

Planning Commission  
Sacramento, California

Members in Session

SUBJECT: Matz Reorganization and Prezone (M85-022)

SUMMARY

Property owner Robert Matz initiated the annexation of his property to the City of Sacramento. This proposal included two of Mr. Matz's parcels of approximately 30 acres, and two other parcels belonging to other property owners (Mr. and Mrs. Wilbur Zimmerman and Ms. Lou Chesbro) to the north of the Matz property. These two contiguous parcels contain approximately one acre each and were included in the reorganization in order to avoid the creation of an island of uninhabited territory.

On April 3, 1985, the Sacramento Local Agency Formation Commission approved the annexation of the subject property to the City of Sacramento and detachment of this property from the Elk Grove - Cosumnes Cemetery District, the Elk Grove Fire Protection District, the Elk Grove Recreation and Park District, and the Metro Storm Drain Maintenance District. The enabling legislation for such action is contained in the Knox Nisbet Act and the District Reorganization Act. LAFCO has directed the City of Sacramento to process this reorganization and to prezone the property.

BACKGROUND INFORMATION

The subject area, situated on Bruceville Road, consists of approximately thirty acres and is bounded by the City of Sacramento on three sides. There are two single family homes on the site, but the land is primarily in agricultural (grazing) use. The proposed South Sacramento Community Plan Land Use designations for the subject property are Residential (4-8 du/na), Residential (11-21 du/na) and possibly 5 acres of a school site. Those land uses are only tentative staff proposals and have not yet been reviewed by the Planning Commission, the City Council or the community. The current Community Plan designation is Low Density Residential and a portion of a school site. The zoning is A (agricultural).

The area within the proposed Matz Reorganization is uninhabited within the definition of Government Code Section 56074 (fewer than twelve registered voters). Therefore, this reorganization cannot be sent to the voters upon sufficient protest. The reorganization may be terminated upon protest of property owners owning more than 50 percent of the assessed value of the land; however, in this case the proponent owns sufficient property to preclude any effective protest.

The proponent initiated this reorganization in order to receive City services for development, particularly City water. There is currently no water supply to the Matz property. The property owner has stated to LAFCO that he plans to build multiple family residential units on the site.

None of the affected special districts have expressed opposition to this reorganization.

FINANCIAL DATA

The City will receive \$1,467 annually as its share of the property tax on the subject property until the property is reassessed. This figure represents the City's 33.428% share of the property tax.

PREZONING

As with all vacant property, staff recommends that the subject parcels be rezoned to A, Agriculture. This prezone designation allows the City to ensure that standard City infrastructure is provided to the annexing property and that the proposed assessment district is formed before development occurs.

ENVIRONMENTAL REVIEW

As the Lead Agency for projects involving changes of organization, LAPCO has determined that the project will not have a significant effect on the environment. It has been determined that this reorganization is exempt from the provisions of CEQA.

RECOMMENDATION

It is recommended that the City Planning Commission:

1. Adopt the attached Resolution rezoning the subject property to the A (Agriculture) holding zone.
2. Recommend to the City Council that it adopt the Matz Reorganization.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

JR:lao  
attachments  
M85-022

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

## RESOLUTION TO APPROVE THE MATZ REORGANIZATION (M85-022)

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

WHEREAS, the City Planning Commission has approved the Matz Reorganization and the pre-zone of the subject property to (A) Agriculture; and,

WHEREAS, the Matz Reorganization site lies within the adopted Sphere of Influence for the City of Sacramento; and,

WHEREAS, the City of Sacramento will be capable of providing services to the Matz Reorganization site.

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

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MAYOR

ATTEST:

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CITY CLERK

M85-022

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE MATZ REORGANIZATION AREA AND DESIGNATING SAME FOR THE A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY (M85-022)

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

## SECTION 1.

The territory described in the attached exhibits, and which is in the unincorporated territory contiguous to the City, is hereby designated in the A (Agriculture) prezoning classification. 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.

In addition, future development of the subject property shall be subject to the items and conditions contained in the Resolution Making Determinations adopted by the Sacramento Local Agency Formation Commission approving the territory for annexation 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 "A" 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.

SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Matz Reorganization takes effect.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M85-022

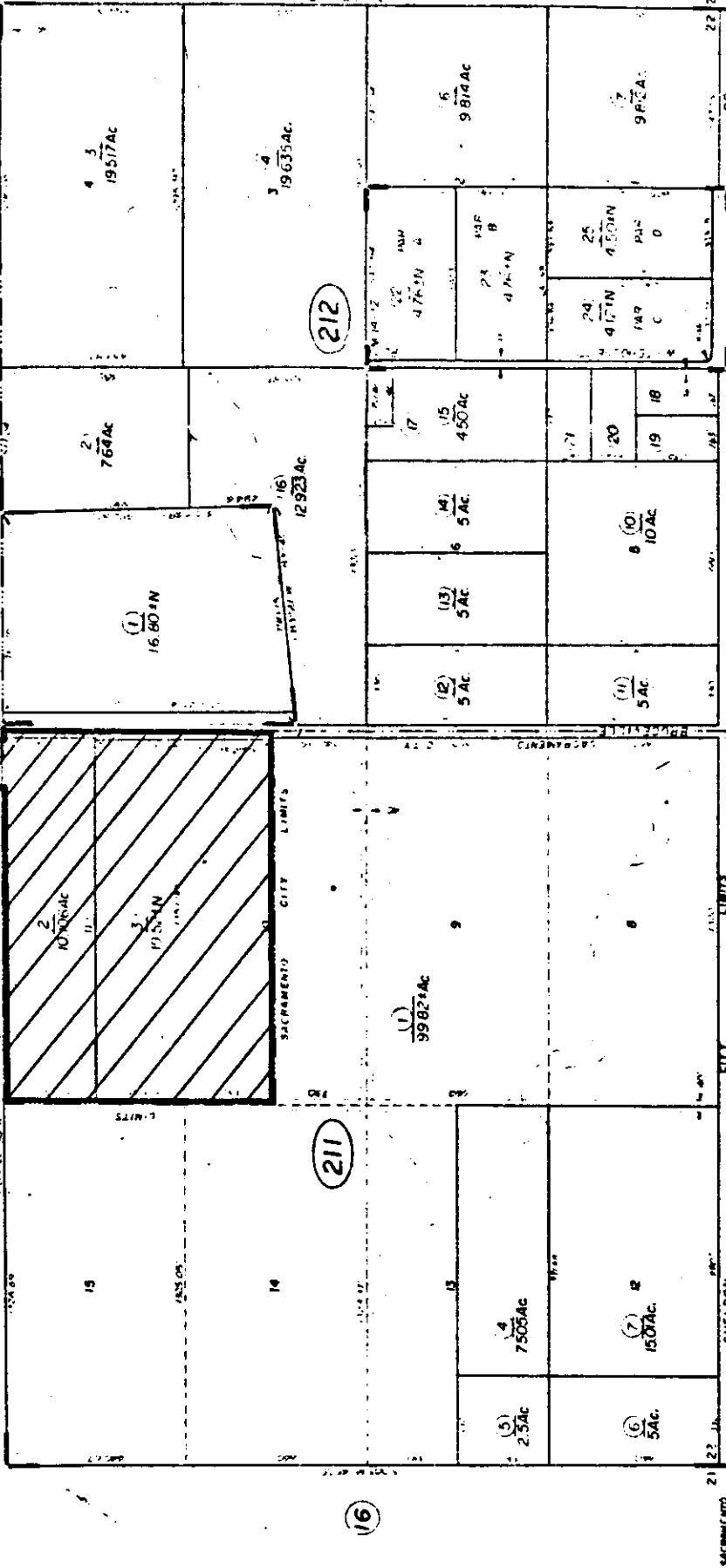
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S 1/2 SEC. 22, T. 7N., R. 5E., M. D. B. & M.

117-21

MATZ REORGANIZATION

CEN. SEC.



S. 1/4 COR. SEC. 22

Bk. 116

Hewitt Subdivision No. 1, R.M. Bk. 13, Pg. 43

CITY & COUNTY OF SACRAMENTO  
Assessor's Map Bk. 117-Pg. 21  
County of Sacramento, Calif.

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

117-21

