

April 19, 1984

City Planning Commission
Sacramento, California

SUBJECT: Willow Creek Annexation and Prezone (M-84-024)

SUMMARY

On March 7, 1984, the Sacramento Local Agency Formation Commission (LAFCO) approved the annexation of approximately 386 acres of inhabited territory (more than 12 registered voters) in the South Natomas Community, to the City of Sacramento. This territory includes the Swallows Nest development (See Exhibits A and D). Simultaneously, LAFCO approved the detachment of this territory from the Natomas Fire District and the Sylvan Cemetery District. The City is required to prezone the property and conduct annexation proceedings. Staff recommends pre zoning the property to the A, R-1A and F zones, and approving annexation to the City of Sacramento.

BACKGROUND INFORMATION

One of the property owners (Willow Creek Associates, c/o Lee Sammis Company), petitioned the Sacramento LAFCO to annex this property to the City of Sacramento, and detach the property from the Natomas Fire District and the Sylvan Cemetery District. On March 7, 1984, LAFCO approved this reorganization (LAFCO Resolution #809). The property owner states that the reason for this annexation is to receive City services, in order to develop 120 acres of the subject property in the eastern portion. The County encourages annexation to the City of properties which are already within the boundaries of a City Community Plan, and are in need of municipal services in order to develop.

The 1978 South Natomas Community Plan also recommends the annexation of contiguous territory when urban services are needed. Pursuant to this policy, the City annexed the adjacent Zubiri property, and an area at Northgate Boulevard and I-80. The area proposed for reorganization is approximately 386 acres of flat agricultural and residential land adjacent to the Sacramento River, in South Natomas. It is bordered by I-80, I-5 and the Sacramento River (with the exception of most of the property between El Centro Road, and the intersection of I-80 and the Sacramento River).

Public Services

Water

The City has the necessary water treatment and pumping capacities to serve the area, but new pipelines and appurtenances will be required.

Drainage

Reclamation District 1000 provides the Willow Creek area with an interim drainage system. Ultimately, a permanent drainage system will have to be constructed for the area.

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Sewer

Most of the subject properties do not have sewer service and are outside of the boundaries of the regional sanitation districts. Swallow's Nest is within County Sanitation District #1 and the County Regional Sanitation District. The trunk line that serves the area runs along Orchard Lane. Currently the sewage is processed in South Natomas in the vicinity of I-5 and I-80. When the Natomas pump station is completed, the sewage will be pumped to the regional plant South of the City.

The attached LAFCO Staff Report provides background information regarding the initiation of the proposal, description of the project area, the need for the proposal, effects of the proposal on adjacent areas and affected districts, and the LAFCO staff recommendation.

Rezoning Procedure

The South Natomas Community Plan currently designates the property for residential land use; however, the Community Plan is in the process of being updated.

The current County zoning in the Willow Creek annexation area is a combination of the following: A-2, A-5, A-10 (all agricultural zones), R-2A (residential density: 20 units per acre), LC (limited commercial) and SPA(F) (a special zone for mixed or marina oriented uses). The County General Plan land use designations (See Exhibit B) are low density residential and recreational.

The City has initiated procedures to prezone the property to A (agriculture), R-1A (townhouses) for the Swallow's Nest development and F (Floodway) for properties on the river, where flooding naturally occurs. The prezone designations will become the City zoning designations upon the annexation of this area (See Exhibit C). Rezoning will be appropriate after the South Natomas Community Plan update is adopted. All property, except that along the river, should be prezoned to 'A' as a holding zone (see Exhibit C). The only exception to this is the Swallows Nest Development, which should be prezoned to 'R-1A'. This development is recommended for prezone to its current use, because within the annexation area it is the only large scale development containing multiple properties, which are developed to their highest use allowed within the current zoning designation.

Contiguous city zoning consists of R-1, R-2B(R), OB and SC, all within planned unit developments East of the Natomas Main Drainage Canal.

The prezone designations are consistent with the South Natomas Community Plan, because an agricultural holding zone will allow the property owners time to form an assessment district for urban services (water, sewer and drainage), which the City requires to be in place before entitlements are granted for the urban development. When the properties are served, they may be rezoned to the appropriate zoning designation, in conformity with the community plan.

Annexation Procedure

On June 6, 1984, the City Council is scheduled to consider the Willow Creek Annexation proposal and, in accordance with the Government Code Section 56430, take one of the three following actions:

1. Disapprove the proposed reorganization, due to majority protest, or the decision of the Council.
2. Order the reorganization (annexation and detachment), subject to the confirmation of the voters, if there is sufficient protest.

3. Order the reorganization, without an election, when there is written protest from less than 25% of the registered voters, or less than 25% of the landowners owning not more than 25% of the assessed value of the land, within the project area.

FINANCIAL DATA

AB 8 Property Tax Exchange

Pursuant to Section 99 of the Revenue and Taxation Code (AB-8), the City and the County have negotiated a master property tax exchange formula, which will apply to this reorganization proposal. The formula states that the City shall receive 33.428% of the property tax (base and increment) generated within the subject territory upon annexation. The dollar amount of the tax exchange will be approximately \$79,903. This will grow by a factor of 2% per year.

Sales Tax

The City will receive any sales tax that may be generated within the annexation area.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the subject rezoning and annexation request will not have a significant effect on the environment. A negative declaration has been prepared and is posted in the City Clerk's office. LAFCO, as lead agency, has also prepared a negative declaration for the reorganization.

RECOMMENDATION

The proposed annexation conforms to policies of the adopted South Natomas Community Plan, and lies within LAFCO's adopted Sphere of Influence for the City of Sacramento. The planning staff and LAFCO have received no notice of opposition to the annexation from owners of the affected property.

The staff recommends that the Planning Commission:

1. Ratify the Environmental Determination;
2. Recommend approval of the attached ordinance rezoning the subject property to the zones designated in Exhibit C, and;
3. Recommend to the City Council that it conduct annexation proceedings and, upon findings of less than a 25% protest, approve the Willow Creek annexation.

RESPECTFULLY SUBMITTED,

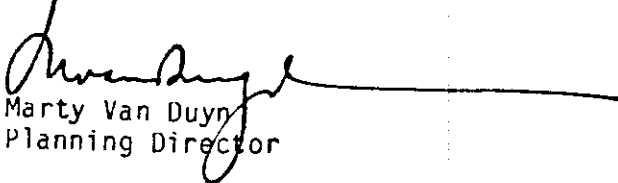

 Marty Van Duyn
 Planning Director

EXHIBIT A

LEGAL DESCRIPTION

WILLOW CREEK ANNEXATION TO CITY OF SACRAMENTO (17-82) (A REORGANIZATION)

All that portion of Sections 22 and 27, Township 9 North, Range 4 East, M.D.B. & M., described as follows:

Beginning at the Northwest corner of Parcel "A", as said parcel is shown on that certain Parcel Map entitled "A Portion of Sections 23, 26 & 27, T. 9 N., R. 5 E., M.D.B. & M." recorded in the Office of the Recorder of Sacramento County in Book 60 of Parcel Maps, Map No. 11; thence from said point of beginning along the Westerly and Southerly boundaries of said Parcel A the following eleven (11) courses and distances: (1) South 29° 23' 00" West 158.84 feet, (2) South 53° 19' 00" West 550.00 feet, (3) South 22° 53' 00" West 370.00 feet, (4) South 02° 18' 00" West 180.00 feet, (5) South 18° 50' 00" East 330.00 feet, (6) South 04° 54' 00" West 210.00 feet, (7) South 13° 13' 00" West 590.00 feet, (8) South 29° 41' 00" East 115.24 feet, (9) South 03° 36' 35" East 464.77 feet, (10) South 77° 33' 47" East 241.17 feet, and (11) South 40.32 feet; thence leaving said boundaries South 20.38 feet; thence South 78° 54' 49" East 125.00 feet; thence South 127.01 feet to a point located on the Northerly bank of the Sacramento River; thence downstream, Southeasterly, along said Northerly bank to its intersection with the Easterly line of said Section 27; thence Southerly, along said Easterly line of Section 27 to its intersection with the centerline of the Sacramento River; thence Westerly, upstream, along said centerline of the Sacramento River to its intersection with a line parallel to and 53.00 feet Westerly, measured at

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EXHIBIT A, WILLOW CREEK ANNEXATION TO CITY OF SACRAMENTO (17-82), cont.

right angles, from the Easterly boundary of Lot 6, as said lot is shown on the official plat of Natomas Riverside Subdivision No. 1, recorded in the Office of said Recorder in Book 15 of Maps, Map No. 26; thence Northerly, along said parallel line to its intersection with the Northeasterly right of way line of El Centro Road, a public road; thence Northwesterly and Northerly along the Northeasterly and Easterly right of way line of said El Centro Road to a point located on the centerline of Interstate Freeway Route 880; thence Northeasterly, along said centerline of Interstate Freeway Route 880 to its intersection with the centerline of Bannon Slough (Natomas Main Drainage Channel); thence Southerly, along said centerline of Bannon Slough (Natomas Main Drainage Channel) to a point located on the Northerly line of said Section 27; thence Easterly, along said Northerly line of Section 27 to the point of beginning.

MB:Maf
10/21/82

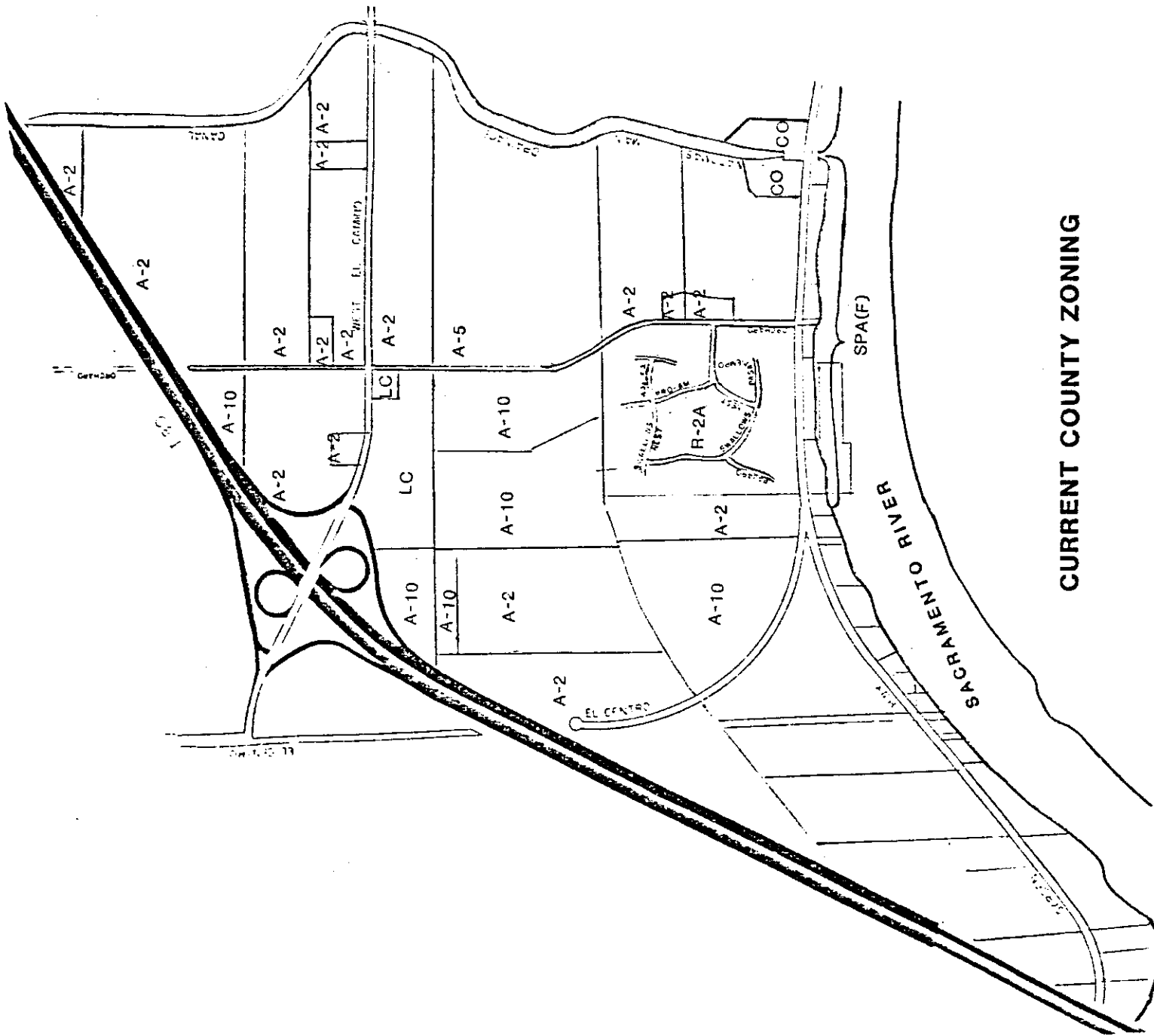
*Approved LAFCo
March 7, 1984
Mayor Ann Hageman*

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WILLOW CREEK




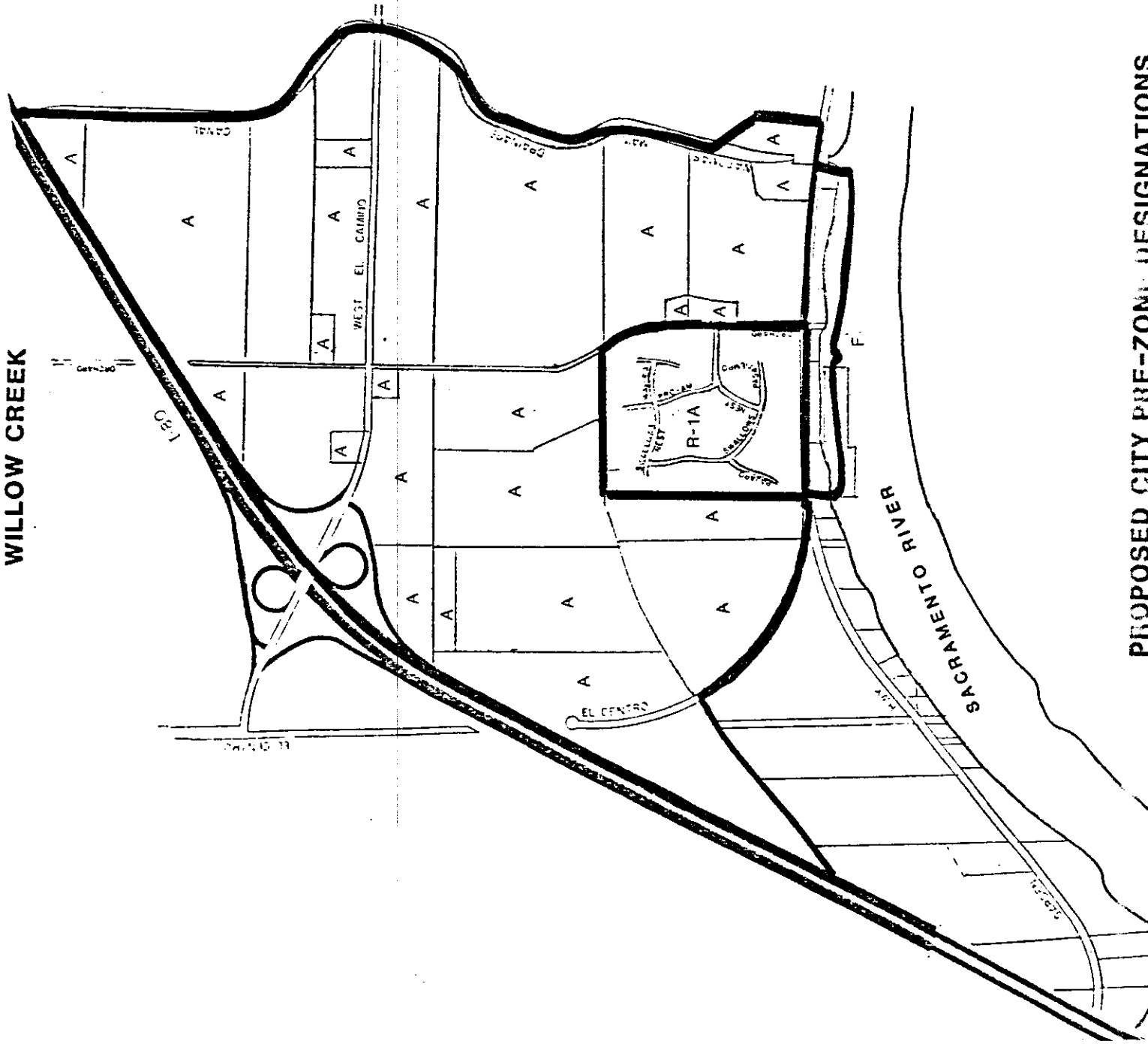
CURRENT COUNTY ZONING

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 NORTH
 APRIL 1984



PROPOSED CITY PRE-ZONE DESIGNATIONS

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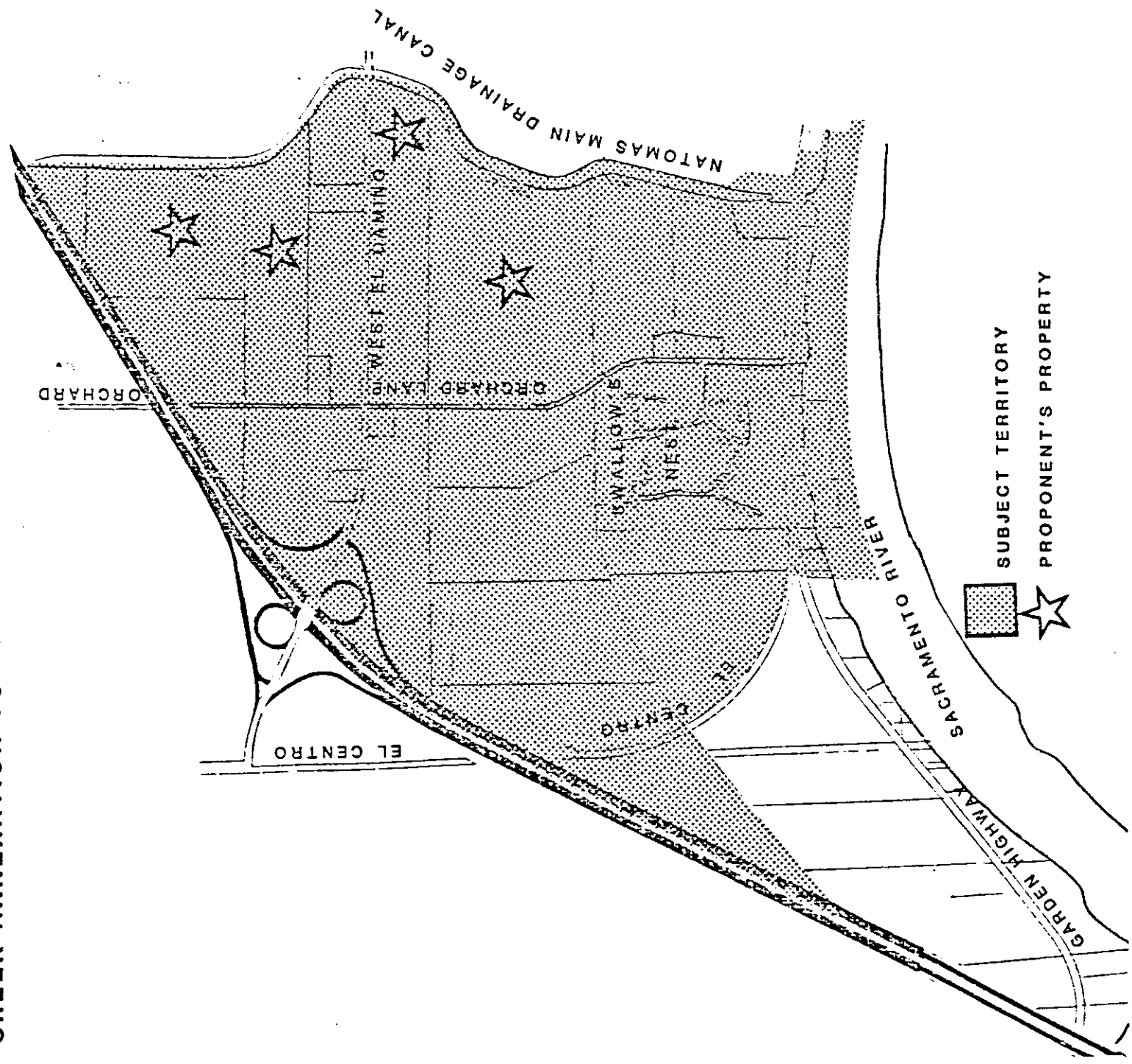
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NORTH
APRIL 1984

EXHIBIT D

WILLOW CREEK ANNEXATION TO THE CITY OF SACRAMENTO



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APRIL 1984

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 386 ACRE WILLOW CREEK ANNEXATION AND DESIGNATING SAME
FOR THE A, R-1A AND F ZONES (FILE NO. M 84-024)

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 rezoning classification, except for the Swallow's Nest Development, which is designated R1A (townhouse zone) and all properties between the Garden Highway and the centerline of the Sacramento River, within the annexation area, which are designated F (flood zone). This action rezoning 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.

Rezoning 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 rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

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Item No. 1

