

City Planning Commission  
Sacramento, California

Subject: Danekas Reorganization (Annexation to the City of Sacramento and detachment from the Southgate Recreation and Park District, Florin Fire Protection District, Metropolitan Storm Drain Maintenance District, and the Elk Grove-Cosumnes Cemetery District) and prezone of approximately 93.2 acres to the R-1 (Single-Family), R-2A-R (Garden-Apartments), and HCR (Highway Commercial) zones. (M86-030)

Summary

An annexation has been proposed to the City of Sacramento. The subject property consists of approximately 93.2 acres, east of Bruceville Road and west of Stockton Boulevard in the vicinity of Duluth Avenue. The petitioner, Danekas, has proposed a reorganization involving annexation to the City and detachment from the Southgate Recreation and Park District, Florin Fire Protection District, Metropolitan Storm Drain Maintenance District, and the Elk Grove-Cosumnes Cemetery District. The Local Agency Formation Commission (LAFCO) approved the Danekas request for reorganization on October 1, 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 pre zoning of these properties to the R-1 (Single-Family), R-2A-R (Garden-Apartments), and HCR (Highway Commercial) zones and approval of the proposed annexation.

Background Information

The petitioner, Danekas, petitioned Sacramento LAFCO to initiate annexation proceedings for the annexation of twenty-two parcels (Parcels # 117-181-016-018; 117-182-001-004; 117-182-018-123; 117-182-009-017 east of Bruceville Road, and west of Stockton Boulevard in the vicinity of Duluth Avenue (see attached map). The applicant has petitioned for this reorganization for municipal services for the purpose of development. The subject site is within the City's Sphere of Influence and is contiguous to the City. LAFCO approved this proposal on October 1, 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 93.2 acres and is designated for Office, Highway Commercial, Commercial, and Low and Medium Density Residential in the adopted 1986 South Sacramento Community Plan. The County General Plan has designated the subject properties for Low and Medium Density Residential, and Commercial/Office. The County has zoned the properties for Multi-Family Residential (RD-10, RD-20), Travel and Commercial and Commercial. Parcels 117-182-001, 002, 004, 018-023 are within the County's Special Planning Area zone.

City Staff has agreed with the property owners to recommend for a prezone to R-1, R-2A-R and HCR for their parcels on the condition that Zoning/Community Plan issues are resolved prior to any subsequent entitlements or map approval. A Special Study Area land use designation is also pending on the subject site and may result in proposed amendments to the land use designations at a future date.

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The Department of Public Works commented on the proposed annexation and indicated the following concerns:

1. A drainage study will be required. Drainage improvements should include the realignment, widening and deepening of Strawberry Creek and the construction of a drainage pump station with trunk and lateral drain lines.
2. The Flood Insurance Study and Maps must be revised concurrently with construction of the realigned and improved Strawberry Creek.

The proposed area will be included in the City Water rights place of use and the primary source of water will be surface water. Sanitary sewer service will be provided by the Regional County Sanitation District and County Sanitation District No. 1.

Rezoning

Staff recommends that the subject property be rezoned to R-1, R-2A-R and HCR until Zoning/Community Plan issues are resolved.

Time Frame for Annexation

The Danekas Reorganization (Annexation and detachments) has been scheduled for processing according to the time frame established by State law (Government code Section 56430 et. seq. District Reorganization Act).

December 4, 1986

The City Planning Commission must consider the prezone designation for the subject property and make a recommendation on the reorganization to the City Council.

January 6, 1987

Date of the City Council hearing from 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 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 R-1 (Single-Family), R-2A-R (Garden-Apartments), and HC (Highway Commercial) zones; 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

BW:vf  
attachments  
M86-030

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION TO APPROVE DANEKAS REORGANIZATION (M86-030)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Danekas Reorganization; and

WHEREAS, the City Planning Commission has approved the Danekas Reorganization and the prezone of the subject property to R-1 (Single Family), R-2A-R (Garden-Apartments), and HC (Highway Commercial) zones until Zoning/Community Plan issues are resolved; and

WHEREAS, the Danekas 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 Danekas Reorganization site; and

WHEREAS, the reorganization was initiated by the property owner and therefore is 100 percent consent of the affected property owners to this reorganization.

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Danekas Reorganization, consisting of annexation of the subject property described herein to the City of Sacramento and the detachment of that property from the Southgate Recreation and Park District, Florin Fire Protection District, Metropolitan Storm Drain Maintenance District, and the Elk Grove Cosumnes Cemetery District, be approved.

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MAYOR

ATTEST:

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CITY CLERK

M86-030

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December 4, 1986  
12-18-86  
1-8-87  
2-12-87

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RESOLUTION NO. LAFC 942

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING  
THE DANEKAS REORGANIZATION (10-86)  
(Annexation to the City of Sacramento)

WHEREAS, a petition proosing a reorganization calling for annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Southgate Recreation and Park District, Florin Fire Protection District, Metropolitan Storm Drain Maintenance District, and the Elk Grove-Cosumnes Cemetery 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 Danekas Reorganization, as modified by the Sacramento Local Agency Formation Commission, including annexation to the City of Sacramento and detachment from the Southgate Recreation and Park District, Florin Fire Protection District, Metropolitan Storm Drain Maintenance District, and the Elk Grove-Cosumnes Cemetery 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 parcels are in need of municipal services for the purpose of development.
  - b. The City of Sacramento is capable of providing municipal services to all of the area in question.
  - c. Said territory is contiguous to the City of Sacramento.
  - d. All of the proposal area, as modified, is within the City of Sacramento Sphere of Influence.
  - e. The Danekas 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.
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.

Resolution No. LAFCo 942, page 3.

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 October 1, 1986, by the following vote, to wit:

AYES: Commissioners Smith, Johnson, Collin, Hannaford, Kastanis, Chamberlain.


NOES: None.

ABSENT: Commissioners Keller, Tomson.



George E. Hannaford, Chairman  
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:



Marilyn Ann Flemmer  
Commission Clerk

Maf

DANEKAS REORGANIZATION  
Exhibit A

All that certain real property situate in the County of Sacramento, State of California, described as follows:

Lots 7, 8, 9, 10, 11 and 12, as said lots are shown and so designated on the official "PLAT OF HEWITT SUBDIVISION NO. 4", filed in the Office of the Recorder of Sacramento County in Book 14 of Maps, Map No. 55, TOGETHER WITH a portion of the southeast one-quarter of Section 15, Township 7 North, Range 5 East, Mount Diablo Meridian, and being described as one parcel of land, as follows:

BEGINNING at the southwest corner of the Northeast one-quarter of Section 15, Township 7 North, Range 5 East, M.D.B. & M., said point being the southwest corner of said Lot 12; thence, from said point of beginning, along the west line of said Lots 7, 8, 9, 10, 11, and 12, and along the west line of Hewitt Avenue, a road 40 feet in width as shown on said "PLAT OF HEWITT SUBDIVISION NO. 4", North a distance of 2020.95 feet to the northwest corner of said Lot 7; thence, along the north line of said Lot 7, North  $89^{\circ}58'00''$  East 1947.18 feet to the northeast corner of said Lot 7, said northeast corner being in the centerline of Upper Stockton Road as said road is shown on said "PLAT OF HEWITT SUBDIVISION NO. 4"; thence, along said centerline and along the easterly line of said Lot 7, South  $20^{\circ}21'00''$  East 350.00 feet to the southeast corner of said Lot 7; thence, continuing along the centerline of said Upper Stockton Road, South  $21^{\circ}00'30''$  East 1576 feet, more or less, to the northeast corner of Parcel 1 as shown on the "RECORD OF SURVEY OF FR SECTION 15, TWP. 7N. R. 5 E. P.J. WUMKES ET AL OWNERS" filed in the office of the Recorder of Sacramento County in Book 7 of Surveys, Survey No. 43; thence, along the east line of said Parcel 1 South  $20^{\circ}57'00''$  East 216.00 feet to a point on the southerly boundary of said Section



15; thence South 89°34'00" West 1353.50 feet to the southeast corner of Lot 12, said Hewitt Subdivision No. 4; thence, along the south line of said Lot 12, South 89°33'30" West 1357.83 feet to the point of beginning.

EXCEPTING THEREFROM all those portions thereof lying easterly from the easterly line of the frontage road lying on the westerly side of Freeway 99, as said frontage road is shown on the State of California, Department of Public Works, Division of Highways Right of Way Map, Sheet 11 of 13 Sheets, approved June 4, 1956, and on file in the office of the Recorder of Sacramento County.

MB:Maf

9/2/86

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

OCT 1 - 1986

BY

*M. H. H. H.*  
Commission Clerk



8. The persons signing this petition have signed as      registered voters   X   owners of land (check one).

9. If the formation of a new district(s) is included in the proposal:

(a) The principal act(s) under which said district(s) is/are proposed to be formed is/are: \_\_\_\_\_

(b) The proposed name(s) of the new district(s) is/are: \_\_\_\_\_

(c) The boundaries of the proposed new district(s) are as described in Exhibit(s) \_\_\_\_\_, heretofore incorporated herein.

10. If an incorporation is included in the proposal:

(a) The name proposed for the new city is: \_\_\_\_\_

(b) Provisions are requested for appointment of:

- (i) city manager      Yes      No
- (ii) the city clerk and city treasurer      Yes      No

11. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district is \_\_\_\_\_.

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

Chief Petitioners (not to exceed three):

<u>DATE</u>	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>RESIDENCE ADDRESS</u>
1.4.23.86	Arthur A. DANEKAS	<i>Arthur A. Danekas</i>	6256 ELORIA SAC-9583
2.			
3.			

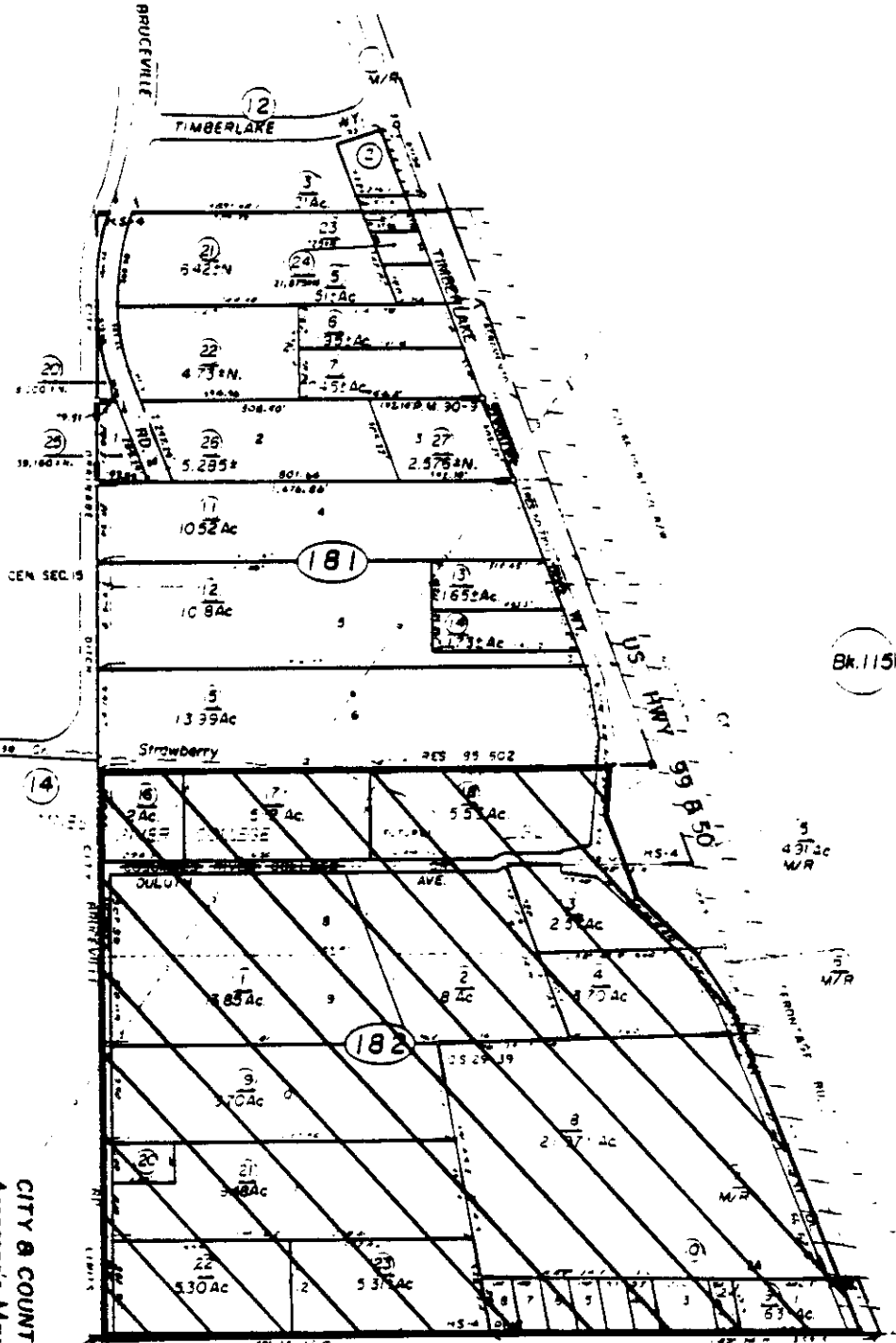
# EXHIBIT A

POR. SEC. 15, T7N., R. 5E., M.D.B. 8M.

Hewitt Sub No. 4, R.M. Bk. 14, Pg. 55  
 PL Winkes, R.S. Bk. 7, Pg. 43  
 Record of Survey, Bk. 29 Pg. 3916-9, 721

NOTE: Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 117-Pg. 18  
 County of Sacramento, Calif.



COR SEC. 15  
 P.O.B.  
 APPROVED  
 SACRAMENTO LOCAL AGENCY  
 FORMATION COMMISSION  
 OCT 1 - 1986  
 BY *M. Mallem*  
 Commission Clerk

Bk. 115

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