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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

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

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

April 9, 1991

Transportation and Community Development Committee  
Sacramento, California

Honorable Members In Session:

**SUBJECT: UPDATE OF PENDING ANNEXATION PROPOSALS**

**LOCATION:** Various sites on the periphery of the City limits

**SUMMARY**

In response to the Committee's request, staff has prepared the attached exhibit which updates the status of pending annexation requests for the last 60 day period. The City is presently coordinating the processing of six annexations. Three proposals are presently being reviewed by the Sacramento Local Agency Formation Commission (LAFCO). These are the Shorebird and Sand Cove proposals, as well as the Cosumnes River College Area (CRC) proposal. There are three proposals presently being reviewed by the City, as conducting authority. These consist of the Hedge Avenue, Morrison Creek and Freeport Annexation proposals. All of the proposals total 715± acres.

**BACKGROUND**

**Shorebird Reorganization**

The previously granted extension of time expired as of March 6, 1991. At the advice of LAFCO counsel, a second time extension was denied, without prejudice. The applicant was requested to resubmit for LAFCO review, with all LAFCO fees to be waived.

**Hedge Avenue Industrial Park Proposal**

The Environmental Services Division requested that the applicant conduct an environmental preliminary site assessment (EPSA) for the subject property. The results of the EPSA indicate that the applicant is in violation of the California Health and Safety Code, regarding underground storage tanks, and the storage of hazardous materials. The applicants are presently working with the appropriate, responsible agencies to resolve these issues. Current legal advice and City policy discourage annexing territory identified as being in violation of local and/or State codes until these violations are corrected. Once these issues have been satisfactorily resolved, the project will be scheduled for further hearings before the City Planning Commission, the Transportation and Community Development Committee and the City Council.

**Morrison Creek Business Park Proposal**

The proposal was heard by LAFCO at its meeting of February 6, 1991. It was approved unanimously, with no conditions. There was no public protest. The applicant submitted the necessary entitlement requests for City review, March 7, 1991. The entitlements requested are a community plan amendment and rezoning. The project is presently being reviewed by the Environmental Services Division. The preliminary date set for City Council action is August 27, 1991.

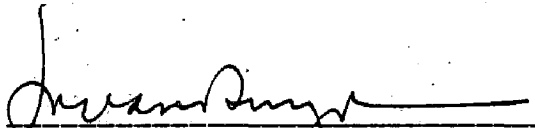
**Cosumnes River College (CRC) Sphere of Influence (SOI) Amendment and Reorganization Proposal**

This City initiated request is presently being reviewed by LAFCO staff. The County Department of Environmental Review and Assessment has prepared a Negative Declaration for the LAFCO portion of the proposal. Staff has coordinated several meetings with the primary landowners. As a result of these meetings, the means of fee payment has been agreed upon. It is anticipated that the proposal will be heard by LAFCO at its May meeting.

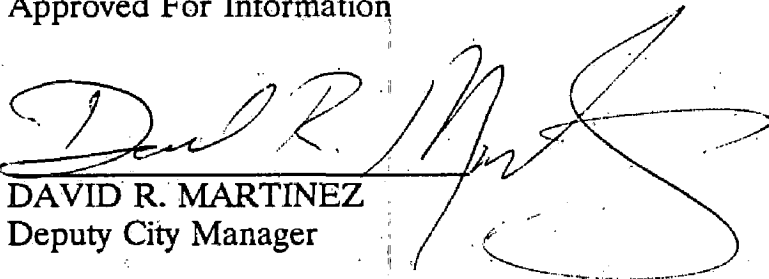
**RECOMMENDATIONS**

Staff recommends that the Transportation and Community Development Committee accept and file the report for information.

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 Nos. 1, 6, 7 & 8

MMD:DL:vr  
anxupdt.tcd

Attachment

STATUS OF PENDING ANNEXA:  
API

THE CITY OF SACRAMENTO

LAFCO PROCESS

CITY PROCESS

Name (Applicant)	City File # (LAFCO #)	Location (# Acres)	(1) City Initiated (Reso #)	(2) Appl. (Filed)	(3) Comments Req. (Sent)	(4) Action (Reso #)	(5) Entitlements (App. Filed)	(6) CPC Hearings (Protests Filed)	(7) T & CD (Hearing)	(8) CC Action (Reso #)	(9) Clerk Cert. Sent	(10) Cert Comp. Recorded	(11) Comments*
1. Shorebird (Citation Homes)	M88-007 (26-87)	So. Natomas (16±)	NA	12/87	12/10/87 (1/19/88)	Approved 9/7/88 9/6/89* (#992)	RZ, TM						Resubmittal required
2. Freeport	M88-088	Freeport Blvd.	5/8/90*				RZ, CPA, GPA						*DEIR under preparation
3. Hedge Ave. (Murray/Smith)	M90-015 (11/90)	Elk Grove- Florin (39±)	NA	3/24/90 (7/19/90)	7/26/90 (8/16/90)*	Approved 10/3/90 (#1061)	RZ, TM, CPA GPA (8/10/90)						*Applicant is resolving EPSA issues
4. Cosumnes River College Area (CRC) (Various landowners/ City)	M90-020 (36-90)	CRC (400±)	9/5/90* (#90-729)	11/28/90		5/1/91 (Hearing)	RZ, GPA						*Fees to be paid by landowners, prior to LAFCO action. Hearing date is tentative. N.D. issued 2/91.
5. Morrison Creek (Morton & Pitalo)	M90-035 (27-90)	Elder Creek (25±)	NA	7/16/90	7/27/90	2/6/91 (#1073)	RZ, CPA (3/7/91)		8/13/91		8/27/91		Hearing dates are tentative
6. Sand Cove (Riverfront Partners)	M90-038 (32-90)	So. Natomas (81±)	NA	9/4/90 (Resubmittal)									LAFCO will not schedule hearing pending AD EIR

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