

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1251 I STREET
SACRAMENTO, CA

April 9, 1991

ADMINISTRATION
ROOM 500
95814-2987
916-449-5571

Transportation and Community Development Committee
Sacramento, California

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Subject: **SORENSEN DETACHMENT REQUEST (M91-014)**

Location: Stockton Boulevard and 65th Street Expressway

SUMMARY

This report for information has been prepared in response to a request by a property owner to detach from the City of Sacramento. Mr. Glenn W. Sorensen has requested the detachment of 4± acres from the City. While staff is unaware of a precedent for such a proposal given the City's annexation policy, the applicant has provided a justification to support the uniqueness of his request. The applicant must initiate the procedure with the Local Agency Foundation Commission (LAFCO) to accomplish a detachment proposal.

BACKGROUND

The affected territory was annexed to the City as part of the "Elder Creek School District Annexation", which was comprised of 2,466± acres, and was completed January 30, 1959. The annexation was initiated by a petition which was signed by at least twenty-five percent of the registered voters who live in the affected territory. The primary purpose for the annexation was to provide the area with City high school services. Mr. Sorenson's primary justification for his request is based on: 1) he wants to merge two land holdings (one City and one County) and develop as one project under County standards, and 2) the property is bounded on three sides by unincorporated territory (City peninsula) and could more logically be served by the County.

FINANCIAL DATA

The affected territory is undeveloped. Any territory detached from a city shall continue to be liable for the payment of any bonds or other contracts or obligations which are outstanding as of the effective date of detachment. The City retains the authority to levy taxes or assessments which may be necessary to provide for payment.

POLICY CONSIDERATIONS

The Cortese/Knox Local Government Reorganization Act of 1985, Division 3, Part 5, provides for the detachment of territory from a city. The landowner may initiate the reorganization by submitting a petition to LAFCO. The affected 4.23± acre territory is abutted on three sides by unincorporated territory. The detachment would "square off" the City's boundary in the area, thus contributing to a more "logical" service boundary. A potential drawback with the request is that the applicant would need to annex to several special purpose districts serving the area, thereby creating some inefficiencies. The subject property is not of such a size or scale as to act as a precedent for any future detachment requests.

The subject property is located in the South Sacramento Community Plan (SSCP) area, and is designated Residential (4-8 du/na). The General Plan designation is Residential (4-15 du/na). The size of the subject property is approximately 4± acres. Development of the property to applicable SSCP and General Plan designations would provide for sixteen to twenty-four single family dwellings. The loss of this amount of potential housing is not great enough to be found to be significantly detrimental to the availability of housing City-wide.

The City's annexation policy is to actively pursue the annexation of territory which is located within the American River Place of Use (POU), and which is consistent with applicable General Plan and Community Plan policies. This detachment request is located within the POU. The landowner wishes to merge the 4± City acres with 9 acres of adjacent land holdings in the County, and develop the two parcels as a single commercial project. Staff does not oppose this detachment request.

MBE/WBE EFFORTS

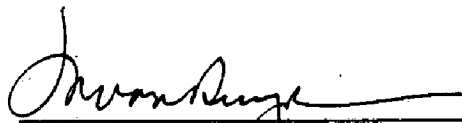
Not applicable.

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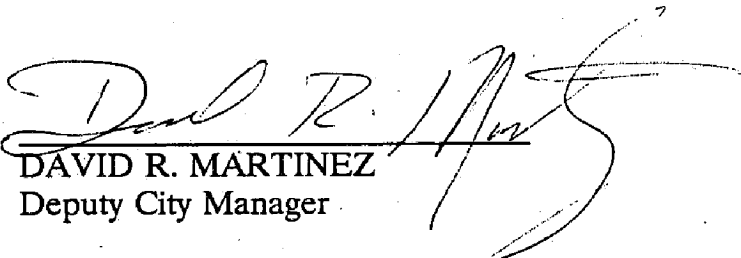
RECOMMENDATION

Staff recommends that the Transportation and Community Development Committee accept and file the report and direct staff to work with the LAFCO to assist in the processing of the detachment request.

Respectfully submitted,


for MICHAEL M. DAVIS
Director of Planning and Development

Approved for Information:


DAVID R. MARTINEZ
Deputy City Manager

Contact Person:

Don Lockhart, Planner
(916) 449-5381

April 9, 1991
District No. 6

MMD:DL:vr:pc
M91-014

550 Rodante Way
Sacramento, CA 95864
August 17, 1989

Telephone: 481-6463

City of Sacramento
Department of Planning & Development
Advance Planning Section
1213 J Street - Suite 300
Sacramento, California 15814

Attention: Mr. Stephen Peterson
Associate Planner

Re, Parcel No. 040-0010-052

At the conclusion of our meeting in your office on Friday, August 11th, you requested I write to you explaining my desire to transfer my approximately four acres (Parcel No. 040-0010-052) which is now located within the city limits to the county.

Following are my reasons for this consideration:

1. Up until 1965 this parcel was part of a larger parcel. See enclosed copy of a title report dated November 11, 1965. The portion north of the drainage canal was sold to others and I purchased the portion south of the canal. Some time before 1965, the city boundary was drawn around the entire property, making my property surrounded by the county on three sides. I have owned this property for 24 years.
2. The south boundary of my property in the city adjoins nine plus acres which is in the county (Parcel No. 043-0220-037). See enclosed marked Assessor's Map. I have owned this property for more than 35 years.
3. You will note from the marked Assessor's Map there is a parcel No. 040-0010-053, approximately .22 acres, which adjoins the four plus acres to the east. That parcel is in the county.
4. Over the years I have had offers to develop small parcels along the frontage streets, but I have not done that, believing it would be better to develop the entire properties as a good unit. If Parcel No. 040-0010-052 were in the county, water, sewer, etc. can be unified with my other parcels, simplifying future development.

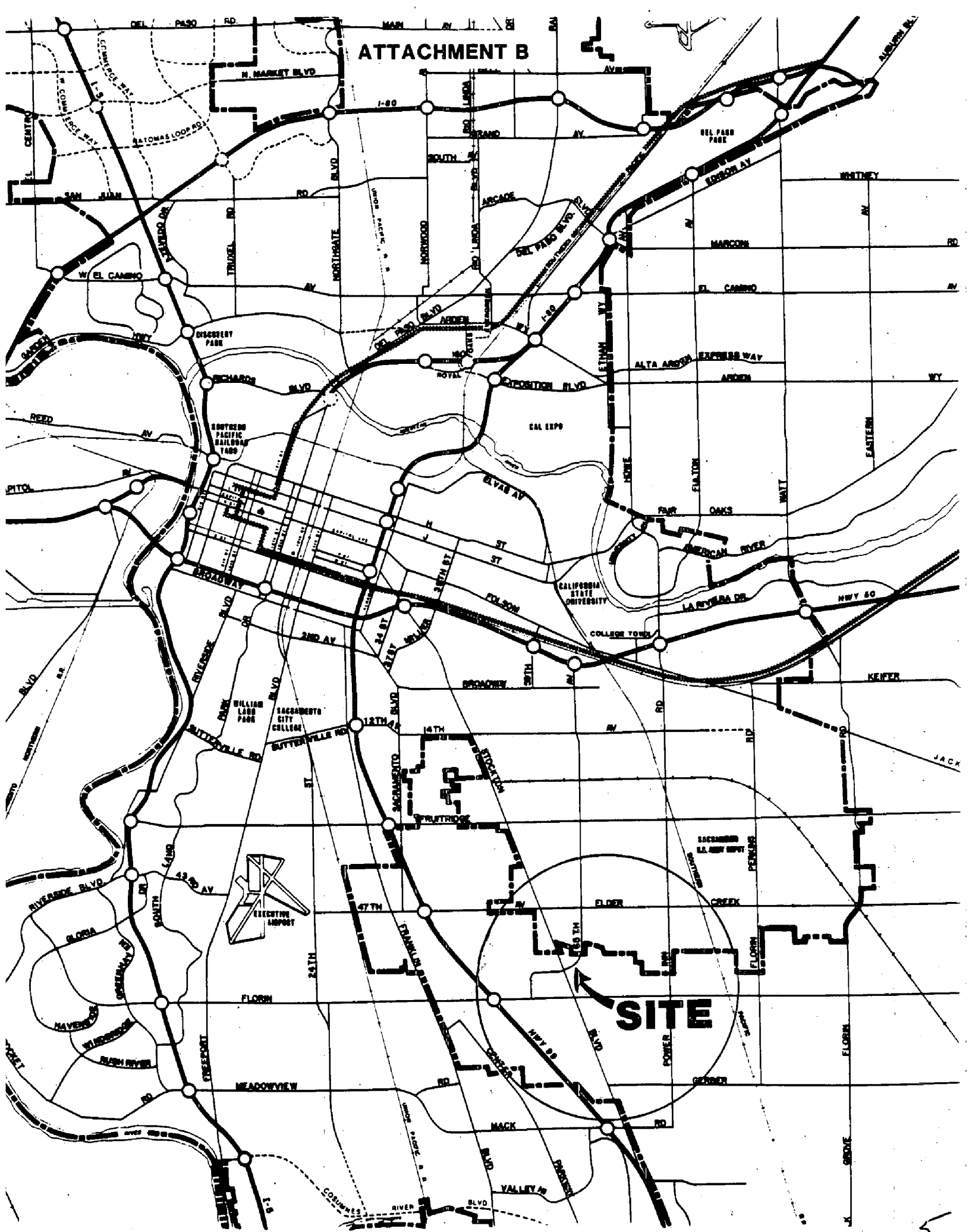
It is my strong belief the City of Sacramento should give favorable consideration to releasing the four acres now in the city limits, to the county so that the entire approximately 13 acres can be planned together.

Respectfully,

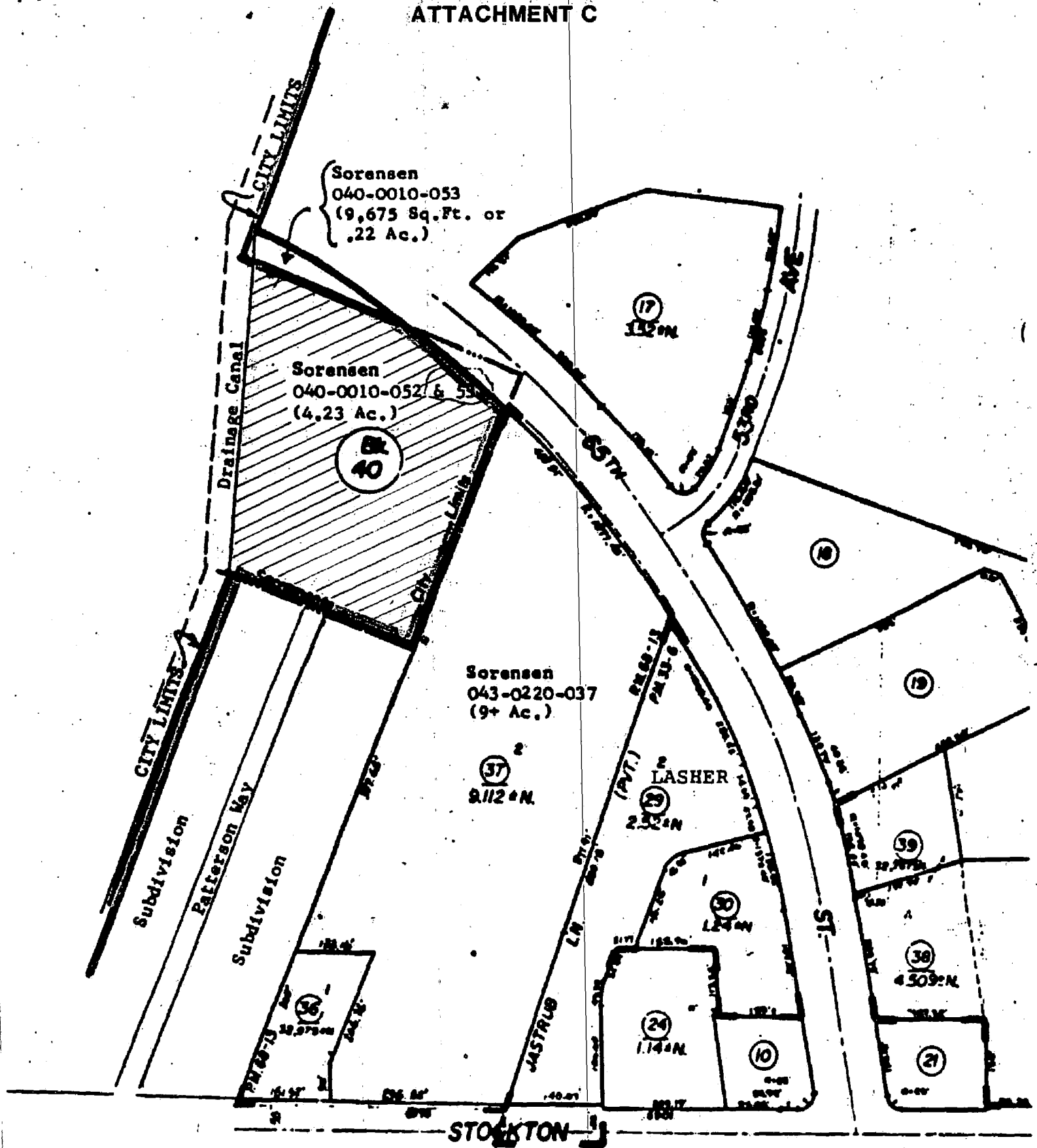

Glenn W. Sorensen

Enclosures

ATTACHMENT B



ATTACHMENT C



PRICE CLUB

FLORIN CENTER

Official Survey Bk. 21, Pg. 24