

City Planning Commission
Sacramento, California

Subject: RJB Company Reorganization (Annexation to the City of Sacramento and Detachment from the Natomas Fire Protection District, County Service Area No. 3 and the Sylvan Cemetery District) and Prezone of 7 1/2 acres to the Agriculture (A) zone. (M85-030)

Summary

An annexation has been proposed to the City of Sacramento. The subject property consists of approximately 7 1/2 acres on the northeast corner of Northgate Boulevard and I-80. The petitioner, RJB Company, has proposed a reorganization involving annexation to the City and detachment from the Natomas Fire Protection District, County Service Area No. 3 and the Sylvan Cemetery District. Since initiation of the annexation, this property ownership has changed to the Centennial Group. The Local Agency Formation Commission (LAFCO) approved the Centennial Group/RJB Company request for reorganization on June 24, 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 this property to the Agriculture (A) zone and approval of the proposed annexation.

Background

The petitioner, RJB Company, petitioned Sacramento LAFCO to initiate annexation proceedings for the annexation of two parcels (Parcels # 237-017-02 and 237-016-01) on the northeast corner of Northgate Boulevard and I-80 (see attached map). The applicant has petitioned for this reorganization because their property is currently split jurisdictionally between the City and the County of Sacramento, with 21 acres within the City and approximately 7 1/2 acres in the unincorporated area. The subject site is within the City's Sphere of Influence and is contiguous to the City. There is also a pending North Natomas reorganization before LAFCO to annex the unincorporated territory south of Del Paso Road into the City. LAFCO approved this proposal on June 24, 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 7 1/2 acres and is designated for Light Industrial uses in the adopted 1986 North Natomas Community Plan. The County General Plan has designated the subject property as Commercial and Offices with an Industrial and Industrial Reserve zone. Staff recommends a prezone of Agriculture (A) zone for this 7 1/2 acres. The Environmental Coordinator has reviewed the project and determined that it is exempted pursuant to State CEQA Guidelines (Section 15050A).

The County has tentatively agreed to provide water and sewer service to the subject area by the existing Northgate 880 Water Maintenance District and the County Sanitation District No. 1 and Sacramento Regional County Sanitation District, respectively. The County and developer are presently negotiating the abandonment of the County's Cargo Court public right-of-way.

Prezoning

Staff recommends that the subject property be prezoned to Agriculture (A) zone until the pending Northgate Station application is acted on. This prezone designation allows the City to ensure that standard City infrastructure is provided to the annexing property and that some financing mechanism is established before development occurs.

Time Frame for Annexation

The RJB Company 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 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 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 Agriculture (A) 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

BW:lao

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION TO APPROVE RJB COMPANY REORGANIZATION (M85-030)

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

WHEREAS, the City Planning Commission has approved the RJB Company Reorganization and the prezone of the subject property to Agriculture (A); and

WHEREAS, the RJB 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 RJB Company Reorganization site; and

WHEREAS, the reorganization was initiated by the property owner and therefore has one hundred percent consent of the affected property owners to this organization.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, that the RJB Company Reorganization, consisting of annexation of the subject property described herein to the City of Sacramento and the detachment of that property from the Natomas Fire Protection District, County Service Area No. 3 and the Sylvan Cemetery District, be approved.

MAYOR

ATTEST:

CITY CLERK

M85-030

M85-030

December 4, 1986

Item No. 13

RESOLUTION NO. LAFC 929

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING A
PROPOSAL FOR THE R.J.B. COMPANY REORGANIZATION:
ANNEXATION TO THE CITY OF SACRAMENTO (3-85)

WHEREAS, a proposal for the annexation of certain described territory to the City of Sacramento, and the detachment of said territory from the Natomas Fire Protection District and County Service Area No. 3, all such territory being in the unincorporated area of the County of Sacramento, was heretofore filed with the Executive Officer of this Commission; and

WHEREAS, the Executive Officer has examined said reorganization 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 public hearing by this Commission upon the proposal; and

WHEREAS, the public hearing called by this Commission was held upon the date and at the time and place specified in the public hearing notice 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 was made, 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 made.
2. The proposed reorganization is approved; the property description is attached hereto and made a part hereof.
3. As approved, the annexation is in conformity with applicable general and specific plans.
4. The reasons for approval for the annexation are as follows.
 1. The owner has petitioned for this reorganization as the parcel is currently split jurisdictionally between the City and the County of Sacramento. The majority of this parcel lies within the City of Sacramento.
 2. The property will benefit by this annexation insofar as it will receive a full range of municipal services from the City of Sacramento, excluding water, which it needs for development.
 3. That said territory is uninhabited and situated in the County of Sacramento.; and
 4. For a brief period of time, the Sacramento County Department of Public Works, Water Resources Division, will provide water service to the subject area.
5. The City Council of the City of Sacramento shall initiate further proceedings, and in holding a public hearing pursuant to the District Reorganization Act of 1965, commencing with Government Code Sections 56000. The City Council may continue such hearing to a date or dates beyond the dates specified in such part.

Resolution No. LAF 929, page 3.

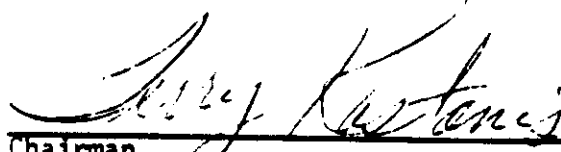
6. The Executive Officer is directed to mail certified copies of this resolution in the manner and as provided in Section 56272 of the Government Code.

PASSED AND ADOPTED BY THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on June 24, 1986, by the following vote, to wit:

AYES: COMMISSIONERS: Smith, Johnson, Kastanis, Hannaford, Chamberlain.

NOES: None.

ABSENT: COMMISSIONERS: Collin, Keller, Tomson.



Chairman
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:



Marilyn Ann Flemmer
Commission Clerk

BEGINNING AT A POINT ON THE CURRENT CITY LIMITS OF THE CITY OF SACRAMENTO, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE EAST LINE OF FRACTIONAL SECTION 18, TOWNSHIP 9 NORTH, RANGE 5 EAST, SAID EAST LINE ALSO BEING THE CURRENT CITY LIMITS, AND THE NORTHERLY RIGHT-OF-WAY LINE OF INTER-STATE HIGHWAY 880.

FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A 450.00 FOOT CURVE WHICH IS CONCAVE TO THE NORTHEAST A LENGTH OF 285.11 FEET, SUBTENDED BY A CHORD BEARING NORTH 60° 52' 13.3" WEST, 280.37 FEET; THENCE NORTH 42° 43' 10" WEST, 355.33 FEET; THENCE ALONG A CURVE TO THE RIGHT OF RADIUS 150.00 FEET A LENGTH OF 148.31 FEET, SUBTENDED BY A CHORD BEARING NORTH 70° 57' 41" WEST, 141.96 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 72° 00' 29" WEST, 93.42 FEET TO THE CENTERLINE OF NORTHGATE BLVD.; THENCE ALONG SAID CENTERLINE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 850.00 FEET A DISTANCE OF 293.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 30° 22' 06" EAST, 292.19 FEET, THENCE NORTH 40° 15' 55" EAST, 368.71 FEET; THENCE ALONG AN 850.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 600.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 20° 02' 36" EAST, 587.62 FEET; THENCE NORTH 00° 04' 09" WEST, 131.67 FEET; THENCE LEAVING SAID CENTERLINE OF NORTHGATE BLVD., NORTH 89° 49' 16" EAST 16.24 FEET; THENCE ALONG THE CURRENT CITY LIMITS SOUTH 00° 12' 56" EAST 1781.47 FEET TO THE POINT OF BEGINNING.

TOTAL AC. 11.08

September 27, 1985
CEN 01 02
M2-171w

SACRAMENTO
FOR [unclear]

[Handwritten signature and stamp]

M85-030

12-4-86

#13

PETITION FOR THE ANNEXATION OF TERRITORY
PURSUANT TO THE DISTRICT REORGANIZATION ACT
OF 1965

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned The RJB Company within the area
proposed for annexation to the City of Sacramento

by their signatures herein DO HEREBY REQUEST
AND PETITION that proceedings be taken for the annexation to said
District of the territory hereinafter described pursuant to the District
Reorganization Act, commencing with Section 56000 of the Government
Code.

A further description of the proposal is as follows:

- a) The territory proposed to be annexed is inhabited/uninhabited.
- b) A legal description of the exterior boundaries of such
territory is attached hereto as Exhibit A and made a part
hereof by reference.
- c) A map which shows the Assessor's Parcel Number(s) in the
territory proposed to be annexed is attached hereto as
Exhibit B and made a part hereof by reference.
- d) The affected counties, cities and districts are:

The County of Sacramento
Sacramento-Yolo Port District
Sacramento-Yolo Mosquito Abatement District

LAFCO staff will supply you with the names of other affected districts
or cities

Natomas Fire District

Sylvan Cemetery District

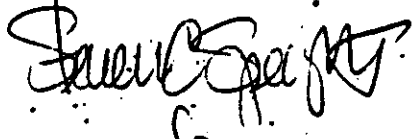
- e) It is proposed that the described territory be annexed to:
City of Sacramento

- f) It is desired that the proposed annexation provide for
and be made subject to the following terms and conditions:

- g) The reasons for this proposal are as follows:
For the purpose of creating a contiguous ±25-acre parcel within
City jurisdiction (Parcel is currently divided in half between
City and County jurisdictions). This will facilitate future
development of the parcel.

h) It is requested that the Sacramento Local Agency Formation Commission take proceedings to effect the proposed annexation.

Date of Signature	Signatures of Petitioners	PRINTED NAME and Residential Address	Phone
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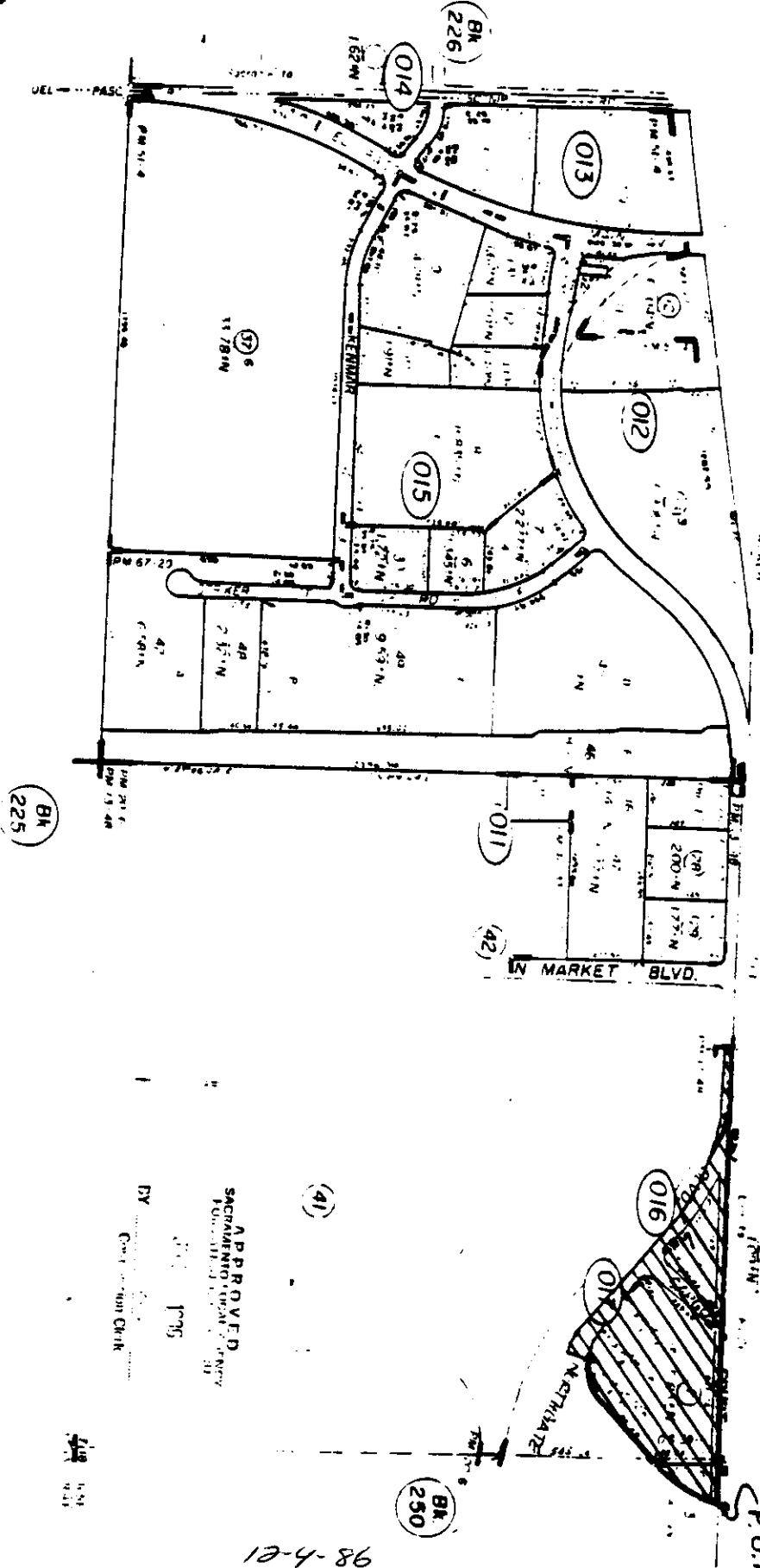
2/4/85	 for RJB. Co.		
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C/O PSOMAS/JUSTICE & ASSOCIATES
 Orin N. Bennett
 4153 Northgate Blvd.
 Sacramento, CA. 95834
 929-7100

EXHIBIT A

POR SEC 7, T9N, R5E, MDB8M

237-01



Official Survey Bk 39, Pg 1 (176 26 44)
 Westgate Industrial Park (Lot 6, P.M.SI-4)
 Natomas East Side Sub, R.M Bk 17 Pg 34

Assessor's Map Bk 237-Pg. 01
 County of Sacramento, Calif.

APPROVED
 SACRAMENTO COUNTY
 COUNTY CLERK
 BY
 COUNTY CLERK

12-4-86

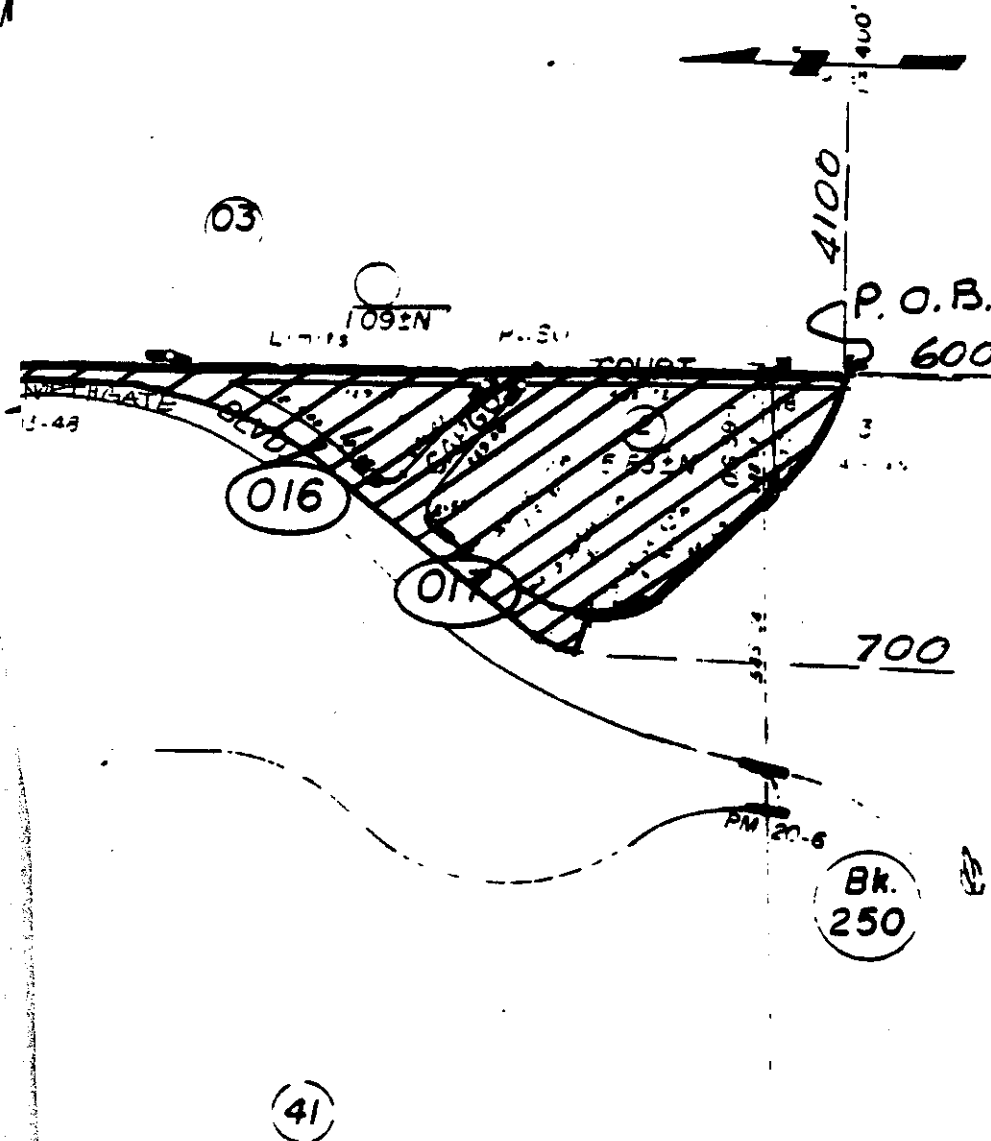
m85-030

#13

EXHIBIT B

Tax Area Code

01



APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

JULY 1996

BY _____
Commission Clerk

718 45E
213 44E

Assessor's Map Bk 237-Pg. 01

County of Sacramento, Calif.

in Elrose: 12-4-86

#13