Sacramento River to its intersection with the West line of said Section 26, thence northerly along the West line of said Section 26 to its intersection with the north bank of the Sacramento River; thence upstream along said north bank to a point from the northeast corner of said Section 27 bears the following three (3) courses and distances: 1) North 127.01 feet; 2) South $78^{\circ} 48' 30''$ East 465.2 feet; and 3) North $00^{\circ} 23' 30''$ East 2883.27 feet; thence North 127.01 feet; thence North $78^{\circ} 54' 49''$ West 125.00 feet; thence North 60.70 feet; thence North $77^{\circ} 33' 47''$ West 241.17 feet; thence North $03^{\circ} 36' 35''$ West 464.77 feet; thence North $29^{\circ} 41' 00''$ West 115.24 feet; thence North $13^{\circ} 13' 00''$ East 590.00 feet; thence North $04^{\circ} 54' 00''$ East 210.00 feet; thence North $18^{\circ} 50' 00''$ West 330.00 feet; thence North $02^{\circ} 18' 00''$ East 180.00 feet; thence North $22^{\circ} 53' 00''$ East 370.00 feet; thence North $53^{\circ} 19' 00''$ East 550.00 feet; thence North $29^{\circ} 23' 00''$ East 158.84 feet to a point located on the North line of said Section 27; thence along said North line South $89^{\circ} 59' 00''$ East 203.74 feet to the point of beginning; containing 146.124 acres, more or less.

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JUL - 5 1979

BY 
Commission Clerk

27

STATE LANDS COMMISSION

KENNETH CORY, *Controller*
MIKE CURB, *Lieutenant Governor*
~~ROSEMARY S. SHERIDAN, Director of Finance~~
Mary Ann Graves
(916) 322-2277



EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, California 95814

WILLIAM F. NORTHRUP
Executive Officer

RECEIVED
File Ref. W2499.125

MAR 4 1980

CITY ATTORNEY'S OFFICE

February 28, 1980

Mr. James Jackson
City Attorney
812 10th Street
Sacramento, CA 95814

Dear Mr. Jackson:

Enclosed is a certified copy of the minute item which indicates action taken by the State Lands Commission at its meeting on this date with regard to the proposed Zubiri annexation, your file reference P-8729.

Please feel free to call me at 322-2277 if we can be of any further assistance.

Sincerely,

JANE S. MOCHON
Staff Counsel

JSM/cmj

Enclosure

MINUTE ITEM

This Calendar Item No. 31 was approved as Minute Item No. 31 by the State Lands Commission by a vote of 2 to 0 at its 2-28-80 meeting.

CALENDAR ITEM

31.

2/80
W 2400.125
Mochon

The City of Sacramento, County of Sacramento, proposes to annex an area which includes tidelands and submerged lands in the bed of the Sacramento River adjacent to its city limits. Those tidelands and submerged lands are owned by the State of California and are under the jurisdiction and trusteeship of the State Lands Commission. California Government Code Section 35009 provides for the approval or disapproval by the State Lands Commission of the description of tideland and submerged land boundaries submitted for a proposed annexation. The code section further provides for the reporting of such determination to the Executive Officer of the Local Agency Formation Commission (LAFCO) and the city, county, local agency, person or persons, if any, who filed the boundary description and map. Staff review of the map and the legal description is made pursuant to Government Code Section 35009 and does not constitute approval by the State (as owner of tidelands and submerged lands) of the proposed annexation.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION APPROVE THE PROPOSED BOUNDARIES OF THE PROPOSED ANNEXATION BY THE CITY OF SACRAMENTO AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 35009, AND AUTHORIZE STAFF COUNSEL TO GIVE THE REQUISITE NOTICES OF SAID APPROVAL TO THE COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION OF SACRAMENTO COUNTY.

THE UNDERSIGNED, ACTING IN THIS BEHALF FOR THE STATE LANDS COMMISSION, HAS HEREBY CERTIFIED, THAT THE ANNEXED IS A WHOLE, TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY, CONSISTING OF 3 PARTS, ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION; THAT SAID COPY HAS BEEN COMPARED BY THE UNDERSIGNED WITH THE ORIGINAL, AND IS A CORRECT TRANSCRIPT THEREFROM.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATE AND AFFIXED THE SEAL OF THE STATE LANDS COMMISSION THIS 29 DAY OF February A.D. 19 80.

Jane S. Mochon

A 4, 5, 6, 7
S 3, 4

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ZUBIRI REORGANIZATION

DESCRIPTION OF SACRAMENTO SAVING PROPERTY TO BE ANNEXED TO THE CITY OF
SACRAMENTO

ALL THAT PORTION of Sections 26 and 27, Township 9 North, Range 4 East,
M.D.B.&M., described as follows:

BEGINNING at a two inch iron pipe monument marking the North-
west corner of said Section 26; thence from said point of
beginning along the North line of said Section 26 S 89°36'30"E
1333.68 feet to a one and one-quarter inch iron pipe monument
marking the Northwest corner of Tract No. 1 as said tract is
shown on the Record of Survey entitled "Tract of Land Owned By
Katherina Herget" recorded in the office of the Recorder of
Sacramento County in Book 2 of Surveys Map No. 48; thence along
the Westerly boundary of said Tract No. 1 S 00°23'30"W 3342.27
feet to a point located on the Northerly bank of the Sacramento
River at the water line as determined December 11, 1974; thence
continuing S 00°23'20"W along the southerly production of said
Westerly boundary to its intersection with the centerline of
the Sacramento River, said point being situate on the boundary
line between Sacramento County and Yolo County, thence upstream
along the centerline of the Sacramento River to its intersection
with the West line of said Section 26, thence northerly along
the West line of said Section 26 to its intersection with the
north bank of the Sacramento River; thence upstream along said
north bank to a point from which the northeast corner of said
Section 27 bears the following three (3) courses and distances:
1) North 127.01 feet; 2) S 78°48'30"E 465.2 feet; and 3) North
00°23'30"E 2883.27 feet; thence North 127.01 feet; thence
N 78°54'49"W 125.00 feet; thence North 60.70 feet; thence
N 77°33'47"W 241.17 feet; thence N 03°36'35"W 464.77 feet;
thence N 29°41'00"W 115.24 feet; thence N 13°13'00"E 590.00
feet; thence N 04°54'00"E 210.00 feet; thence N 18°50'00"W
330.00 feet; thence N 02°18'00"E 180.00 feet; thence N 22°53'00"E
370.00 feet; thence N 53°19'00"E 550.00 feet; thence N 29°23'00"E
158.84 feet to a point located on the North line of said Section
27; thence along said North line S 89°59'00"E 203.74 feet to the
point of beginning; containing 146.124 acres, more or less.

END OF DESCRIPTION

THIS DESCRIPTION PREPARED BY APPLICANT AND REVIEWED BY TECHNICAL SERVICES
UNIT, ROY MINNICK, SUPERVISOR.

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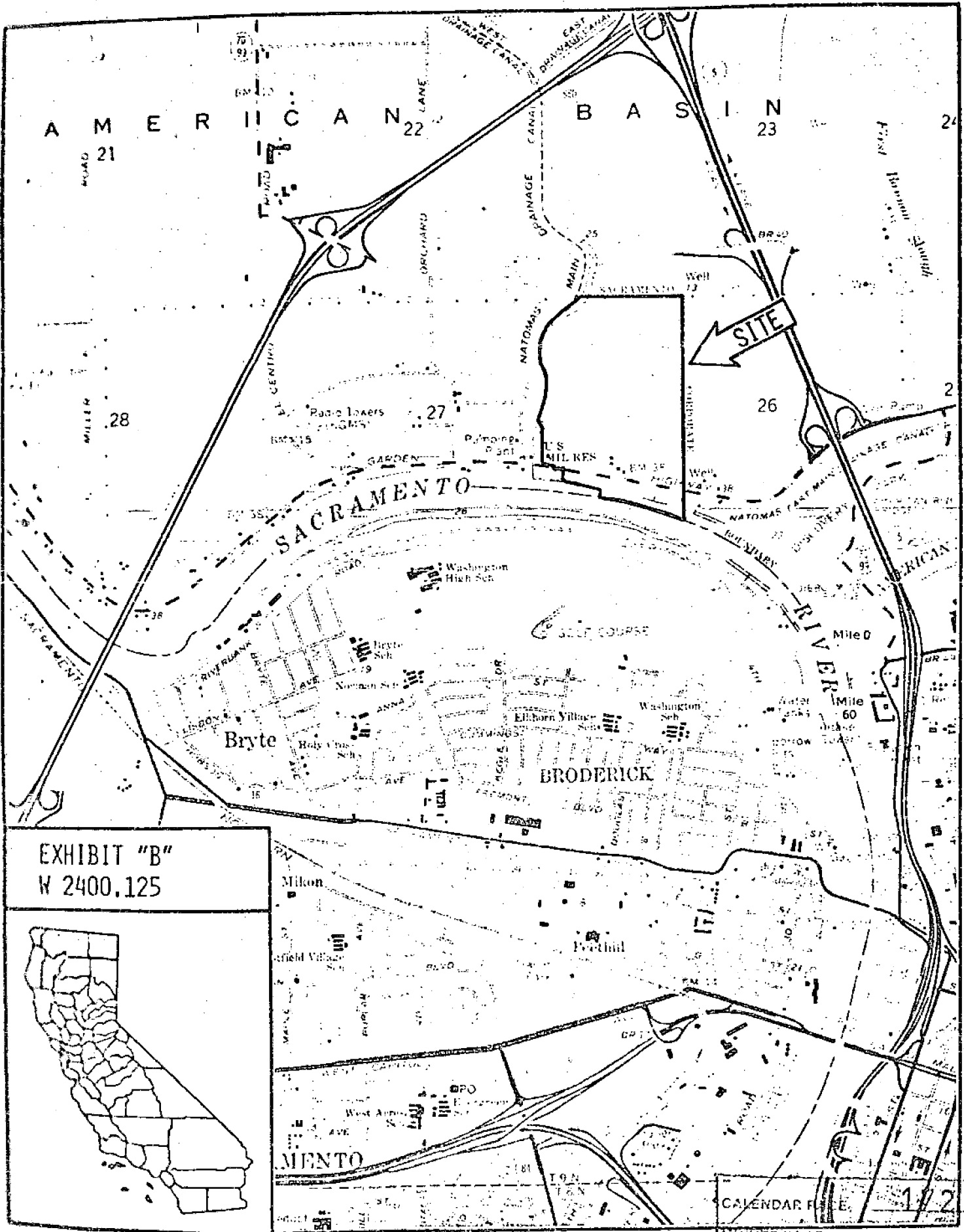


EXHIBIT "B"
W 2400.125



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CITY OF SACRAMENTO

INTER-OFFICE ROUTING

To:

- Mayor / City Council Office
- City Manager
- Asst. City Manager
- Asst. City Manager, Community Development
- Asst. to City Manager
- Public Information
- City Clerk
- Finance Administration
- Revenues & Collections
- Purchasing
- Central Stores
- Accounting
- Utility Billing
- Data Processing
- City Treasurer
- City Attorney
- Planning Department
- Personnel Administration
- Employee Relations
- Employee Services
- Management Services
- Personnel Selections
- Training
- Police Department

To:

- Fire Department
- Fire Prevention
- Weed Abatement
- Emergency Planning
- City Engineer
- Asst. City Engr. Administration
- Animal Control
- Real Estate & Street Assessment
- Facility Maintenance
- Street Maintenance
- Traffic - Parking
- Water & Sewer
- Building Inspection
- Electrical Inspection
- Plumbing Inspection
- Community Improvement
- Waste Removal
- Equipment Maintenance

To:

- Museum & History Commission
- Recreation & Parks Administration
- Recreation
- Parks
- Golf
- Zoo

- Crocker Art Gallery
- Library Administration
- Housing and Redevelopment
- Community Center
- _____

Note:

- For Your Information
- Return with Recommendations
- Please Comment
- Prepare Draft and Return
- Prepare Letter
- Take Necessary Action
- Investigate and Report
- Per Your Request
- Reply, Send Copy To:

- _____
- _____
- _____

To: Marty Van Duyn, Planning Director Referral of Agenda Item, Meeting of 3-4-80

Comments ITEM NO. 27: P-8729 (Zubiri/Natomas Oaks proposed annexation):

Hearing was closed and continued to 4-1-80.

cc: Howard Yee
George Smith

Signature *J Pappas* Title or Dept. City Clerk Date 3-5-80