



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**

MAR 27 1980

Marty Van Duyn

PLANNING DIRECTOR

March 26, 1980

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

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

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezoning and Ordering the Raney Annexation (P-8702)

SUMMARY

LAFCO approved this uninhabited annexation proposal on February 6, 1980. The City now is required to prezone the property and consider ordering annexation of this area. The Planning Commission and staff recommends: 1) adopting the attached ordinance pre zoning the property to the "R-1A" zone (104.4+ acres) and the "A" zone (6.6 acres); and 2) continuing action on the matter of ordering annexation until May 6, 1980 so the exchange of property tax revenues can be negotiated.

BACKGROUND INFORMATION

The Sacramento Local Agency Formation Commission (LAFCO) approved the annexation of this property on February 6, 1980. The City now is required to prezone the property and conduct annexation proceedings. The property consists of 111.1+ acres in the South Natomas Community south of I-880 freeway (see Exhibit A). This annexation would eliminate a small island of unincorporated territory, thereby resulting in more rational municipal boundaries and service areas.

The Planning Commission recommends pre zoning the area to the Townhouse-"R-1A" zone (104.4+ acres) and the Agricultural "A" zone (6.6 acres) (see Exhibit A). The R-1A designation is consistent with the South Natomas Community Plan which designates the area for Residential and Park-Open Space uses.

Pre zoning the remaining area to the "A" Agricultural zone places the property into a City zoning classification. The Community Plan designates this 6.6 acre property for Highway Commercial and Park-Open Space uses, but pre zoning this site to a commercial zone would be premature, as the area lacks water, sewer and drainage facilities.

**APPROVED**  
BY THE CITY COUNCIL

ADO 020 ✓ CONT. TO 1-8-80

APR 1 1980

OFFICE OF THE  
CITY CLERK

FINANCIAL DATA

The City and County are negotiating a comprehensive tax formula for the exchange of property tax revenues pursuant to Section 99 of the Revenue and Taxation Code (AB-8).

VOTE OF THE COMMISSION

The Planning Commission on March 13, 1980, by a vote of eight ayes, one absent, recommended: 1) approval of the attached ordinance rezoning the subject property to the R-1A zone (104.4+ acres) and A zone (6.6+ acres), and 2) conducting annexation proceedings.

ENVIRONMENTAL DETERMINATION


The Environmental Coordinator has determined that this matter is an exempt project pursuant to Section 15202 of the California Environmental Quality Act Guidelines. LAFCO has filed a Negative Declaration on the annexation proposal.

RECOMMENDATION

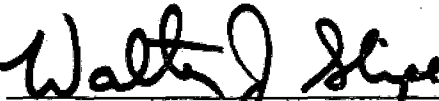
The Planning Commission and staff recommend:

1. Approving the Environmental Determination;
2. Adopting the attached ordinance rezoning the subject property to the "R-1A" and "A" zones; and
3. Continuing action on ordering the Raney Annexation until May 6, 1980.

Respectfully submitted,

  
Marty Van Duren  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slupe, City Manager

MVD:GS:bw

April 1, 1980  
District No. 1

Attachments  
P-8702

Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Raney Rezoning and Annexation (P-8702)

### SUMMARY

On February 6, 1980, LAFCO approved the annexation of 111.1 acres of uninhabited territory in the South Natomas Community (see Exhibit 1). The City is now required to rezone the property and conduct annexation proceedings. Staff recommends approval of the attached ordinance rezoning the property to the R-1R zone, and the conducting of appropriate annexation proceedings.

### BACKGROUND INFORMATION

The Sacramento Local Agency Formation Commission (LAFCO), on February 6, 1980, approved the annexation of 111.1 acres of uninhabited territory in the South Natomas community into the City (Resolution #727). LAFCO also approved detachment from the Natomas Fire Protection District. The City now is required to rezone the subject property and initiate annexation proceedings.

#### Rezoning

The 1978 South Natomas Community Plan designates the property for the following urbanized land uses (see Exhibit 2):

- 25.7 ac. for Park-Open Space
- 70.2 ac. for Residential,  
4 through 21 du/ac. minimum average of 7 du/ac
- 10.7 ac. for Residential,  
4 through 21 du/ac. minimum average of 12 du/ac., and
- 4.4 ac. for Highway Commercial

The surrounding City zoning consists of the Agriculture-A zone to the west; Agriculture-A, Single Family Residential (Planned Unit Development) R-1 (PUD), and Highway Commercial (HCR) to the south; and M-1S to the east. The County currently zones the property R-1-A (87.8 acres) and A-2 (23.3 acres).

The property owners are requesting rezoning to the HCR and R-1R zones. Staff believes that it is appropriate to rezone all of the annexation territory to the R-1R zone (see Exhibit 3). Rezoning the residential areas to the R-1R zone generally is consistent with the South Natomas Community Plan, and urban residential development would require approval of subdivision maps and provision for adequate City sources. Rezoning the Highway Commercial area to the R-1R zone would assure development of the property with urban land uses, and highway commercial development would require approval of the appropriate zone change and provision for adequate City services. Rezoning to a commercial zone would be premature as preliminary analysis of the site indicates a lack of water, sewer and drainage facilities.

Annexation

LAFCO's resolution approving this annexation includes all of the remaining unincorporated territory in South Natomas east of I-5. The proposed annexation conforms to adopted South Natomas Community Plan policy which encourages annexations in this portion of the Community's primary service area.

Financial Data

Pursuant to Section 99 of the Revenues and Taxation Code (AB-8), the City and County are in the process of negotiating a comprehensive tax formula to redistribute property taxes generated in areas annexed to the City. The City Council has adopted a policy of expediting annexation requests but taking final action only after a formula has been completed and finalized.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the subject rezoning and annexation request constitutes an exempt project pursuant to Section 15202 of the California Environmental Quality Act Guidelines. LAFCO has filed a Negative Declaration on the annexation proposal.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Approve the Environmental Determination;
- \*2. Recommend approval of the attached ordinance rezoning the subject property to the R-1R zone, and
3. Recommend to the City Council that it conduct appropriate annexation proceedings.

Respectfully submitted,

*George Smith for TM*  
Tokuo Masuda  
Principal Planner

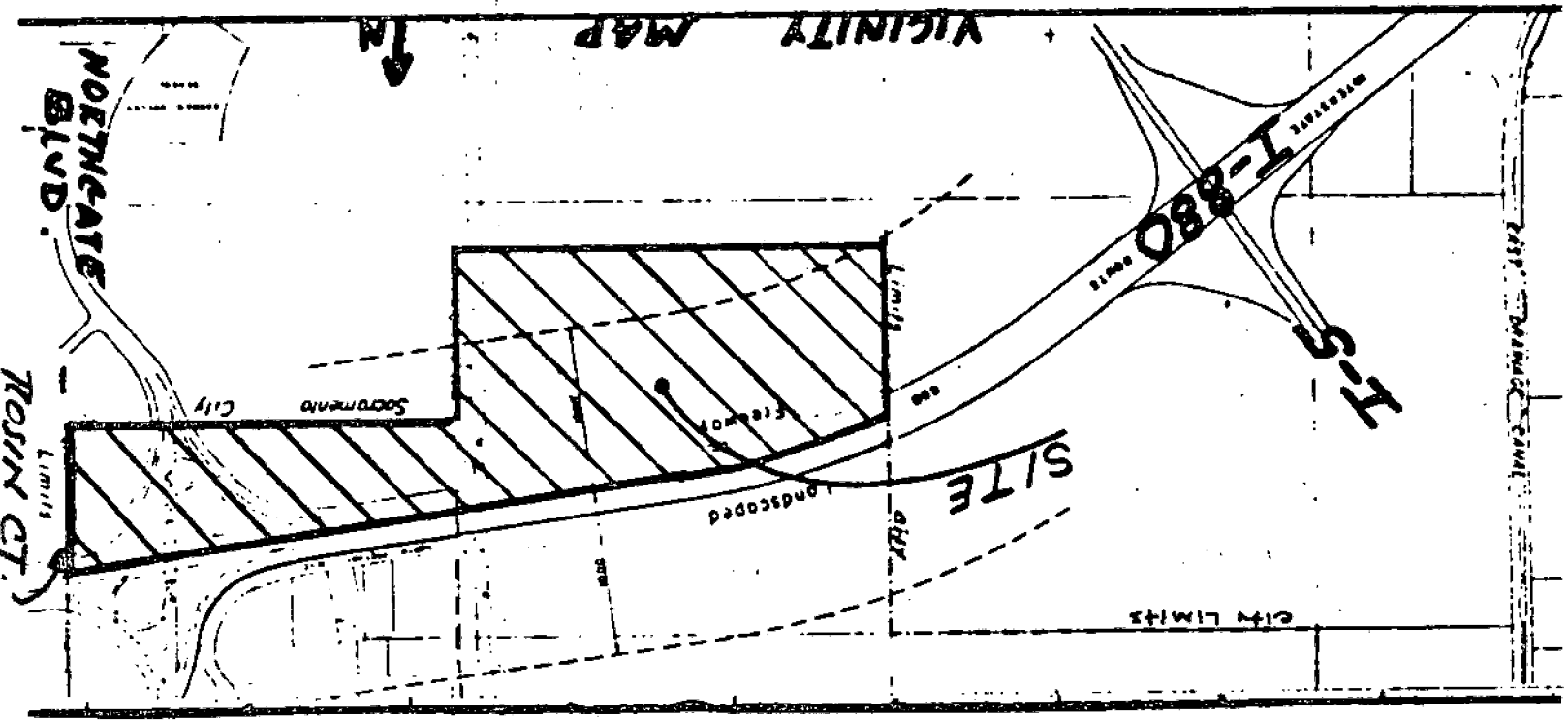
RM:BCS:bw

Attachments

P-8702

\*PLANNING COMMISSION APPROVED REZONING OF 6.6+ ACRES TO A ZONE AND 104.4+ ACRES TO R-1A ZONE.

# EXHIBIT 1



RANEY ANNEXATION  
 P.8702  
 111.7 Net Acres

P. 8702

70.2 AC.

10.7 AC.















25.7 AC

4.4 AC









111.1 AC

R.I.R ZONE

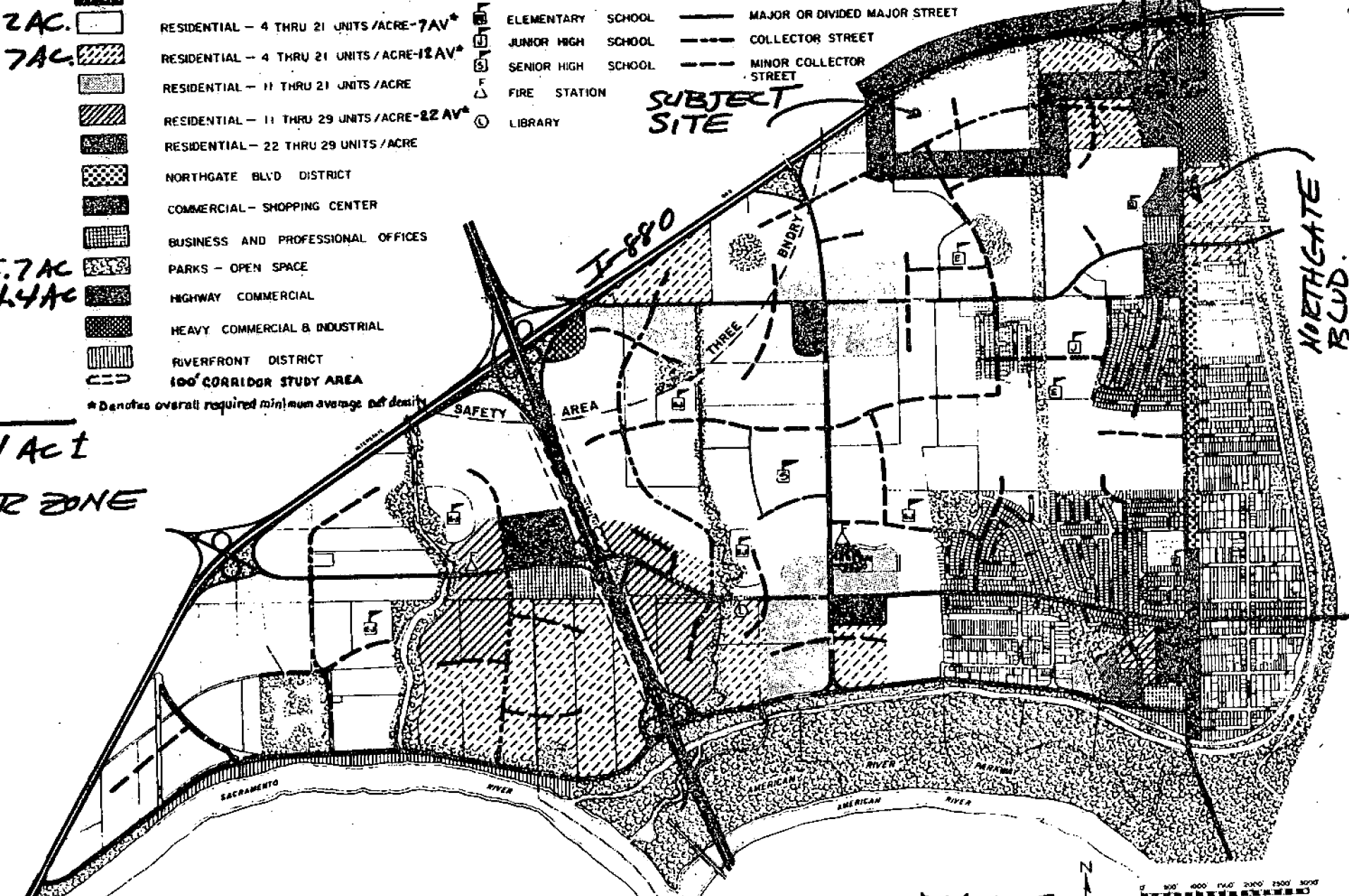
ITEM 15

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5AV\*
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV\*
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV\*
-  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV\*
-  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
-  NORTHGATE BLVD DISTRICT
-  COMMERCIAL - SHOPPING CENTER
-  BUSINESS AND PROFESSIONAL OFFICES
-  PARKS - OPEN SPACE
-  HIGHWAY COMMERCIAL
-  HEAVY COMMERCIAL & INDUSTRIAL
-  RIVERFRONT DISTRICT
-  100' CORRIDOR STUDY AREA

\* Denotes overall required minimum average lot density

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  SENIOR HIGH SCHOOL
-  FIRE STATION
-  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET

SUBJECT SITE



# RANEY ANNEXATION AND PRE ZONING

## SOUTH NATOMAS COMMUNITY PLAN

### EXHIBIT 2

SACRAMENTO CITY PLANNING COMMISSION 4-21-78

P.8702

ORDINANCE NO. 4332, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY GENERALLY LOCATED SOUTH OF I-880, WEST OF ROSIN COURT, AND DESIGNATING SAME FOR THE R-1-A AND A ZONE(S) (FILE NO. P-8702)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s), and which is in the unincorporated territory contiguous to the City, is hereby designated in the Townhouse R-1-A (104.4+ acres) and Agriculture A (6.6+ acres) prezoning classification(s). This action prezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

This action does not vest any right or entitlement to use except to indicate the zoning designation which shall become effective at such time that this property is annexed to the City of Sacramento.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Prezoning of the property described in the attached exhibit(s) by adoption of this ordinance shall be deemed to be in compliance with the procedures for the prezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

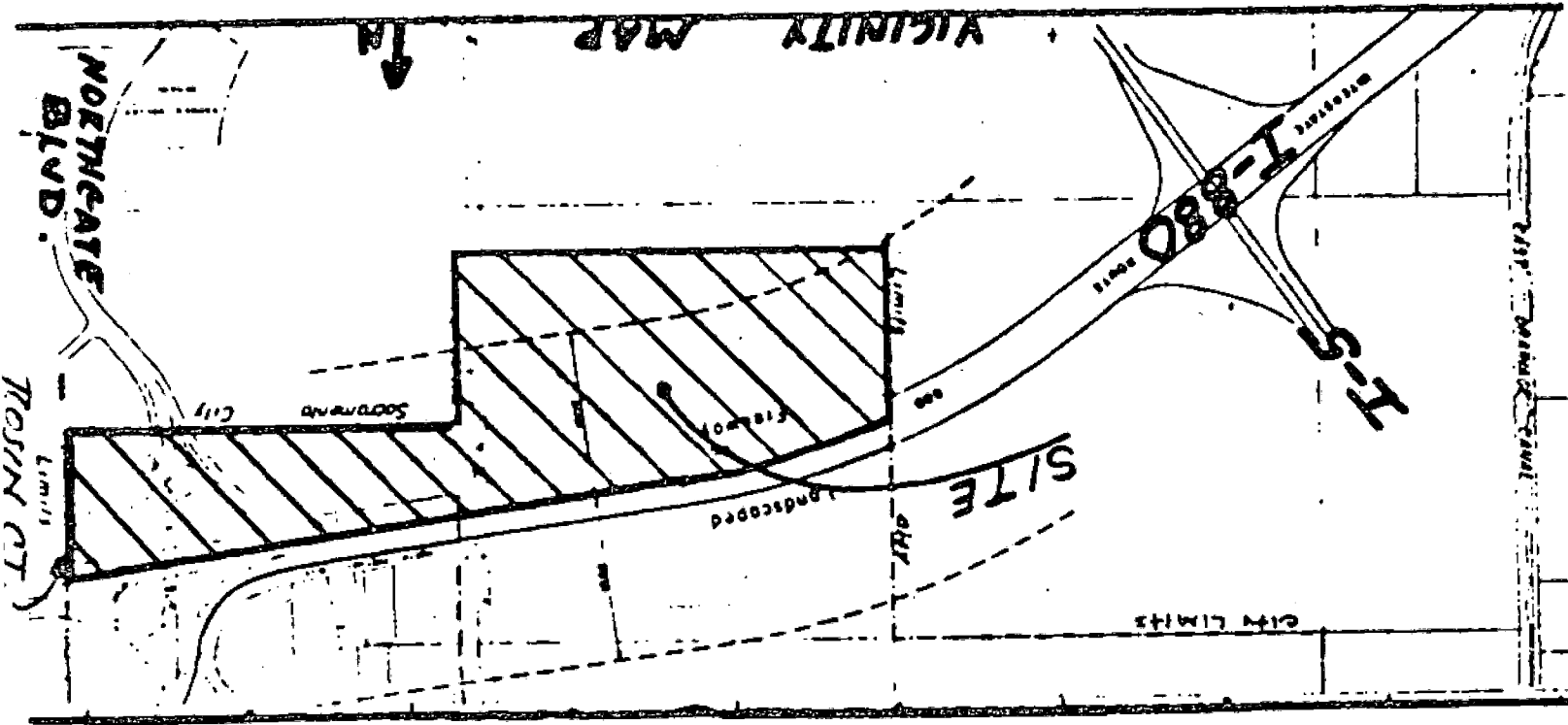
PASSED FOR PUBLICATION:  
ENACTED:  
EFFECTIVE:

APPROVED  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

EXHIBIT A  
1/4



TRANNEY ANNEXATION  
P.8702  
111.17 Net Acres



*PRECEDING &*  
PROPOSED ANNEXATION TO THE CITY OF SACRAMENTO

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

Beginning at the center of Section 13, Township 9 North, Range 4 East, M.D.B.&M.; thence from said point of beginning northerly along the west line of the Northeast 1/4 of said Section 13 to its intersection with the centerline of U.S. Freeway Interstate 880; thence easterly along the centerline of Interstate 880 to its intersection with the east line of Section 18, Township 9 North, Range 5 East, M.D.B.&M.; thence southerly along the east line of said Section 18 to its intersection with the easterly production of the northerly line of that certain property deeded to Robert C. Cook, described in the deed recorded in the office of the Recorder of Sacramento County, California in Book 4624, Official Records, Page 317; thence westerly along said easterly production and said northerly line of the Robert C. Cook property to its intersection with the west line of said Section 18, said point being situate on the east line of Section 13, Township 9 North, Range 4 East, M.D.B.&M.; thence southerly along the east line of said Section 13 to the east 1/4 corner of said Section 13; thence westerly along the south line of the Northeast 1/4 of said Section 13 to the center of said Section 13 and the point of beginning.

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

FEB 6 1980

BY *Martin A. ...*  
Commission Clerk

**EXHIBIT A**

**2/4**

**P. 8702**

Bk. 237

W LN RANCHO DEL PASO

35

Sec 18

RCSIN

CT

122  
0.49 AC

117  
4.43 ± N.  
MEISTER

NORTHGATE

A ZONE

INFRSTATE

48  
2.18 ± N.

PM 13-48

NORTH

Bk. 237

FREWAY

49  
5.98 ± N.

R. 1A ZONE

FREWAY

148  
10.73 ± N.

BLVD.

RCS 1000

MEISTER

191  
35.44 AC

PM 13-48

BY  
FEB 6 1980  
SACRAMENTO LOCAL ENCINO FORMATION COMMISSION

DETAIL A  
SCALE 1"=100'

RAVEY REPLICATION  
LARGO  
FEB. 80

Bk. 225

O.S. Bk. 32 Pg. 33 (11-3-76)

EXHIBIT A

Remove R. 1A  
and A

4/4

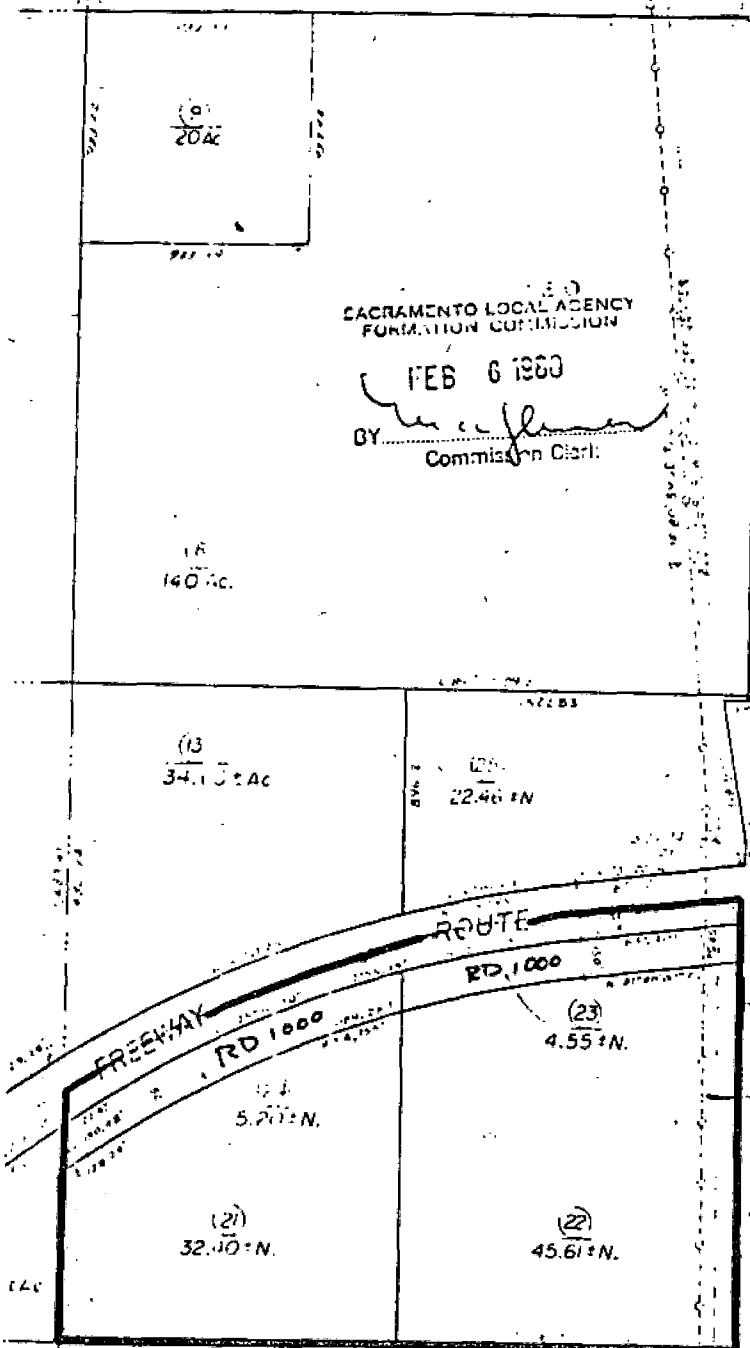
P. 8702

14, T. 9 N., R. 4 E., M. D. B. & M.

(06)

Tax Area Code

R.M. 17-34



(Bk. 237)

127  
1318

880-46

(Bk. 250)

PANEY (ORIGINAL)  
LAZLO FISSEN  
JULY 1979

(17)

Assessor's Map Bk. 225-Pg  
County of Sacramento, Ca

NOTE- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

**EXHIBIT A**  
**Prezone R-1A 3/4 P. 8702**



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 12, 1980


TO WHOM IT MAY CONCERN:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of PREZONE 23<sup>±</sup> acres of County A-2 zone and 88<sup>±</sup> acres of County R-1-A zone to City Highway Commercial-Reveiw HCR (4.4<sup>±</sup> acres) and Single Family-Review R-1-R (106.6<sup>±</sup> acres) or more restrictive zoning; and ORDER THE RANEY ANNEXATION into the City of Sacramento (111<sup>±</sup> acres). Location: South side of I-880 between Truxel Raod and Rosin Court. APN: 225-160-21, 22, 23, 24; 250-010-46, 47, 48, 49. (P-8702)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HO'

Information Copies to: P-8702 Mailing List (17 Addressees)  
City Manager  
City Attorney  
City Engineer  
Planning Director  
Associate Planner (G. Smith)  
Fire Chief  
Police Chief (Lt. Benton, Planning & Fiscal Sect.)



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

April 2, 1980

Zubiri Venture  
c/o Lee Sammis Co.  
1451 River Park Drive #110  
Sacramento, CA 95815

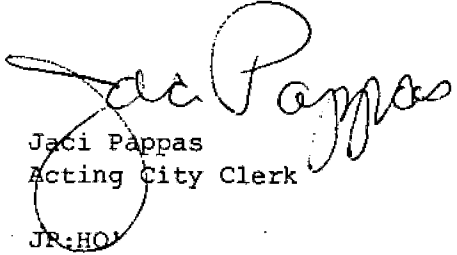
Gentlemen:

On April 1, 1980, the City Council adopted the enclosed certified ordinance amending the districts established by the City Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by rezoning property generally located south of I-880, west of Rosin Court, and designating same for the R-1-A and A zones. (P-8702)

The Order dealing with the Raney Annexation into the City of Sacramento was continued to the regular meeting of May 8, 1980. (NOTE: This is a Thursday.)

That meeting will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JR:HO

Encl. (To addressee only)

cc: P-8702 Mailing List (16 addressees)  
City Manager  
City Attorney  
City Engineer  
Planning Director  
Associate Planner (G. Smith)  
Fire Chief  
Police Chief (Lt. Benton, Planning & Fiscal Sect.)