

To be heard April 2.

15

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION  
700 H Street #7650  
Sacramento, California 95814

March 5, 1986

TO: Sacramento Local Agency Formation Commission  
FROM: John S. O'Farrell, Executive Officer  
RE: VALLEY JAG (AKT DEVELOPMENTS) REORGANIZATION:  
Annexation to the City of Sacramento (24-85)

Abstract of Proposal

A property owner within the area proposed for reorganization has petitioned the Sacramento Local Agency Formation Commission to initiate the proceedings for the annexation of certain described territory to the City of Sacramento and detachment of the same territory from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District. The enabling legislation for such action is contained in the Knox-Nesbit Act and the District Reorganization Act of 1965.

Analysis of Proposal

Pursuant to the law, the following facts have been analyzed in the review of this proposal.

Description of the Area

The area proposed for reorganization consists of approximately 143 acres of flat agricultural and industrial land in the central section of the County. The subject area is roughly bounded by Elder Creek Road on the north, Elk Grove-Florin Road on the east, Florindell Road on the south, and Florin Perkins Road and the City limits on the west. The subject property is uninhabited within the definition of Government Code Section 56045; according to the Registrar of Voters, there are approximately 6 registered voters residing in the area. The County Planning Department estimates the present population at 31. The proposal area includes a few single family residences, an auto wrecking yard and a box or lumber yard.

The land is currently zoned for light industrial (M-1) and interim agricultural uses (A-10). The County General Plan Use designation for the area is Industrial Intensive. Currently, there are no active applications for development in this area. The assessed valuation for the proposal area is \$1,012,999.

Need for Proposal

The proponent, Valley Jag, Inc., has initiated this change of organization because the proposal area is slated for industrial development in the near future. The proponent desires annexation in order to receive City services, specifically water, sewerage and drainage. The subject area is within the boundaries of the Morrison Creek Assessment District and as such could receive those services from the City of Sacramento. Absent annexation, the properties would not be eligible to participate in the Assessment District.

As you may recall, your Commission approved a modified Morrison Creek Reorganization in December and the City of Sacramento approved it approximately one month ago. The modification of the Morrison Creek original proposal was approved by your Commission at the request of AKT Developments representatives. The Valley Jag proposal area was made adjacent to the Morrison Creek properties by the Morrison Creek modification, and is, in essence, the second part of a two-part annexation. As with the Morrison Creek proposal, the subject area is within the City of Sacramento's maximum service area as well as its Sphere of Influence.

Effect of the Proposal on Adjacent Areas and Affected Districts

Commission staff believes that this reorganization will have few adverse fiscal effects on affected districts or communities. The affected districts have registered the customary negative reactions.

The Florin Fire Protection District is opposed to the reorganization as they believe it will create an illogical boundary and confuse service provider responsibilities with the various districts and agencies that serve the area. In a letter addressed to staff, the District states, "An added impact on the District's finances would surface should this proposal be approved due to the City of Sacramento's confirmed dependence on our agency to provide fire protection services under the mutual aid concept which does not provide any reimbursement for services provided." (See attached.)

Should the reorganization be approved, the Florin Fire District would stand to lose 30.125% of the 1% property tax revenues generated in the area, or approximately \$3,050. This represents approximately 0.08% of the district budget.

The Florin-Elder Creek Cemetery District is also opposed to the reorganization as the District believes the annexation will further erode their tax base. (See attached letter.) The District would lose .0732% of the 1% property tax revenues, or approximately \$7.50. This represents 0.06% of the District budget.

Southgate Recreation and Park District has also adopted a resolution opposing the reorganization. The resolution addresses the loss of property tax revenue, the need for a balance of commercial and residential development in the proposal area, and the issue of City annexation as a criterion for the provision of City water service. (See attached.) Within the body of the Resolution, the District states, "...The District's Board of Directors agrees with the County Executive in his statement that the City's water policy which requires annexation...does not result in an integrated, well-managed surface water system

for the Sacramento Metropolitan Area...." The resolution further states that Sacramento LAFCo's continued approval of such annexations reinforces and perpetuates the City of Sacramento annexation policy with respect to providing water.

In the event the reorganization proposal is approved, the District will lose 6.958%, or approximately \$705, of the property tax generated in the subject area should the reorganization be approved. This represents a miniscule amount of the District budget.

All of the property owners within the subject area were notified by certified mail of the proposed reorganization. SMUD was the only respondent and they have taken a neutral position on the matter.

Environmental Review

An initial environmental review indicates that the project will not have a significant impact on the environment. This change of organization is categorically exempt from the provisions of the California Environmental Quality Act under Section 15320, Class 20: Changes in Organization of Local Agencies.

Boundary Review

The definiteness and certainty of the boundaries of the territory in question have been reviewed by the County Surveyor and he has found that they do not: (1) Split lines of assessment or ownership; or (2) Create islands or corridors of unincorporated territory.

Conformity With the County General Plan and LAFCo Policy

This change of organization is consistent with the County General Plan and the local community plan. The property in question lies within the Sphere of Influence of the City of Sacramento. The City of Sacramento has negotiated with Sacramento County for the exchange of property tax base and increment necessitated by this change of organization as required by Section 99 of the Revenue and Tax Code. Both parties have agreed to such exchange and their governing boards have passed resolutions so stating.

Modification of Proposal

Commission staff is recommending a modification of the original reorganization proposal; the addition of approximately 31½ acres immediately east of the Valley Jag proposal. This modification would take in the area between the current proposal area and Elk Grove-Florin Road, the eastern boundary of the City Sphere of Influence. The modification properties also lie within the boundaries of the Morrison Creek Assessment District and as such should be annexed to the City. The ensuing boundary would result in a logical and reasonable expansion of the City and would circumvent yet another piecemeal annexation.

The affected property owners have been notified and none have objected to or been in favor of the proposal.

Executive Officer's Comments

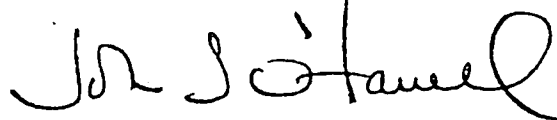
Notwithstanding the continual objections of the same special districts, this annexation, as modified, is a reasonable and logical extension of the City of Sacramento's corporate boundary. It is clearly within the Commission's adopted Sphere of Influence and the City can provide the requested services. The basic question is should this and other properties, if they are in need of and desire City-provided urban services, be annexed? The staff conclusion, based on adopted Commission and State law, is yes.

RECOMMENDATION

1. Approve the Valley Jag, Inc., (AKT Developments) Reorganization including annexation to the City of Sacramento and detachment from Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation & Park District, and Metropolitan Storm Drain Maintenance District.
2. Authorize the City of Sacramento to act as conducting authority in this proceeding and to reorganize said territory with notice and hearing and to impose whatever fees may be appropriate to be paid by the proponent.
3. Modify the proposal to include eight parcels to the east of the original proposal area, as indicated on the map.
4. Authorize your Chairman to sign the resolution making these determinations.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION



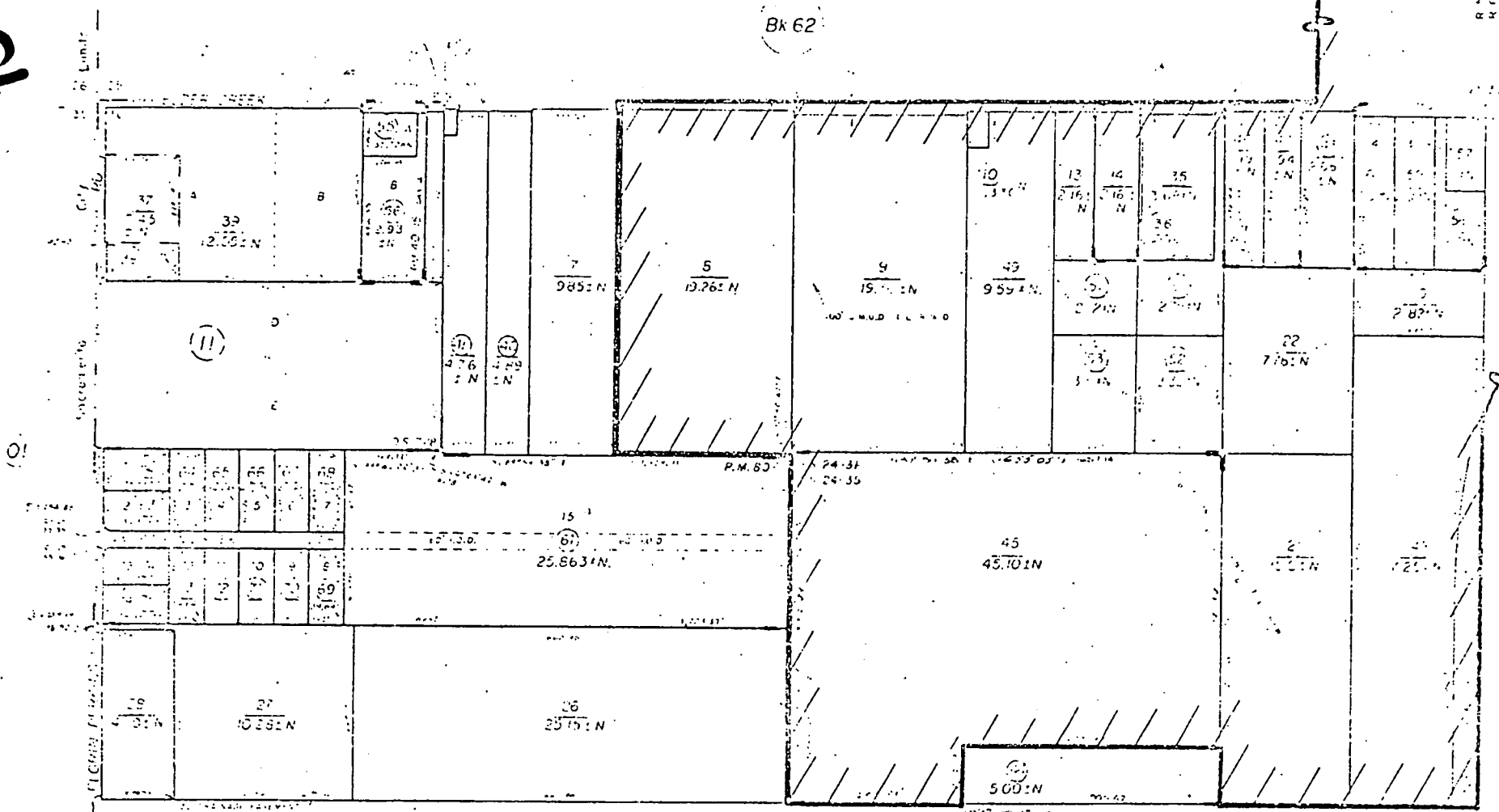
John S. O'Farrell  
Executive Officer

KLH:Maf  
Attachments

15

Bk 62

R.C.L.



R.O.S. Bk. 39, Pg. 4 (1-7-84)  
 R.O.S. Bk. 38, Pg. 30, A 20 (8-4)  
 R.O.S. Bk. 7, Pg. 8 (2-2-49)  
 R.O.S. Bk. 24, Pg. 31 (11-29-65)  
 R.O.S. Bk. 24, Pg. 38 (3-1-66)

Morrison Creek Business Park, P.M. Bk. 80, Pg. 9 (12-28-84)

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

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 64 -Pg. 02  
 County of Sacramento, Calif.





PETITION FOR THE DETACHMENT OF TERRITORY FROM  
County of Sacramento DISTRICT

15

PURSUANT TO THE DISTRICT REORGANIZATION ACT OF  
1965

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned Property owners within the  
area proposed for detachment from the County of Sacramento  
District by their signatures DO HEREBY REQUEST  
AND PETITION that proceedings be taken for the detachment from 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 detached 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 detached 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 Aparceria District  
Southgate Park and Recreation District  
Southgate Cemetery District

e) The territory proposed to be detached is to be detached from:  
The County of Sacramento  
Southgate Park and Recreation District  
Southgate Cemetery District

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

g) The reasons for this proposal are as follows:  
See attached

RECEIVED JAN 21 1986

- g) Industrial development is ultimately planned for properties located within the area proposed for annexation. A description of the area proposed for annexation is given in exhibit A.

Parcels within this area are part of the Morrison Creek Assessment District, which will provide for sewer and drainage improvements.

Because industrial development will ultimately occur in this area, it would be logical to service these developments with surface water, given the close proximity of the city's water main along Florin-Perkins Road. There are clearly advantages to hooking up to the city's water source. These advantages include:

1. Cost savings of approximately \$250,000.00.
2. No over-drafting of ground water supplies.
3. No additional wells.
4. By-pass requirement to annex to Florin water district.

Additionally, a more uniform police and fire response could be realized due to a more logical boundary. For example, the Sherriff's Department responds to calls made on the south side of Elder Creek Road and the Police respond to calls made on the north side of the street. If the area were annexed, the City Police could respond to calls made from either side of the street.



PETITION FOR THE DETACHMENT OF TERRITORY  
EXHIBIT A

15

9048-073-1

DESCRIPTION OF PROPOSED  
ANNEXATION TO THE CITY  
OF SACRAMENTO

All that portion of Section 36, Township 8 North, Range 5 East, M. D. M.,  
described as follows:

Beginning at a point located on the Northerly line of said Section 36, said Northerly line being the centerline of Elder Creek Road, said point of beginning being the Northeast corner of that certain property described in the Deed recorded in Book 85-02-07 of the Official Records of said County, at Page 1304; thence from said point of beginning Easterly along said Northerly line of Section 36 to the Northwest corner of that certain parcel map recorded in the office of the Recorder at Sacramento County in Book 62 of Parcel Maps, at Page 4, said corner also being the Northwest corner of the East 30 acres of the Northeast one quarter of said Section 36; thence along the Westerly line of said East 30 acres, Southerly, to the Southerly line of said Northeast one-quarter of Section Section 36; thence Westerly, along said Southerly line to the Southwest corner of the East 60 acres of said Northeast one-quarter of Section 36, said corner also being the Southeast corner of that certain 5.00 acre tract of land, as said tract is shown on that certain record of survey recorded in the office of said Recorder in Book 24 of Surveys, at Page 38; thence Northerly, along the Easterly line of said 5.00 acre tract of land to the Northeast corner of said 5.00 acre tract; thence Westerly, along the Northerly line of said 5.00 acre tract to the Northwest corner of said tract; thence Southerly, along the Westerly line of said 5.00 acre tract to the Southwest corner of said 5.00 acre tract, said corner being on said Southerly line of the Northeast one-quarter of Section 36; thence Westerly, along said Southerly line to the center of said Section 36; thence Northerly, along the Westerly line of said Northeast one-quarter of Section 36 to the Northeast corner of the South one-half of the Northwest one-quarter of said Section 36; thence Westerly, along the Northerly line of said South one-half of the Northwest one-quarter of Section 36 to the Southeast corner of said property described in Book 85-02-07 of Official Records, at Page 1304; thence Northerly along the Easterly line of said property to the point of beginning.

THE SP. CO. OF SACRAMENTO  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_

TYPED \_\_\_\_\_

THROUGHT \_\_\_\_\_

MAP \_\_\_\_\_

DELIVERED TO \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

	Date of Signature	Signature of Petitioners	PRINTED NAME and Residential Address of Petitioners	Phone
①	11-22-85	<i>Jack Sienkas</i>	Jack Sienkas Valley Jag, Inc. 7700 College Town Dr Sacramento, CA 95826	(916) 383-2501
②	12-30-85	<i>Hanskey By Eber Asker</i>	2319 K St Sacto	95816
③	<del>12-31-85</del>	<del><i>Janet H. O'Neil</i></del>	<del>8828 Elder Creek Rd SAC 95828</del>	
④	12-31-85	<i>Demetrius Lushenko</i>	8800 Elder Creek Rd Sacto 95828	
⑤	12-31-85	<i>L G Marshall</i>	8788 Elder Creek Rd Sacto 95828	
⑥	6-10-86	<i>Janice Foster</i>		
⑦	1-13-86	<i>James Merina</i>	5920 Rodgers Rd La Jolla Calif. 92037	(619) 454-5710
⑧	3-26-86	<i>Maie Basshart</i>	2421 J St #8 Sacramento	95826
⑨	3/26/86	<i>John Ferrera</i>	8770 Elder Creek Rd Sacramento	
⑩	3-28-86	<i>Nancy L. Dixon</i>	8900 Elder Creek Rd Sacramento, CA	95828

New owner

4-16-86  
*Charles S. ...*  
8828 Elder Creek Road  
SAC 95828

8780 Elder Creek Rd



# Southgate Recreation and Park District

District Headquarters • Trailhead Park • 6000 Orange Avenue  
P.O.Box 9635 • Sacramento, CA 95823 • (916) 428-1171

BOARD OF DIRECTORS  
Robert D. Cochran  
Kathryn J. Donohue  
Jack N. Sheldon  
Edwin A. Smith  
Howard P. Tillotson

GENERAL MANAGER  
Patrick O'Brien

MEMO TO: Sacramento City Council  
  
FROM: Pat O'Brien  
General Manager  
  
DATE: January 27, 1987  
  
RE: Valley JAG Reorganization

Please be advised that within the Valley JAG Reorganization area there are fourteen (14) registered voters. Thirteen of these registered voters have filed, and not withdrawn, protests with the Office of the City Clerk under Section 57078(b) of the Cortese/Knox Local Government Reorganization Act of 1985. The Southgate Recreation and Park District believes the Sacramento City Council has an obligation to honor register voter protests. In addition, please be advised that nine (9) new protests from registered voters on Valley JAG have been submitted during the time of your hearing as the conducting authority under Section 57050(b) and Section 57052 of the Cortese/Knox Reorganization Act of 1985. Under these sections, the conducting authority (City Council) is required to verify registered voters and, therefore, it is the opinion of the Southgate Recreation and Park District that upon verification of the City of Sacramento with the Sacramento County Voter Registration and Election's Office, that this reorganization shall be abandoned. Please, also, be advised that the Southgate Recreation and Park District has filed written protests with the Office of the City Clerk protesting the compliance by the City of Sacramento as the conducting authority with Part 4, Chapters 1,2, and 3, and other chapters related to the proceedings of the conducting authority.

POB:dt

15

Sacramento City Council/and  
Lorraine Magna  
Office of the City Clerk  
915 "I" Street, Room 203  
Sacramento, CA 95814

Subject: Valley JAG Reorganization - Filed Written Protest

Dear Council Members:

The Sacramento Local Agency Formation Commission approved the Valley JAG Reorganization to the City of Sacramento on October 1, 1986. Under the provisions of the Cortese/Knox Local Government Reorganization Act of 1985-Section 57050(b) and 57052, please be advised that this correspondence is to be considered a filed written protest. It is recommended for your consideration that a majority protest of the Valley JAG Reorganization exists and therefore the reorganization shall be abandoned as prescribed by law.

Please file this formal protest with the Sacramento City Council, and please be advised that this protest is filed at the time of the hearing of conducting authority. A formal written response of City Council action is hereby requested.

Registered Voter(s)  
FILED WRITTEN PROTEST  
AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
Jan 27 1987	<u>Bethel Nicolosi</u> (sign) BETHEL NICOLOSI	8726 Elder Creek Road Sacramento, CA 95828

15

Sacramento City Council/and  
Lorraine Magna  
Office of the City Clerk  
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FILED WRITTEN PROTEST  
AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
<u>1-21-87</u>	<u>Anthony Sarla, Jr.</u> (sign)	8762 Elder Creek Road Sacramento, CA 95828
1987	ANTHONY SARLA	

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AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
Jan. 21 1987	<u>Marian Sarla</u> (sign) MARIAN SARLA	8762 Elder Creek Road Sacramento, CA 95828

Sacramento City Council/and  
Lorraine Magna  
Office of the City Clerk  
915 "I" Street, Room 203  
Sacramento, CA 95814

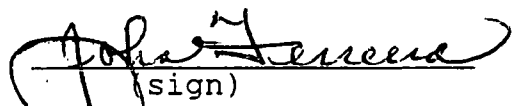
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FILED WRITTEN PROTEST  
AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
4/22/87	 (sign)	8770 Elder Creek Road Sacramento, CA 95828
1987	JOHN FERREIRA	

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Sacramento City Council/and  
Lorraine Magna  
Office of the City Clerk  
915 "I" Street, Room 203  
Sacramento, CA 95814

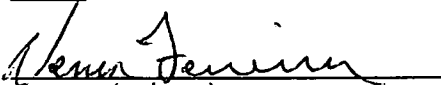
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AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
1-22-87	 (sign)	8770 Elder Creek Road Sacramento, CA 95828
1987	VERNON FERREIRA	



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Lorraine Magna  
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AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
1/22/87	<i>Frances Ferreira</i> (sign)	8770 Elder Creek Road Sacramento, CA 95828
1987	FRANCES FERREIRA	

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Lorraine Magna  
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Sacramento, CA 95814

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AGAINST THE VALLEY JAG REORGANIZATION

<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
Jan 18 1987	<u>Lura Morris</u> (sign) LURA MORRIS	8780 Elder Creek Road Sacramento, CA 95828

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Sacramento City Council/and  
Lorraine Magna  
Office of the City Clerk  
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<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
Jan - 18 1987	<u>Joe Morris</u> (sign) JOE MORRIS	8780 Elder Creek Road Sacramento, CA 95828

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<u>DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>
<u>11/19</u>	<u></u>	8850 Elder Creek
1987	(sign) CARL SHAW	Sacramento, CA 95828



# CITY OF SACRAMENTO

15

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

APPROVED BY THE CITY COUNCIL

JAN 27 1987

OFFICE OF THE CITY CLERK

*Intent to approve subject to documentation due 2-10-87*

Administration Room 300 449-5571  
Building Inspections Room 200 449-5716  
Planning Room 200 449-5604

December 18, 1986

City Council  
Sacramento, California

Honorable Members in Session:

FILED  
JAN - 6 1987  
CONTINUED TO 1-27-87  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

SUBJECT: Valley Jag (AKT Developments), (Annexation to the City of Sacramento and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District) and prezone of approximately 143 acres to Light Industrial, M-1(S), Light Industrial-Review, M-1(S)-R, and Agricultural, A zones. (M85-113)

### SUMMARY

An annexation has been proposed to the City of Sacramento. The subject properties consist of approximately 143 acres, roughly bounded by Elder Creek Road on the north, Elk Grove Florin Road on the east, Florindell Road on the south and Florin Perkins Road and the City limits on the west. The petitioner, AKT Developments, has proposed a reorganization involving annexation to the City and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District. The local Agency Formation Commission (LAFCO) approved the AKT Development request for reorganization on October 1, 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 the properties to the Light Industrial, M-1(S), Light Industrial-Review, M-1(S)-R, and the Agricultural, A zones and approval of the proposed annexation.

### BACKGROUND INFORMATION

The petitioner, AKT Developments, petitioned Sacramento LAFCO to initiate annexation proceedings for the annexation of 27 parcels (Parcels # 064-031-006,009; 062-050-012; 064-002-007, 010, 013, 014, 019-022, 035, 036, 043, 045, 046, 047, 049, 050-053, 057-060) roughly bounded by Elder Creek Road on the north, Elk Grove Florin Road on the east, Florin Road on the south, and Florin Perkins Road and the City limits on the west. The applicant has petitioned for this reorganization because their property represents a reasonable and logical extension of the City's corporate boundary and for purposes of

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being under one governmental agency. The subject site is within the City's Sphere of Influence and is contiguous to the City. LAFCO approved this proposal on October 1, 1986, and forwarded the application and the LAFCO resolution to the City for the final stage of processing and hearing.

Approximately 127 acres of the proposed site is designated for Industrial and 15 acres for Rural Estates Residential in the adopted 1986 South Sacramento Community Plan. The County General Plan also designates the larger area Industrial Intensive and shows the 15 acre parcel as Agricultural. The County has zoned the property for Light Industrial, M-1 and Agricultural, A for this 143 acres.

City staff supports the reorganization. City staff has agreed with AKT Development to recommend for a prezone to Light Industrial, M-1(S) for their parcel on the condition that the following conditions be met prior to issuance of a building permit.

Conditions:

1. The subject property is within the boundaries of the Morrison Creek Assessment District. Trunk sewer, City water, and drainage facilities are available to the subject property, or will be upon payment of applicable fees.
2. Sewer service will be provided to the subject property by the County Sanitation District No. 1.
3. Somers and Valley will prepare sewer, water, and drainage studies for approval of the City Engineer.
4. Off-site water and sewer extensions will be required.
5. Street extensions, and right-of-way dedications for two access routes, with a minimum of two lanes of pavement off-site will be required to the satisfaction of the Public Works Department.
6. For off-site right-of-way, City will condemn at developer's expense if necessary as provided in Chapter 40 of the Sacramento City Code.
7. Standard subdivision improvements required per City Code.
8. Soils testing for street design will be required.
9. No building permits for the construction of new buildings will be issued until improvements under the Morrison Creek Assessment District are completed to the satisfaction of the Public Works Department.

Staff recommends that the same pre zoning and conditions be applied to the other industrially designated parcels within the annexation except that those parcels fronting Elder Creek Road and Elk Grove Florin Road should be pre zoned to Light Industrial-Review, M-1(S)-R.

#13  
15Environmental:

The annexation includes a 45+ acre parcel (APN: 064-020-45) which was the subject of an earlier approval (July of 1984) from the County for general and area plan amendments and rezoning. At that time, the County Planning section prepared a Negative Declaration stating that the site contained 31 vernal pools on the 45 acre parcel. This study also stated that this site was "the" site closest to the State Capitol at which vernal pool habitat still existed.

Vernal pools are a unique natural habitat considered to be seasonal wetlands. According to the CEQA Guidelines (Section 15026(b)(5)), this project may be subject to review by the California Fish and Game Department Code Section 903 (relating to sensitive wildlife habitats) and by the U.S. Army Corps of Engineers (relating to Section 404 of the Clean Water Act). There is no evidence submitted that indicates this site underwent reviews by either agency. County staff did not impose mitigation measures regarding the vernal pools on their recommendation.

Staff's previous experiences with vernal pools support a need for more specific information to adequately assess the potential adverse environmental impacts. The request for additional information will appear as a condition of development on an application for subsequent subdivision and rezoning of the site where vernal pools are documented to occur. There appears to be no resultant significant impact from this annexation and therefore, no mitigation measures required should approval be granted.

Rezoning:

Staff recommends that the subject properties be rezoned to Light Industrial, M-1(S), Light Industrial-Review, M-1(S)-R, and Agricultural, A. This rezoning 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.

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 the property will be returned to the City.

VOTE OF THE PLANNING COMMISSION

On December 4, 1986, the Planning Commission voted seven ayes and two absent, to recommend approval of the request.

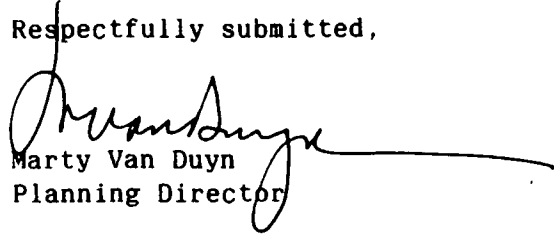
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RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the attached Ordinance rezoning the subject property to Light Industrial, M-1(S), Light Industrial-Review, M-1(S)-R, and Agricultural, A zones; and
2. Annex the subject property to the City of Sacramento.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

BW:lao  
attachments  
M85-113

January 6, 1987

4



# Sacramento City Planning Commission VOTING RECORD

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MEETING DATE <u>December 4, 1986</u>
ITEM NUMBER <u>17B</u>
PERMIT NUMBER <u>PM85-113</u>

### ENTITLEMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP   |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION                                  |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT                                       |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.  |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER <u>Valley (Ag (A/T Dev.) Association + 1 Person</u> |

STAFF RECOMENDATION	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
Correspondence	
Petition	

LOCATION <u>Bounded by Olds Creek Road on the north, Elk Grove Florin Road on the east, Florin Road on the south, &amp; Florin Parkway Road &amp; City limits on the west.</u>
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NAME	ADDRESS

### MOTION#

	YES	NO	MOTION SECOND	
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### MOTION

Chinn	✓			
Ferris	✓			
Goodin	✓			✓
Hollick	✓			
Holloway	<u>absent</u>			
Otto	✓			
Ramirez	✓			✓
Walton	<u>absent</u>			
Ishmael				

- |  |   |
|--|---|
| <input type="checkbox"/> TO APPROVE  | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL       |
| <input type="checkbox"/> TO DENY   | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                        |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____  |

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# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE 143 ACRE SITE ANNEXATION AND DESIGNATING SAME FOR THE M-1(S), M-1(S)-R AND A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY.  
(M85-113)

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

## SECTION 1.

The territory described in the attached exhibit(s) which is in the unincorporated territory contiguous to the City, is hereby designated in the Light Industrial, M-1(S), Light Industrial - Review, M-1(S)-R, and Agricultural, A rezoning classification. 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 classification 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.

Rezoning of the property described in the attached exhibit(s) by the 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.

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SECTION 4.

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 of Valley Jag (AKT Developments) Reorganization to the City of Sacramento takes effect, which will occur immediately after January 6, 1987.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

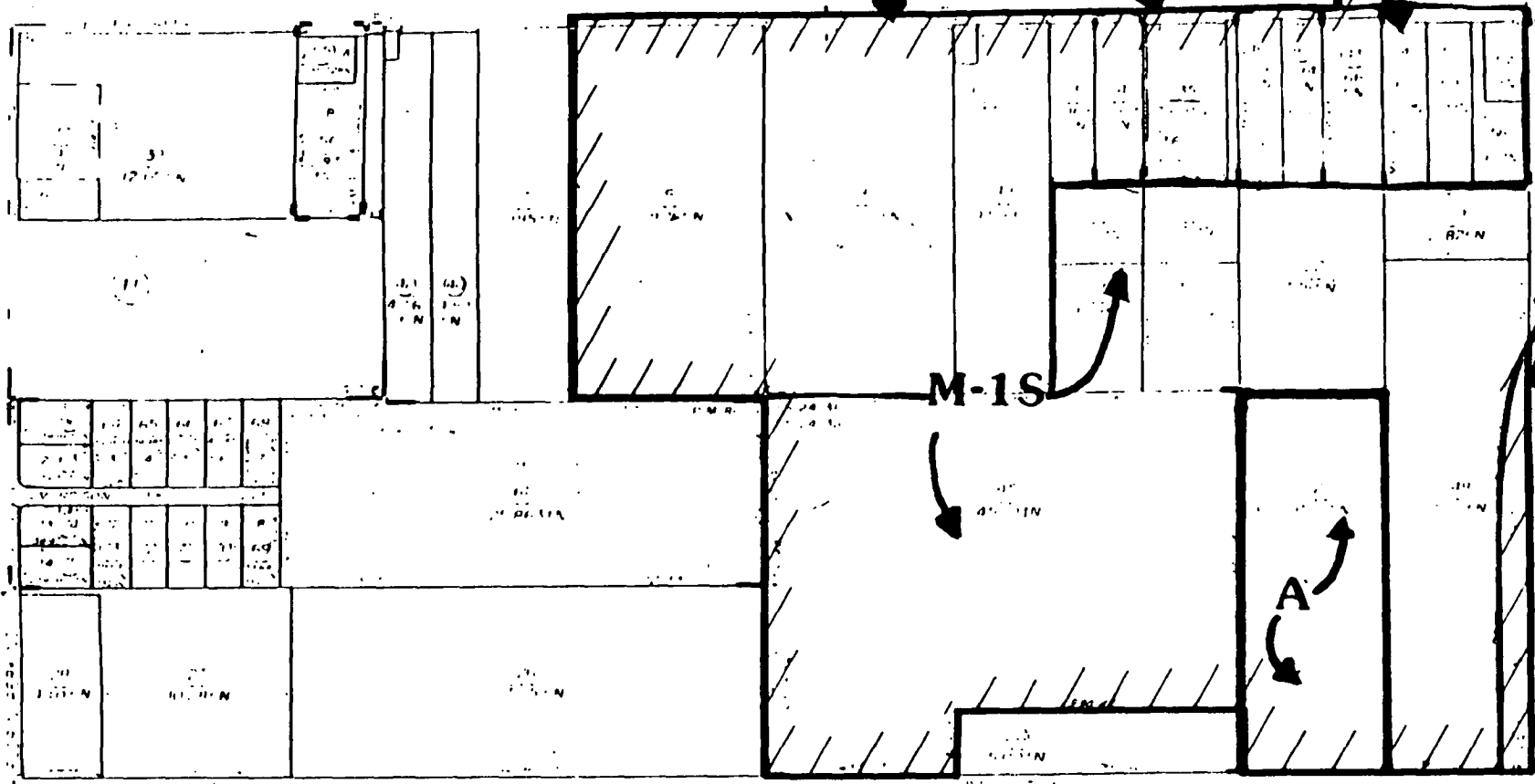
ATTEST:

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

M85-113

**EXHIBIT A** <sup>15</sup>

Bk 62



01

07

ROS Bk 33, Pg 4  
 ROS Bk 38, Pg 10  
 ROS Bk. 7, Pg 8  
 ROS. Bk. 24, Pg 31  
 ROS. Bk. 24, Pg 38  
 Morrison Creek Business Park, P.M. Bk. 80, Pg. 9

APPROVED  
 SACRAMENTO LOCAL AGENCY  
 FORMATION COMMISSION

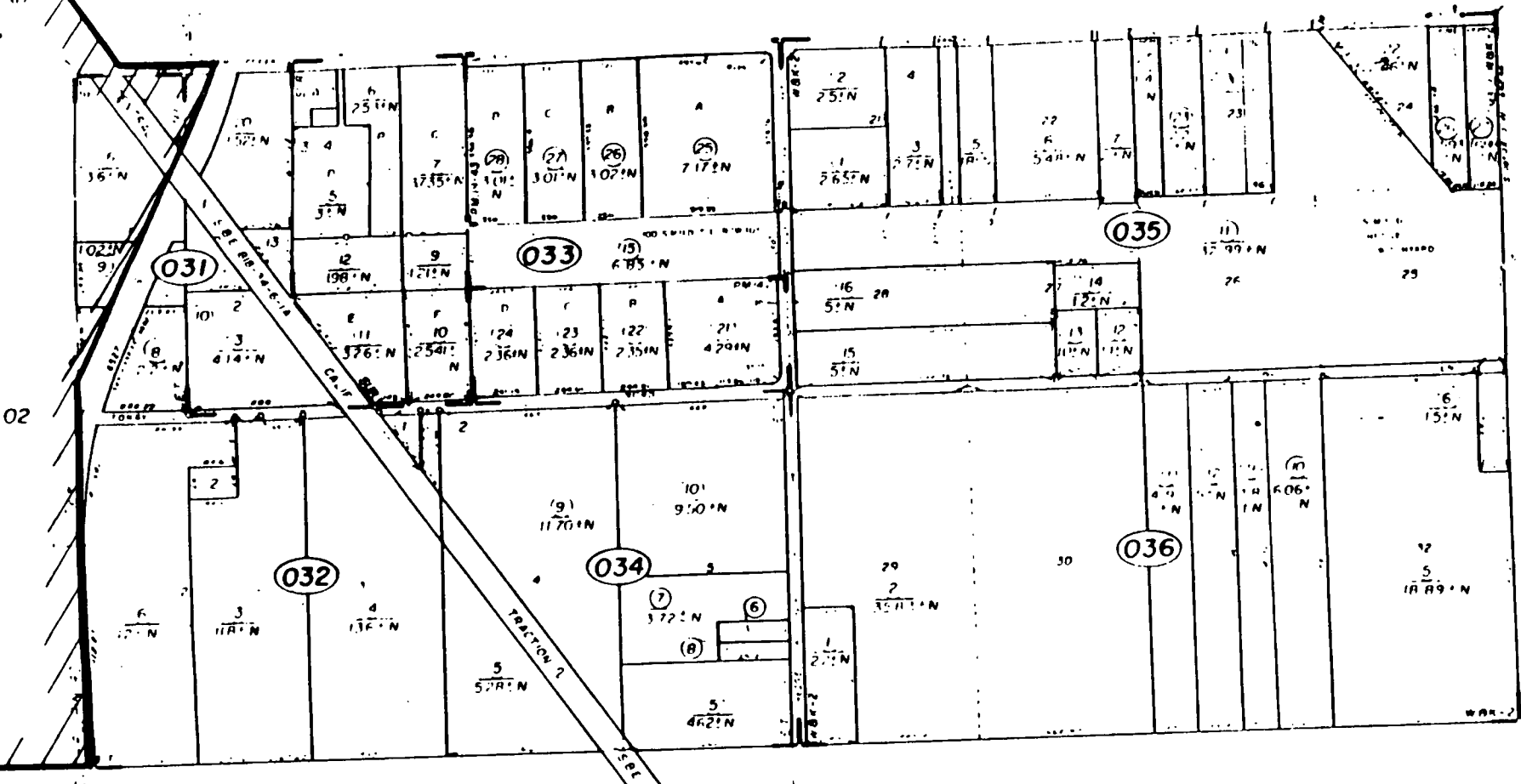
OCT 1 - 1986

BY *Madeline*  
 Admission Clerk

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 64 -Pg. 02  
 County of Sacramento, Calif.



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02

Bk 66

9

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

08'

OCT 1 - 1986  
BY *Trayflemer*  
ASSISTANT CLERK

08

Assessor's Map Bk. 64 -Pg. 03  
County of Sacramento, Calif.

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

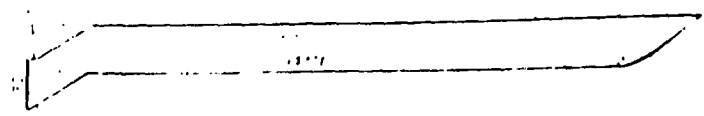


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S. 1/2 SEC. 23, T. 4 N., R. 12 W.

(17)

(12)

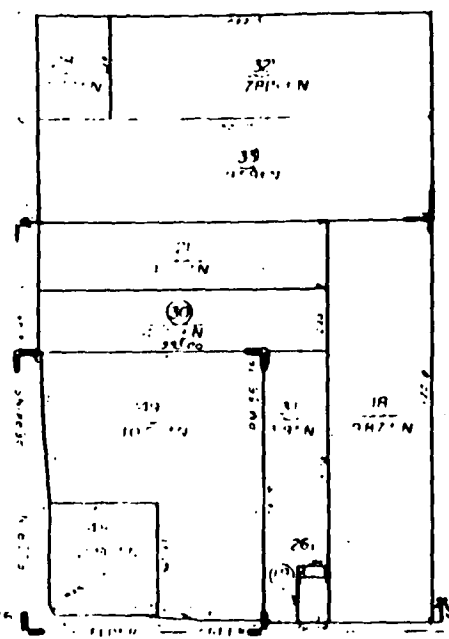


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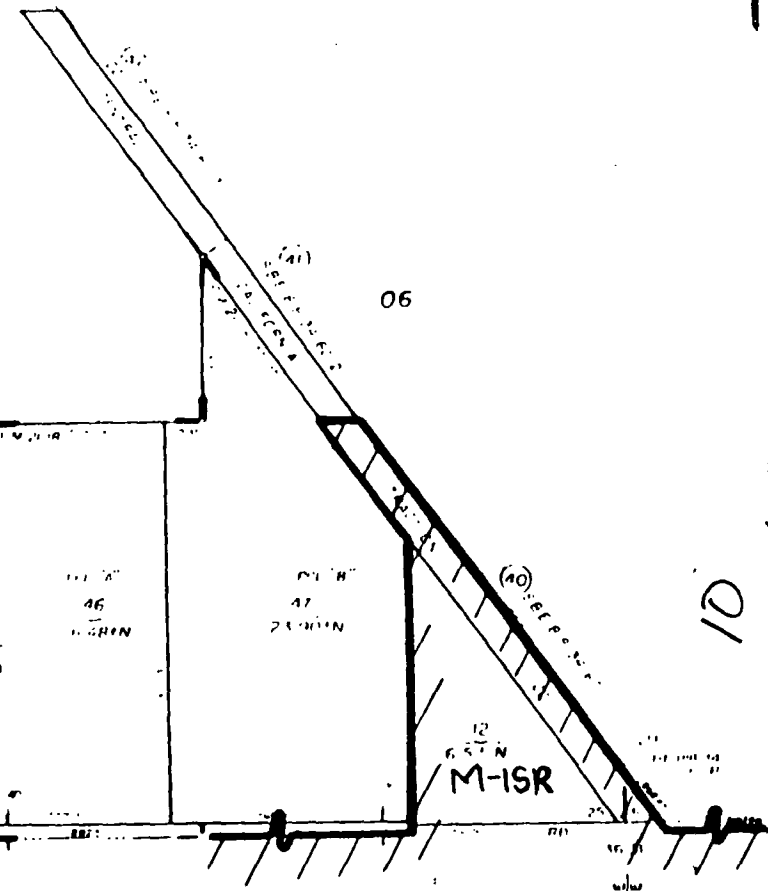
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W. R. 1000

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12-4-88

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

Bk 64

OCT 1 - 1986

BY *Maple*  
Commissioner  
Administrative Clerk  
Assessor

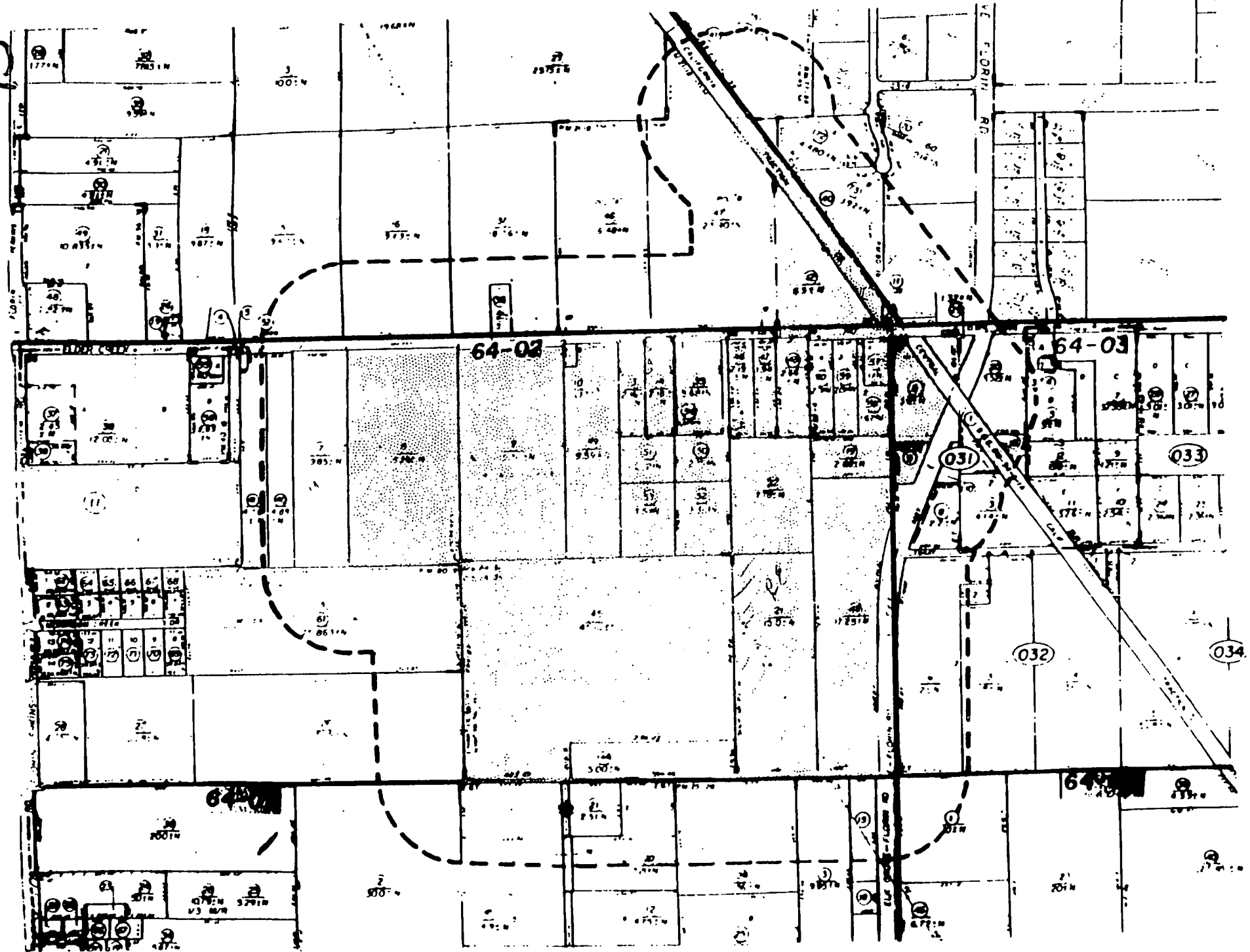
CITY OF COUNTY OF SACRAMENTO  
Assessor's Map Bk. 62 -Pg. 05  
County of Sacramento, Calif.

Q.S. Bk 34, Pg 22 (10-18-86)



# EXHIBIT B

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6/18

11 12-4-80

map 112

PROPERTIES WITHIN 300 FEET OF PROPOSED ANNEXATION AREA

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City Planning Commission  
Sacramento, California

Subject: Valley Jag (AKT Developments), (Annexation to the City of Sacramento and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District) and prezone of approximately 143 acres to M-1S (Light Industrial), M-1SR. (Light Industrial Review) and A (Agriculture) zones. (M85-113)

Summary:

An annexation has been proposed to the City of Sacramento. The subject properties consist of approximately 143 acres, roughly bounded by Elder Creek Road on the north, Elk Grove Florin Road on the east, Florindell Road on the south and Florin Perkins Road and the City Limits on the west. The petitioner, AKT Developments, has proposed a reorganization involving annexation to the City and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District. The local Agency Formation Commission (LAFCO) approved the AKT Development request for reorganization on October 1, 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 pre zoning of the properties to the M-1S and M-1SR (Light Industrial) and the A (Agriculture) zones and approval of the proposed annexation.

Background Information:

The petitioner, AKT Developments, petitioned Sacramento LAFCO to initiate annexation proceedings for the annexation of twenty-seven parcels. (Parcels #064-031-009,006; 062-050-012; 064-002-007-010,013,014,019-022,035,036,043,045-047,049,050-053,057-060) roughly bounded by Elder Creek Road on the north, Elk Grove Florin Road on the east, Florin Road on the south, and Florin Perkins Road and the City Limits on the west. The applicant has petitioned for this reorganization because their property represents a reasonable and logical extension of the City's corporate boundary and for purposes of being under one governmental agency. The subject site is within the City's Sphere of Influence and is contiguous to the City. LAFCO approved this proposal on October 1, 1986 and forwarded the application and the LAFCO resolution to the City for the final stage of processing and hearing.

Approximately 127 acres of the proposed site is designated for Industrial and 15 acres for Rural Estates Residential in the adopted 1986 South Sacramento Community Plan. The County General Plan also designates the larger area Industrial Intensive and shows the 15 acre parcel as agriculture. The County has zoned the property for Light Industrial (M-1) and Interim Agricultural uses (A-10). Staff recommends a prezone of M-1S and M-1SR (Light Industrial) and A (Agriculture) for this 143 acres.

City staff supports the reorganization. City staff has agreed with AKT Developments to recommend for a prezone to M-1S for their parcel on the condition that the following conditions be met prior to issuance of a building permit.



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Conditions:

1. The subject property is within the boundaries of the Morrison Creek Assessment District. Trunk sewer, City water, and drainage facilities are available to the subject property, or will be upon payment of applicable fees.
2. Sewer service will be provided to the subject property by the County Sanitation District No. 1.
3. Somers and Valley will prepare sewer, water, and drainage studies for approval of the City Engineer.
4. Off-site water and sewer extensions will be required.
5. Street extensions, and right-of-way dedications for two access routes, with a minimum of two lanes of pavement off-site will be required to the satisfaction of the Public Works Department.
6. For off-site right-of-way, City will condemn at developer's expense if necessary as provided in Chapter 40 of the Sacramento City Code.
7. Standard subdivision improvements required per City Code.
8. Soils testing for street design will be required.
9. No building permits for the construction of new buildings will be issued until improvements under the Morrison Creek Assessment District are completed to the satisfaction of the Public Works Department.

Staff recommends that the same rezoning and conditions be applied to the other industrially designated parcels within the annexation except that those parcels fronting Elder Creek Road and Elk Grove-Florin Road should be rezoned to M-1SR.

Environmental:

The annexation includes a 45+ acre parcel (APN 064-020-45) which was the subject of an earlier approval (July of 1984) from the County for general and area plan amendments and rezoning. At that time, the County Planning Section prepared a Negative Declaration stating that the site contained 31 vernal pools on the 45 acre parcel. This study also stated that this site was "the" site closest to the State Capitol at which vernal pool habitat still existed:

Vernal pools are a unique natural habitat considered to be seasonal wetlands. According to the CEQA Guidelines (Section 15026 (b)(5)), this project may be subject to review by the California Fish and Game Department Code Section 903 (relating to sensitive wildlife habitats) and by the U. S. Army Corps of Engineers (relating to Section 404 of the Clean Water Act). There is no evidence submitted that indicates this site underwent reviews by either agency. County Staff did not impose mitigation measures regarding the vernal pools on their recommendation.

Staff's previous experiences with vernal pools support a need for more specific information to adequately assess the potential adverse environmental impacts. The

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request for additional information will appear as a condition of development on an application for subsequent subdivision and rezoning of the site where vernal pools are documented to occur. There appears to be no resultant significant impact from this annexation and therefore, no mitigation measures required should approval be granted.

Prezoning:

Staff recommends that the subject properties be prezoned to M-1S and M-1SR (Light Industrial) and A (Agriculture). This prezone designation allows the City to ensure that standard City infrastructure is provided to the annexing property and that some financing mechanism is establish before development occurs.

Time Frame for Annexation:

The Valley JAG (AKT Developments), 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, 1986                      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 M-1S and M-1SR (Light Industrial) and A (Agriculture) zones; 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/vf  
Attachments  
M85-113

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RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION TO APPROVE VALLEY JAG (AKT DEVELOPMENTS) REORGANIZATION (M85-113)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Valley Jag (AKT Developments) Reorganization; and

WHEREAS, the City Planning Commission has approved the Valley Jag (AKT Developments) Reorganization and the prezone of the subject property to M-1S and M-1SR (Light Industrial) and A (Agriculture); and

WHEREAS, the Valley Jag (AKT Developments) 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 Valley Jag (AKT Developments) site; and

WHEREAS, the reorganization was initiated by the property owner and therefore is 100 percent consent of the affected property owners to this reorganization.

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Valley Jag (AKT Developments) Reorganization, consisting of annexation of the subject property described herein to the City of Sacramento and the detachment of that property from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District, be approved.

\_\_\_\_\_  
MAYOR

ATTEST:

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

M85-113

M85-113

December 4, 1986

Item 17

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RECEIVED  
OCT 11 1986

RESOLUTION NO. LAFC 931

Planning Commission

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE VALLEY J.A.G., INC.,  
(AKT DEVELOPMENT) REORGANIZATION (24-85)  
(Annexation to the City of Sacramento)

WHEREAS, a petition proposing a reorganization calling for the annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District, in the County of Sacramento, was heretofore filed with the Executive Officer of this Commission, and the Executive Officer has examined said reorganization proposal 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 on the date and at the time and place specified in the notice of public hearing 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 given.

m85-113

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Resolution No. LAFC 931, page 2.

2. The Valley J.A.G., Inc., Reorganization, as modified by the Sacramento Local Agency Formation Commission, including annexation to the City of Sacramento, and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District is approved; the property description is attached hereto and made a part hereof. (Exhibit A).
3. Section 99.1 of the Revenue and Tax Code has been satisfied.
4. As approved, the reorganization is in conformity with applicable and specific plans.
5. The reasons for approval of the reorganization are as follows:
  - a. All of the proposal area is within the City of Sacramento Sphere of Influence.
  - b. Said territory is contiguous to the City of Sacramento.
  - c. The parcels are in need of municipal services for the purpose of development.
  - d. The City of Sacramento is capable of providing municipal services to all of the area in question.
  - e. There are no significant environmental impacts caused by this project and a categorical exemption has been filed.
  - (f. This reorganization represents a reasonable and logical extension of the City's corporate boundary.
6. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.

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Resolution No. LAFC 931, page 3.

7. 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 August 6, 1986, by the following vote, to wit:

AYES: Commissioners Collin, Hannaford, Kastanis, Chamberlain

NOES: Commissioners Smith, Johnson.

ABSENT: Commissioners Keller, Tomson.

*George S. Hannaford*  
Chairman  
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

*Marilyn Ann Flemmer*  
Marilyn Ann Flemmer  
Commission Clerk

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11/13

AKT DEVELOPMENTS REORGANIZATION (24-85)  
(Annexation to City of Sacramento)  
Exhibit A - Legal Description

All that portion of Sections 25 and 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point located on the Northerly line of said Section 36, from which the Northwest corner thereof bears Westerly, 1989 feet, more or less, said Northerly line being the centerline of Elder Creek Road, said point of beginning being the Northeast corner of that certain property described in the Deed filed in the Office of the Recorder of Sacramento County, California, in Book 72-01-18 of the Official Records at Page 289; thence from said point of beginning Easterly along said Northerly line of Section 36, 2630 feet, more or less, to a point located South 89° 54' 45" West 664.11 feet from the northwest corner of said Section 36, said point being situate on the City limits line of the City of Sacramento; thence along said City limits line the following six (6) courses and distances: (1) North 00° 11' 05" East 931.16 feet to a point on the westerly right of way line of the Central California Traction Railroad, (2) Along said Westerly right of way line North 35° 36' 20" West 408.77 feet, (3) North 00° 05' 15" East 122.96 feet to a point on the easterly right of way line of said Central California Traction Railroad, (4) South 35° 36' 20" East along said easterly right of way line 1395 feet, more or less, to its intersection with the easterly line of Section 25, said Township and Range, (5) continuing South 35° 36' 20" East along said easterly right of way line 275 feet, more or less, to a point on the centerline of Elder Creek Road, and (6) easterly along the centerline of Elder Creek Road to its intersection with the westerly right of way line of Elk Grove Florin Road; thence leaving said City limits line southerly along the westerly right of way line of Elk Grove Florin Road and the

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southerly production thereof to its intersection with the easterly line of said Section 36; thence southerly along the easterly line of Section 36 to the southeast corner of the Northeast one quarter of Section 36; thence Westerly, 990 feet, more or less, along said Southerly line to the Southwest corner of the East 60 acres of said Northeast one-quarter of Section 36, said corner also being the Southeast corner of that certain 5.00 acre tract of land, as said tract is shown on that certain Record of Survey recorded in the Office of said County Recorder in Book 24 of Surveys, at Page 38; thence Northerly, along the Easterly line of said 5.00 acre tract of land, North 00° 05' 20" West 219.90 feet; thence, South 89° 50' 15" West 990.42 feet; thence, South 00° 05' 20" West 219.90 feet, said point being situate on said Southerly line of the Northeast one-quarter of Section 36; thence South 89° 50' 15" West 653.53 feet, along said Southerly line to the center of said Section 36; thence, North 00° 28' 56" West 1322.43 feet along the Westerly line of said Northeast one-quarter of Section 36 to the Northeast corner of the South one-half of the Northwest one-quarter of said Section 36; thence, South 89° 59' 38" West 662.46 feet along the Northerly line of said South one-half of the Northwest one-quarter of Section 36 to the Southeast corner of said property described in Book 72-01-18 of Official Records, at Page 289; thence, North 00° 03' 00" East 1316 feet, more or less, along the Easterly line of said property to the point of beginning.

MB:Maf  
3/4/86

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION  
OCT 1 - 1986  
BY *Maflemmer*  
John J. Crk

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m85-113

12-4-86

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PETITION FOR THE DETACHMENT OF TERRITORY FROM  
County of Sacramento DISTRICT

PURSUANT TO THE DISTRICT REORGANIZATION ACT OF  
1965

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned Property owners within the  
area proposed for detachment from the County of Sacramento  
District by their signatures DO HEREBY REQUEST  
AND PETITION that proceedings be taken for the detachment from 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 detached 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 detached 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
  - Southgate Park and Recreation District
  - Florin-Elder Creek Cemetery District
  - Florin Fire District; Metropolitan Storm Drain Maintenance District
- e) It is proposed that the described territory be detached from:  
  - Florin Fire Protection District
  - Southgate Park and Recreation District
  - Florin-Elder Creek Cemetery District and
- f) It is desired that the proposed detachment provide for a  
  - Metropolitan Storm Drain Maintenance District
 be made subject to the following terms and conditions:

g) The reasons for this proposal are as follows:  
See Attached.

21

12-4-86

417

M85-113

PETITION FOR DETACHMENT OF TERRITORY  
(continued)

~~VB~~  
15

- g) Industrial development is ultimately planned for properties located within the area proposed for annexation. A description of the area proposed for annexation is given in exhibit A.

Parcels within this area are part of the Morrison Creek Assessment District, which will provide for sewer and drainage improvements.

Because industrial development will ultimately occur in this area, it would be logical to service these developments with surface water, given the close proximity of the city's water main along Florin-Perkins Road. There are clearly advantages to hooking up to the city's water source. These advantages include:

1. Cost savings of approximately \$250,000.00.
2. No over-drafting of ground water supplies.
3. No additional wells.
4. By-pass requirement to annex to Florin water district.

Additionally, a more uniform police and fire response could be realized due to a more logical boundary. For example, the Sherriff's Department responds to calls made on the south side of Elder Creek Road and the Police respond to calls made on the north side of the street. If the area were annexed, the City Police could respond to calls made from either side of the street.

22

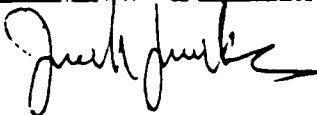
12-4-86

M85-113

#17

~~11/15~~  
15

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

Date of Signature	Signature of Petitioners	PRINTED NAME and Residential Address of Petitioners	Phone
10-22-85		Jack Sienkas Valley Jsg, Inc. 7700 College Town Dr Sacramento, CA 95826	(916) 381-01

23

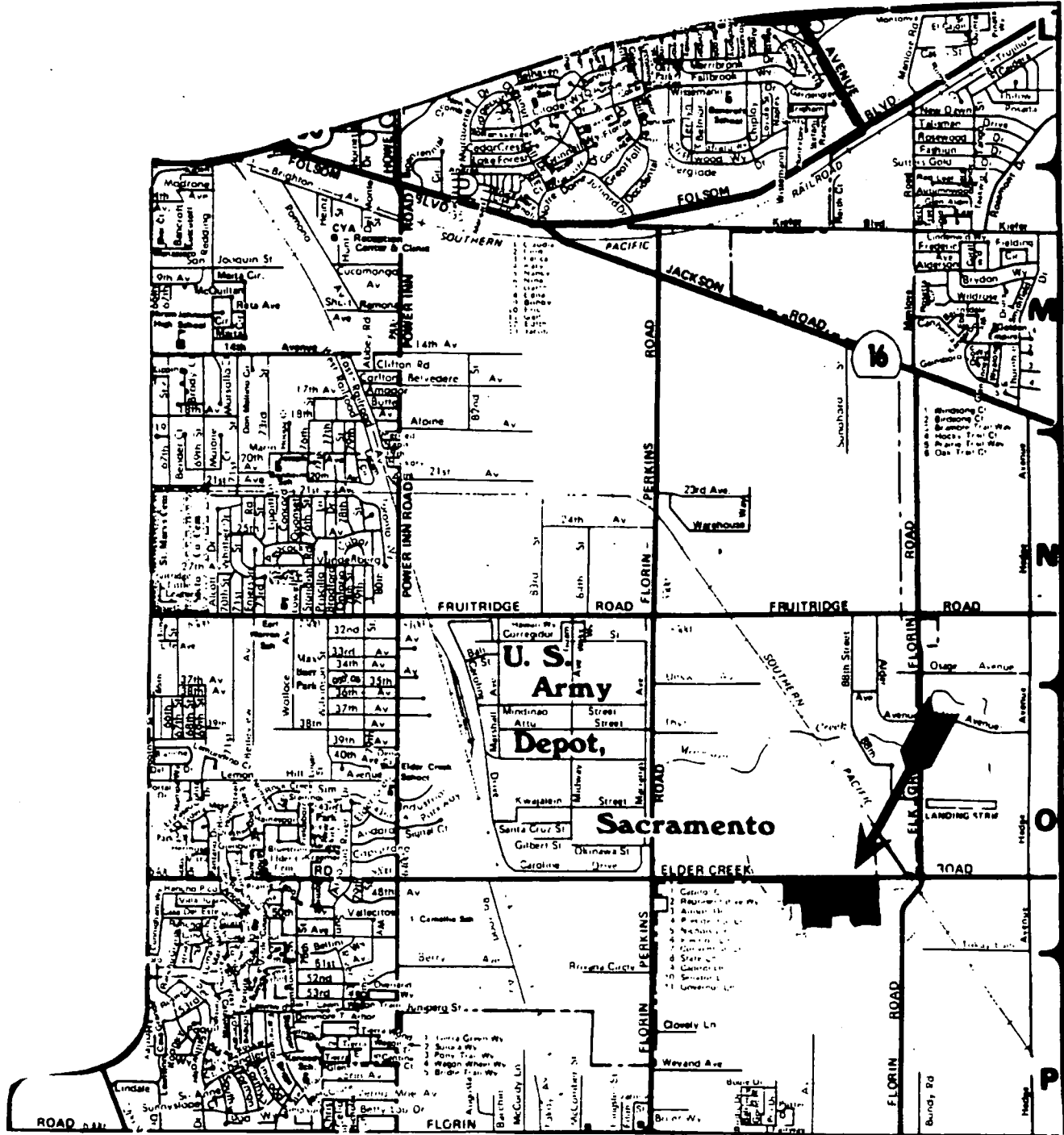
12-4-86

#17

MS-113

# AREA MAP FOR VALLEY VEG (AKT Developments) ANNEXATION

15



ASSESSOR'S PARCEL NUMBERS: D6A-D62-008-D10, D13, D14, D21, D22, D35, D36, D43, D45-D47, D49-D53



EAST BROADWAY/ SOUTH SACRAMENTO/ FLORIN--PERKINS AREA

STREET ADDRESS(ES): 8650 Elder Creek Road to 8900 Elder Creek Road

PETITION FOR DETACHMENT OF TERRITORY

EXHIBIT B

N. 1/2 SEC. 36, T. 8N., R. 5E. M.D.B. 8 M.

Tax Area Code

64-02

8650

8900

6400

6800  
15  
MP

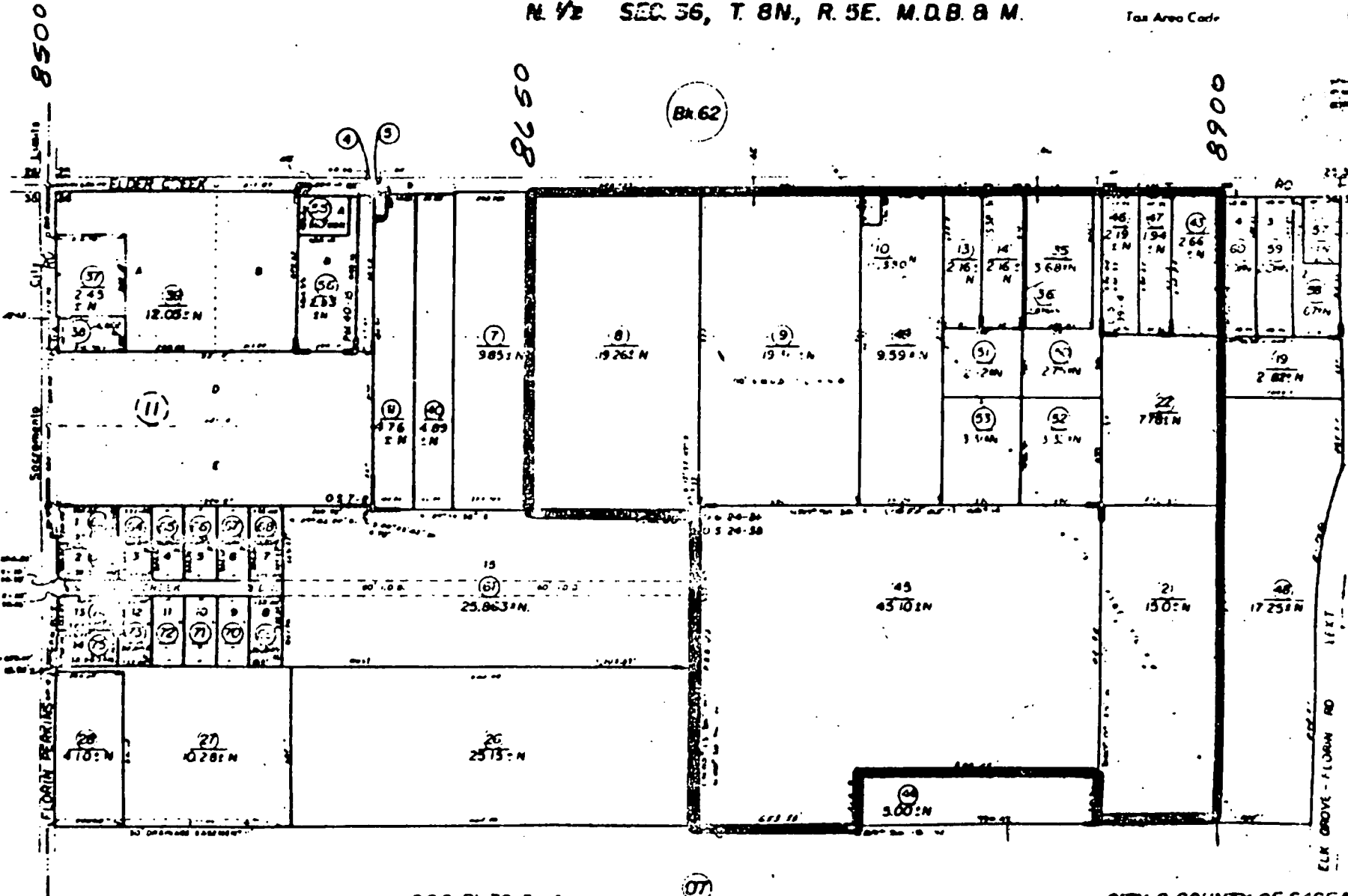
Bk. 62

07

R.O.S. Bk. 39, Pg. 4 (11-7-84)  
R.O.S. Bk. 33, Pg. 30 (16-29-84)  
R.O.S. Bk. 7, Pg. B (12-2-89)  
R.O.S. Bk. 23, Pg. 37 (11-29-85)  
R.O.S. Bk. 11, Pg. 33 (3-1-84)

CITY & COUNTY OF SACRAMENTO  
Assessor's Map Bk. 64-Pg. 02  
County of Sacramento, Calif.

NOTE: Assessor's Block Numbers Shown in FIGURES.



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03

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RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

DEC 29 1 53 PM '86

Lorraine Magna  
Office of the City Clerk  
915 "I" Street, Room 203  
Sacramento, CA 95814

Subject: VALLEY JAG REORGANIZATION -FILED WRITTEN PROTEST

Dear Ms. Magna:

The Sacramento Local Agency Formation Commission approved the Valley JAG Reorganization to the City of Sacramento on October 1, 1986. Under the provisions of the Cortese/Knox Local Government Reorganization Act of 1985-Section 57078 - (b), please be advised that this correspondence is to be considered a filed written protest. It is recommended for your consideration that a majority protest of the Valley JAG Reorganization exists and therefore the reorganization shall be abandoned as prescribed by law.

Please file this formal protest with the Sacramento City Council, and please be advised that this protest is filed within the protest period to the conducting authority. A formal written response of City Council action is hereby requested.

Registered Voter(s)  
FILED WRITTEN PROTEST  
AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12-27-86 1986	<i>Bethel Nicolosi</i> BETHEL NICOLOSI	8726 Elder Creek Rd Sacramento 95828	64-020-010

\*Date: Identifies date each signature affixed to Registered Voter written protest.

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

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DEC 29 1 54 PM '86

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(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
<u>12-28-86</u> 1986	<u>Rose K. Mack</u> (sign) Rose K. Mack	8764 Elder Creek Rd Sacramento 95828	64-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.

15

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(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
Dec. 28, 1986 1986	<i>Burton Mack</i> (sign) BURTON MACK	8764 Elder Creek Rd Sacramento 95828	64-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.



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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
DEC. 27, 1986 1986	<i>Anthony J. Sarla Sr.</i> ANTHONY J. SARLA SR	8762 Elder Creek Rd Sacramento 95828	64-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.

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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12-27-86 1986	<i>Marian E. Sarla</i> MARIAN E. SARLA	8762 Elder Creek Rd Sacramento 95828	064-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.

15

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(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12/28/86 1986	 JOE B. MORRIS	8780 Elder Creek Rd Sacramento 95828	64-020-013

\*Date: Identifies date each signature affixed to Registered Voter written protest.

15

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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12/22/86 1986	<u>Lura M. Morris</u> LURA M. MORRIS	8780 Elder Creek Rd Sacramento 95828	64-020-013

\*Date: Identifies date each signature affixed to Registered Voter written protest.

RECEIVED  
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Sacramento, CA 95814

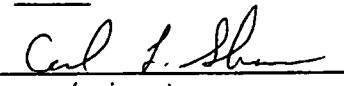
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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12/27/86 1986	 (sign)	8850 Elder Creek Rd Sacramento 95828	64-020-043
	CARL L. SHAW		

\*Date: Identifies date each signature affixed to Registered Voter written protest.

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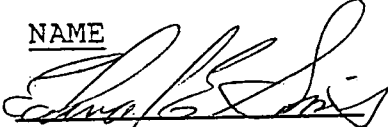
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FILED WRITTEN PROTEST  
AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12-27-86 1986	 EUGENE E. SIMS	8828 Elder Creek Rd Sacramento 95828	64-020-021

\*Date: Identifies date each signature affixed to Registered Voter written protest.

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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12-27-86 1986	<i>M. Skeet Vincent</i> SKEET VINCENT	8710 ELDER CREEK SACRAMENTO CA 95828	64-020-009

\*Date: Identifies date each signature affixed to Registered Voter written protest.

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CITY OF SACRAMENTO

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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
Dec-28-86 1986	<i>Vernon Ferreira</i> VERNON FERREIRA	8770 Elder Creek Rd Sacramento 95828	64-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.



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CITY OF SACRAMENTO

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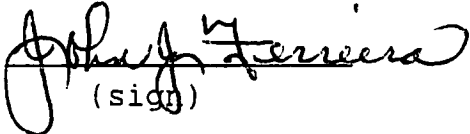
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AGAINST THE VALLEY JAG REORGANIZATION  
(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12/28 1986	 (sig) JOHN J. FERREIRA	8770 Elder Creek Rd Sacramento 95828	64-020-49

\*Date: Identifies date each signature affixed to Registered Voter written protest.



RECEIVED  
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(24-85)

<u>*DATE</u>	<u>NAME</u>	<u>RESIDENCE</u>	<u>PARCEL NO.</u>
12/28/86 1986	<i>Frances L. Ferreira</i> FRANCES L. FERREIRA	8770 Elder Creek Rd Sacramento 95828	64-020-049

\*Date: Identifies date each signature affixed to Registered Voter written protest.

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

DEC 31 11 55 AM '86

BOARD OF DIRECTORS  
Robert D. Cochran  
Kathryn J. Donohue  
Jack N. Sheldon  
Edwin A. Smith  
Howard P. Tillotson



## *Southgate Recreation and Park District*

District Headquarters • Trailhead Park • 6000 Orange Avenue  
P.O. Box 9635 • Sacramento, CA 95823 • (916) 428-1171

GENERAL MANAGER  
Patrick O'Brien

December 30, 1986

Lorraine Magna  
Office of the City Clerk  
915 I Street - Room 203  
Sacramento, CA 95814

re: Valley JAG Reorganization Protest

Dear Ms. Magna:

The Sacramento Local Agency Formation Commission approved the Valley JAG Reorganization to the City of Sacramento on October 1, 1986. It is our understanding that under the provisions of the Cortese/Knox Local Government Reorganization Act of 1985, Section 57078(b), that over 50% of the registered voters in the subject territory have filed and not withdrawn written protests executed after the date of the notice of hearing by your office and prior to the date of the hearing by the conducting authority (City of Sacramento). Based upon said information, it is our understanding that the written registered voter protest shall be deemed valid by your office as specified under Chapter 3, Section 57051 of the Cortese/Knox Local Government Reorganization Act of 1985. It is our understanding, therefore, that under Chapter 4, Section 57075 (a)(1), the conducting authority (City of Sacramento) shall be required to terminate proceedings on the Valley JAG reorganization.

It should be pointed out under Chapter 3, Conduct of Hearing, Section 57052, Determining the Value of Written Protests that the conducting authority is to determine the value of written protests filed and not withdrawn in the same manner prescribed in Section 56707, 56708, and 56710. Because Sections 56708 and 56710 refer to land owner protests, Section 56707 would apply. Under Section 56707 titled "Registered Voter Petition Compared to Voters Registration" it appears clearly that a process is here established to verify new voter registrations and their validity as to the process. This section specifies that if a petition is signed by registered voters that those names shall be compared with data from the Registrar of Voters in order to

Valley JAG Reorganization Protests  
December 30, 1986

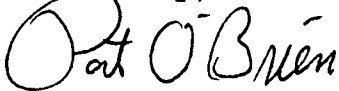
Page 2  
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ascertain the number of registered voters in the affected area and the number of qualified signers appearing on said protests. It would appear, clearly, that at this point a new determination of the registered voters in the affected territory and the number of qualified signers on said protests are to be validated. To, in any way, avoid this process may be construed as an attempt to deny the right of protest to registered voters within the affected area.

For the record, the Southgate Recreation and Park District wishes once again to protest the proceedings by the conducting authority (City of Sacramento) for not complying with the proceedings of the Cortese/Knox Local Government Reorganization Act of 1985 under Part 4, Chapter 1, Section 57002a and the provisions of Chapter 2, Notice of Hearing. It should be pointed out, however, that the District recognizes that the filed registered voter protests takes precedent over the protests on procedures specified by the District.

Please file this correspondence as an attachment for the record of the proceedings of the conducting authority (City of Sacramento) at their hearing on January 6, 1987 on the Valley JAG Reorganization. Please forward to our office a copy of any staff recommendations or reports on this item.

Sincerely,



PAT O'BRIEN  
General Manager

enclosure: Copies of Filed Protests

cc: Bridgette Williams, Planner  
Advance Planning Section  
City of Sacramento

cc: David McMurchie  
Files, McMurchie, Foley, Brandenburger & Weill

# Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>December 4, 1986</u>
ITEM NUMBER <u>17B</u>
PERMIT NUMBER <u>PM 85-113</u>

## ENTITLEMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP   |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION                                    |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT   |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.  |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER <u>Valley Org (P&amp;T Dev.) Annexation + P&amp;Z</u> |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
Correspondence Petition

LOCATION <u>Bounded by Elds. Creek Road on the north, Elk Grove Florio Road on the east, Florio Road on the south, &amp; Florio Parkers Road + City limits on the west.</u>
--

P R O P O N E N T S	NAME	ADDRESS

O P P O N E N T S	NAME	ADDRESS

### MOTION#

	YES	NO	MOTION SECOND
--	-----	----	---------------

	YES	NO	MOTION SECOND
Chinn	✓		
Ferris	✓		
Goodin	✓		✓
Hollick	✓		
Holloway	<u>absent</u>		
Otto	✓		
Ramirez	✓		✓
Walton	<u>absent</u>		
Ishmael			

### MOTION

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL       |
| <input type="checkbox"/> TO DENY  | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                        |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT              | <input type="checkbox"/> TO CONTINUE TO _____ MEETING.                                    |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE   | <input type="checkbox"/> OTHER _____  |

15) APN: 64-0020-040  
Owen Vick  
8047 Elk Grove-Florin Rd.  
Sacramento, CA 95828

16) APN: 64-0020-041  
John & Patricia Taylor  
8604 Elder Creek Rd.  
Sacramento, CA 95828

17) APN: 64-0020-007  
Clara Dewsnup  
8630 Elder Creek Rd.  
Sacramento, CA 95828

18) APN: 062-0050-023  
Florin-Perkins-Elder Crk. Inv.  
Florin Perkins Investors  
7700 College Town Dr., #101  
Sacramento, CA 95826

19) APN: ~~062-0050-041, -011~~  
Central Calif. Traction Co.  
Sacramento, CA 95828

20) APN: 062-0060-046, -054, -060  
-075, -001, -002  
Fruitridge Joint Venture  
8401 Jackson Rd.  
Sacramento, CA 95826

21) APN: 062-0060-072, -073  
Richard & Barbara Oki  
2840 Hyannis  
Sacramento, CA 95827

22) APN: 064-0020-044  
Ben & Sumiko Sakakihara  
6731 Gardner Avenue  
Sacramento, CA 95829

23) APN: ~~064-0031-002, 009, 010, 013~~  
S.M.U.D.  
Attn: David Kaplan  
P.O. Box 15830  
Sacramento, CA 95813

24) APN: 064-0031-003  
Michael & Betty Donohue  
5681 Reinhold Street  
Fair Oaks, CA 95628

25) APN: 064-0031-006  
Montana Express Inc.  
P.O. Box 247  
Wendell, ID 83355

26) APN: 064-0031-008  
Albert & Johnnie Carter  
6527 Elk Grove-Florin Rd.  
Sacramento, CA 95826

27) APN: 064-0032-002, 006  
Endall & Elsie Montgomery  
8936 Tokay Lane  
Sacramento, CA 95829

28) APN: 064-0032-002  
Dean Hellemansen  
8950 Tokay Lane  
Sacramento, CA 95824

29) APN: 064-0033-003  
Chester & Jessie Larsen  
8982 Elder Creek Rd.  
Sacramento, CA 95829

30) APN: 064-0033-005  
Douglas & Kay MacDonald  
8986 Elder Creek Rd.  
Sacramento, CA 95829

31) APN: 064-0033-020, 029  
Albert & Virginia Zarek  
2860 Joseph Ave.  
Sacramento, CA 95864

32) APN: 064-0071-020  
Charles & Phyllis Schuyler  
8540 Clovelly Lane  
Sacramento, CA 95828

33) APN: 064-0080-001  
Allen & Barbara Castle  
P.O. Box 3291  
Harbor, OR 97415

1) APN: 64-0020-057, 058, 059, 060  
Marie Bosshart F/Etal  
2421 F Street, #8  
Sacramento, CA 95816

2) APN: 64-0020-048  
Yeong Chiu  
115 Rockridge Rd.  
Hillsborough, CA 94010

3) APN: 64-0020-019, 009  
S.M.U.D.  
Attn: David Kaplan  
P.O. Box 15830  
Sacramento, CA 95813

4) APN: ~~64-0031-006~~  
Montana Express Inc.  
P.O. Box 247  
Wendell, ID 83355

5) APN: ~~62-0050-011, 040~~  
Central Calif. Traction Co.  
Sacramento, CA 95828

6) APN: 62-0050-012  
Wallace & Debra Chan  
P.O. Box 26327  
Sacramento, CA 95826

4

- 1) APN: 64-0020-045  
Valley JAG, Inc.  
7700 College Town Dr., #101  
Sacramento, CA 95826-2397
- 2) APN: 64-0020-051,050,022  
~~S.M.U.D.  
Attn: David Kaplan  
P.O. Box 15830  
Sacramento, CA 95813~~
- 3) APN: 64-0020-021  
James and Vera Dixon  
8828 Elder Creek Road  
Sacramento, CA 95828
- 4) APN: 64-0020-049,-052,-053  
John and Frances Ferreira  
8770 Elder Creek Rd.  
Sacramento, CA 95828
- 5) APN: 64-0020-009  
'81' Elder Crk. Rd. Partners  
111 Elm Street 300  
San Diego, CA 92101
- 6) APN: 64-0020-010  
Bethel Nicolosi  
8726 Elder Creek Rd.  
Sacramento, CA 95828
- 7) APN: 64-0020-046,-047  
HAMSKY  
2319 K Street  
Sacramento, CA 95816
- 8) APN: 64-0020-043  
Lawrence & Mary Northrop  
8850 Elder Creek Rd.  
Sacramento, CA 95828
- 9) ~~APN: 64-0020-036  
Anna Hinsz (D. Wolcott)  
429 J Street, Ste. P  
Sacramento, CA 95814~~
- 10) APN: 64-0020-013  
Joe & Mary Lawrence  
8780 Elder Creek Rd.  
Sacramento, CA 95828
- 11) APN: 64-0020-014  
Marvan Properties  
P.O. Box 26163  
Sacramento, CA 95826
- 12) APN: 64-0020-008  
Larry & Beatrice Iniguez  
6000 Stockton Blvd.  
Sacramento, CA 95824
- 13) ~~APN: 64-0020-007  
Clara Dewsnup  
8630 Elder Creek Rd.  
Sacramento, CA 95828~~
- 14) APN: 64-0020-035  
Donovan & Colleen Lushenko  
9086 Gerber Road  
Sacramento, CA 95829
- 1) APN: 64-0020-061  
Morrison Creek Investors  
900 Fulton Ave, Ste. 100  
Sacramento, CA 95825
- 2) APN: 64-0020-026  
Bill & Fumie Okamoto  
6751 Florin-Perkins Rd.  
Sacramento, CA 95828
- 3) APN: 64-0071-002  
Constance Rush  
1360 46th Street  
Sacramento, CA 95828
- 4) APN: 64-0071-045  
Steve Sephos  
13421 S. Austin Rd.  
Manteca, CA 95336
- 5) APN: 64-0072-021  
Leo Wanner  
6815 Gardner Ave.  
Sacramento, CA 95828
- 6) APN: 64-0072-024  
Von Behren  
6855 Gardner Avenue  
Sacramento, CA 95828
- 7) ~~APN: 64-0072-003  
Lloyd & Donna Lambert  
8891 Florin Rd.  
Sacramento, CA 95828~~
- 8) APN: 64-0072-015  
Floyd & Ruth Sargent  
6890 Elk Grove-Florin Rd.  
Sacramento, CA 95829
- 10) ~~APN: 62-0050-047  
Messick & Schwartz  
P.O. Box 15438  
Sacramento, CA 95813~~
- 11) ~~APN: 62-0050-046  
Alan Messick  
P.O. Box 15438  
Sacramento, CA 95813~~
- 12) ~~APN: 62-0050-037,-016,-051  
Florin Perkins Venture  
7667 Folsom Blvd.  
Sacramento, CA 95826~~
- 13) APN: 62-0050-036  
John & Laura Sikich  
8608 Fruitridge Rd.  
Sacramento, CA 95828
- 14) APN: 62-0050-052  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

James and Vera Dixon  
8828 Elder Creek Rd  
Sacramento, CA 95828

Northrop  
8850 Elder Creek Rd  
Sacramento, CA 95828

John/Frances Ferreira  
8770 Edler Creek Rd  
Sacramento, CA 95828

Palm Iron Works  
P.O. Box 26165  
Sacramento, CA 95826-0165

81 Elder Creek Rd. Partner  
111 Elm St. 300  
San Diego, CA 92101

Lushenko  
9086 Gerber Rd  
Sacramento, CA 95829

Bethel Nicolosi  
8726 Elder Creek Rd  
Sacramento, CA 95828

Owen  
6650 Belleau Wood Lane #113  
Sacramento, CA 95822-5915

Hamsky  
2319 K St  
Sacramento, CA 95816

MARIE BOSSHARD/ETAL  
2421 F St, Apt #8  
Sacramento, CA 95816

Pat O'Brien  
6000 Orange Ave  
Sacramento, CA 95823

Chio  
115 Rockridge Rd  
Hillsborough, CA 94010

Anna Hinsz  
429 J St., Ste. P  
Sacramento, CA 95814

Southgate Recreation & Park  
District  
P.O. Box 9635  
Sacramento, CA 95823

Joe and Mary Lawrence  
8780 Elder Creek Rd  
Sacramento, CA 95828

Marvan Properties  
P.O. Box 26163  
Sacramento, CA 95826

83  
~~79~~



APN: 64-0020-061  
Morrison Creek Investors  
900 Fulton Ave., #100  
Sacramento, CA 95825

APN: 62-0050-047  
Messick & Schwartz  
P.O. Box 15438  
Sacramento, CA 95813

APN: 064-0031-002,009,010,013  
Sacramento Municipal Utility  
P.O. Box 15830  
Sacramento, CA 95813

APN: 64-0020-026  
Bill and Fumie Okamoto  
6751 Florin-Perkins Rd.  
Sacramento, CA 95828

APN: 62-0050-037,016,051  
RJB Interests  
8601 Elder Creek Road  
Sacramento, CA 95828

APN: 064-0031-003  
Michael and Betty Donohue  
5681 Reninhold Street  
Fair Oaks, CA 95628

APN: 64-0020-008  
Larry & Beatrice Iniguez  
6000 Stockton Blvd.  
Sacramento, CA 95824

APN: 62-0050-036  
John and Laura Sikich  
8608 Fruitridge Road  
Sacramento, CA 95828

APN: 064-0031-006  
Montana Express Inc.  
P.O. Box 247  
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APN: 64-0071-002  
Constance Rush  
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Sacramento, CA 95828

APN: 64-0020-041  
John & Patricia Taylor  
8604 Elder Creek Road  
Sacramento, CA 95828

APN: 064-0031-008  
Albert & Johnnie Carter  
6527 Elk Grove-Florin Rd  
Sacramento, CA 95826

APN: 64-0071-045  
Steve Sephos  
13421 S. Austin Rd.  
Manteca, CA 95336

APN: 64-0020-007  
Clara Newsup  
8630 Elder Creek Road  
Sacramento, CA 95828

APN: 064-0032-002,006  
Endall & Elsie Montgomery  
8936 Tokay Lane  
Sacramento, CA 95829

APN: 64-0072-021  
Leo Wanner  
6815 Gardner Avenue  
Sacramento, CA 95828

~~APN: 062-0050-023  
Florin-Perkins-Elder Creek  
Investors  
Florin-Perkins Investors  
7700 College Town Drive, Ste.101  
Sacramento, CA 95826~~

APN: 064-0032-002  
Dean Hellemansen  
8950 Tokay Lane  
Sacramento, CA 95824

APN: 64-0072-024  
Von Behren  
6855 Gardner Ave.  
Sacramento, CA 95828

APN: 064-0033-003  
Chester & Jessie Larsen  
8982 Elder Creek Rd.  
Sacramento, CA 95829

APN: 64-0072-003  
Lloyd and Donna Lambert  
8891 Florin Rd.  
Sacramento, CA 95828

APN: 062-0060-046,054,060,075,  
064-0030-001,002  
Fruitridge Joint Venture Acreage  
Buzz Oates Enterprises  
8401 Jackson Road  
Sacramento, CA 95826

APN: 064-0033-005  
Douglas & Kay MacDonald  
8986 Elder Creek Rd.  
Sacramento, CA 95829

APN: 64-0072-015  
Floyd and Ruth Sargent  
6890 Elk-Grove-Florin Rd.  
Sacramento, CA 95829

APN: 064-0033-020,029  
Albert & Virginia Zarek  
2860 Joseph Ave.  
Sacramento, CA 95864

APN: 062-0060-072,073  
Richard and Barbara OKI  
2840 Hyannis  
Sacramento, CA 95827

APN: 064-0071-020  
Charles & Phyllis Schuyler  
8540 Clovelly Lane  
Sacramento, CA 95828

APN: 064-0020-044  
Ben & Sumiko Sakakihara  
6731 Gardner Avenue  
Sacramento, CA 95829

APN: 064-0080-001  
Allen & Barbara Castle  
P.O. Box 3291  
Harbor, OR 97415

M-85113

Lucky Chan  
7715 Cotton Lane  
Elk Grove, CA 95624

Dovey & Norman Clemens  
7709 Cotton Lane  
Elk Grove, CA 95624

Angelo & Esther Moreno  
7705 Cotton Lane  
Elk Grove, CA 95624



15

OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 203  
915 I STREET  
SACRAMENTO, CA  
95814-2671

916-449-5426

December 2, 1986

Mr. Pat O'Brien  
General Manager  
Southgate Recreation & Park District  
P.O. Box 9635  
Sacramento, CA 95823

Dear Mr. O'Brien:

RE: DANEKAS AND VALLEY J.A.G. REORGANIZATION

Reference your letter of October 23, 1986, on this date I spoke with Diane,  
your secretary, and informed her that the subject item will be on the  
Planning Commission agenda on Thursday, December 4, 1986.

If you have any questions, please call me.

Sincerely,

Janice Beaman  
Deputy City Clerk

JB:RP  
CC:86169

cc: Bridgette Williams

*Talked to Diane  
Pat O'Brien's secretary  
& told her she scheduled  
before Planning  
Commission  
12-4-86*

*Budget Addressed to  
meeting last  
12-2-86*



# CITY OF SACRAMENTO

11 (2) 15

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

December 18, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by rezoning property within the 143 acre site annexation and designating same for the M-1(S), M-1(S)-R and A zone and declaring the ordinance an Emergency Ordinance to take effect immediately. (M85-113)

### SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

### BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

### RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 6, 1987.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
M85-113

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 1-6-87

December 30, 1986

1  
15

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE 143 ACRE SITE ANNEXATION AND DESIGNATING SAME FOR THE M-1(S), M-1(S)-R AND A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY.  
(M85-113)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the unincorporated territory contiguous to the City, is hereby designated in the Light Industrial, M-1(S), Light Industrial - Review, M-1(S)-R, and Agricultural, A 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 classification 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 the 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.

2  
15

SECTION 4.

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 of Valley Jag (AKT Developments) Reorganization to the City of Sacramento takes effect, which will occur immediately after January 6, 1987.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

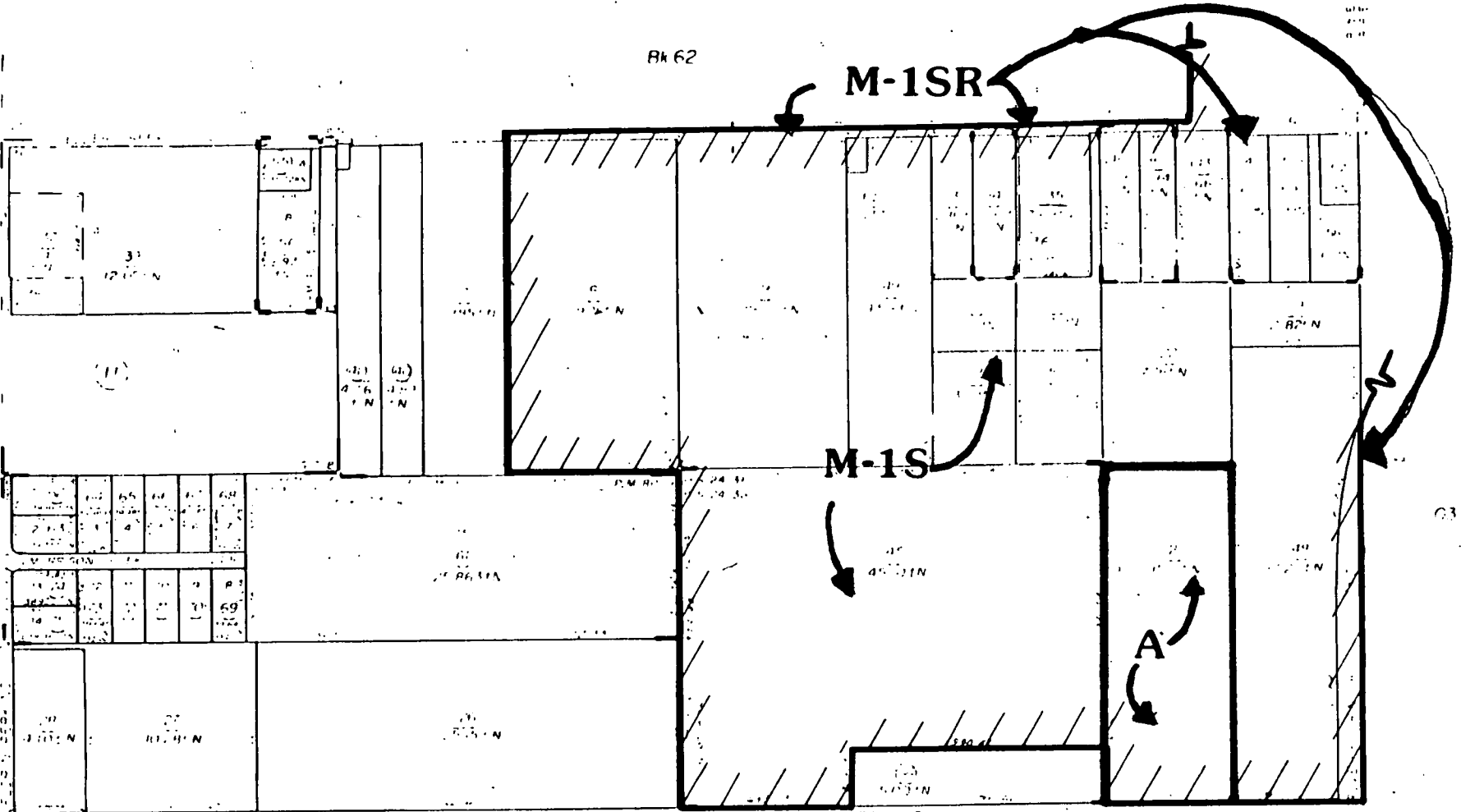
\_\_\_\_\_  
CITY CLERK

M85-113

# EXHIBIT A

7/15

Bk 62



01

07

R.O.S. Bk 39, Pg 4  
 R.O.S. Bk 38, Pg 30  
 R.O.S. Bk 7, Pg 8  
 R.O.S. Bk 24, Pg 31  
 R.O.S. Bk 24, Pg 38  
 Morrison Creek Business Park, P.M. Bk. 80, Pg. 9

APPROVED  
 SACRAMENTO LOCAL AGENCY  
 FORMATION COMMISSION

OCT 1 - 1986

BY *Madeline*  
 Commission Clerk

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 64 -Pg. 02  
 County of Sacramento, Calif.

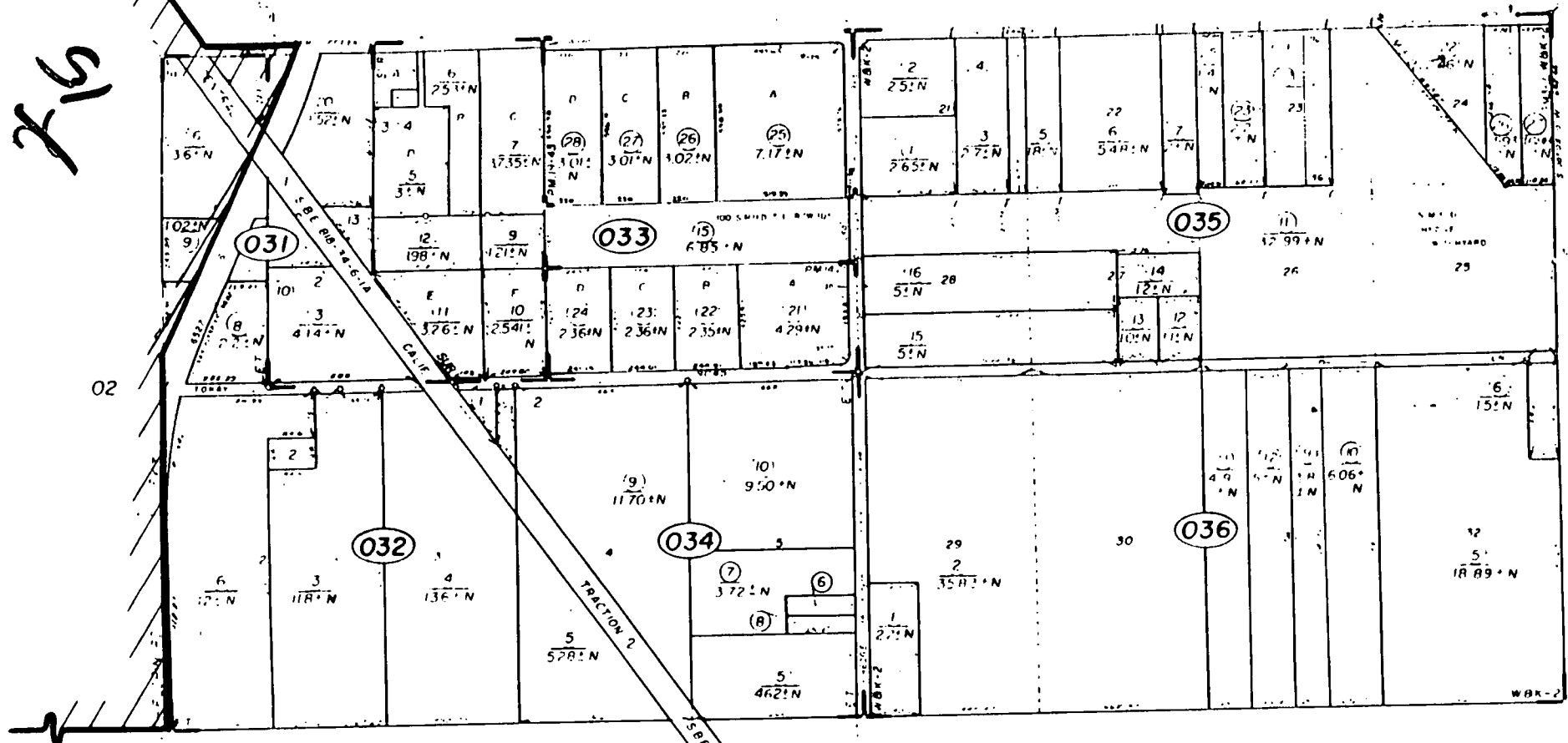


61#

12-4-86

12-5-86

716



Bk 66

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

08

OCT 1 - 1986  
BY *Waffleman*  
ASSISTANT CLERK

08

Assessor's Map Bk. 64 -Pg. 03  
County of Sacramento, Calif.

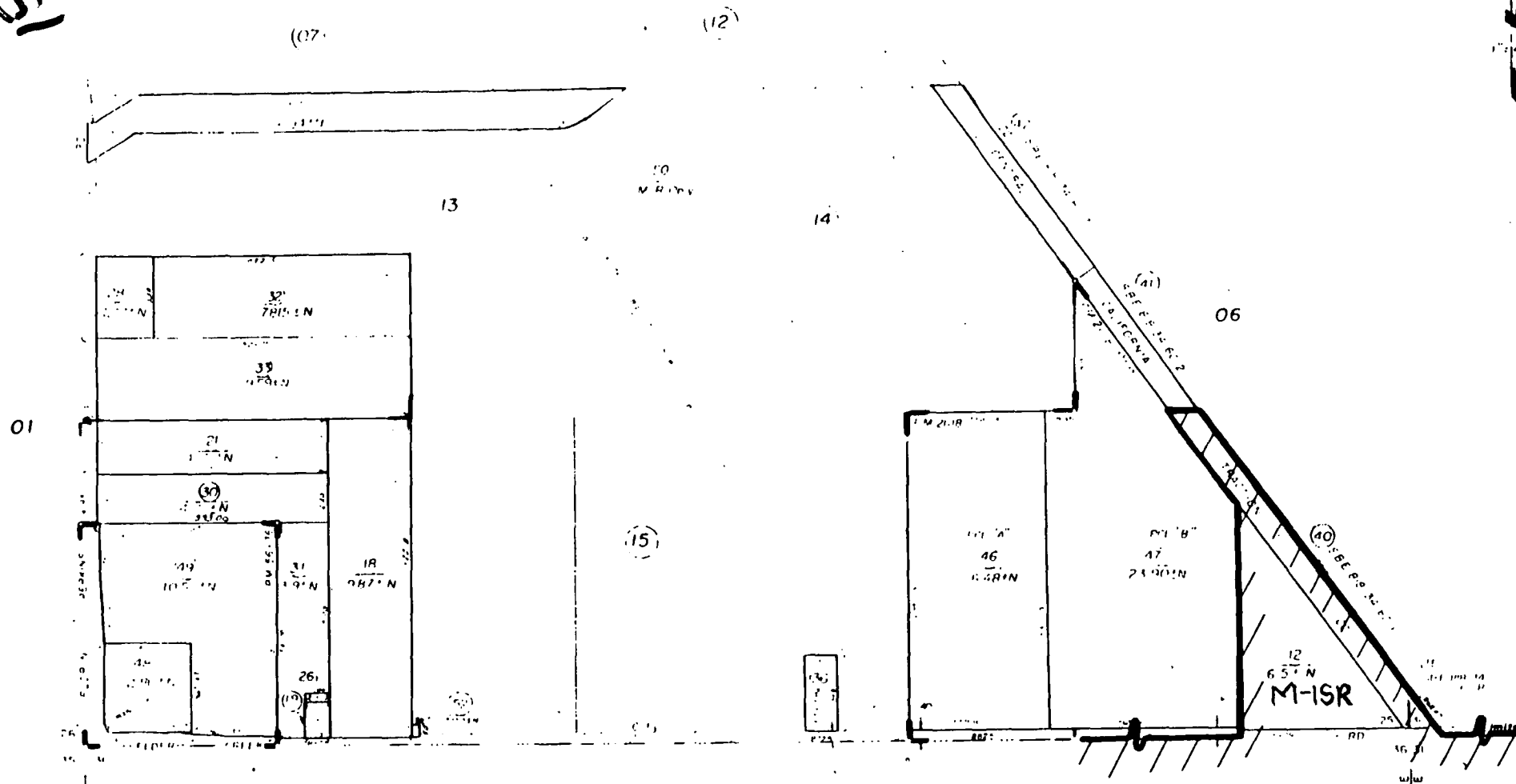
NOTE Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles

12-4-86



7/9

1"=400'



28-4-81

APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

Bk 64

OCT 1 - 1986

BY *Madeline*

Commission Clerk  
Approved: Board of Directors Shown in Circles

CITY & COUNTY OF SACRAMENTO  
Assessor's Map Bk. 62 - Pg. 05  
County of Sacramento, Calif.

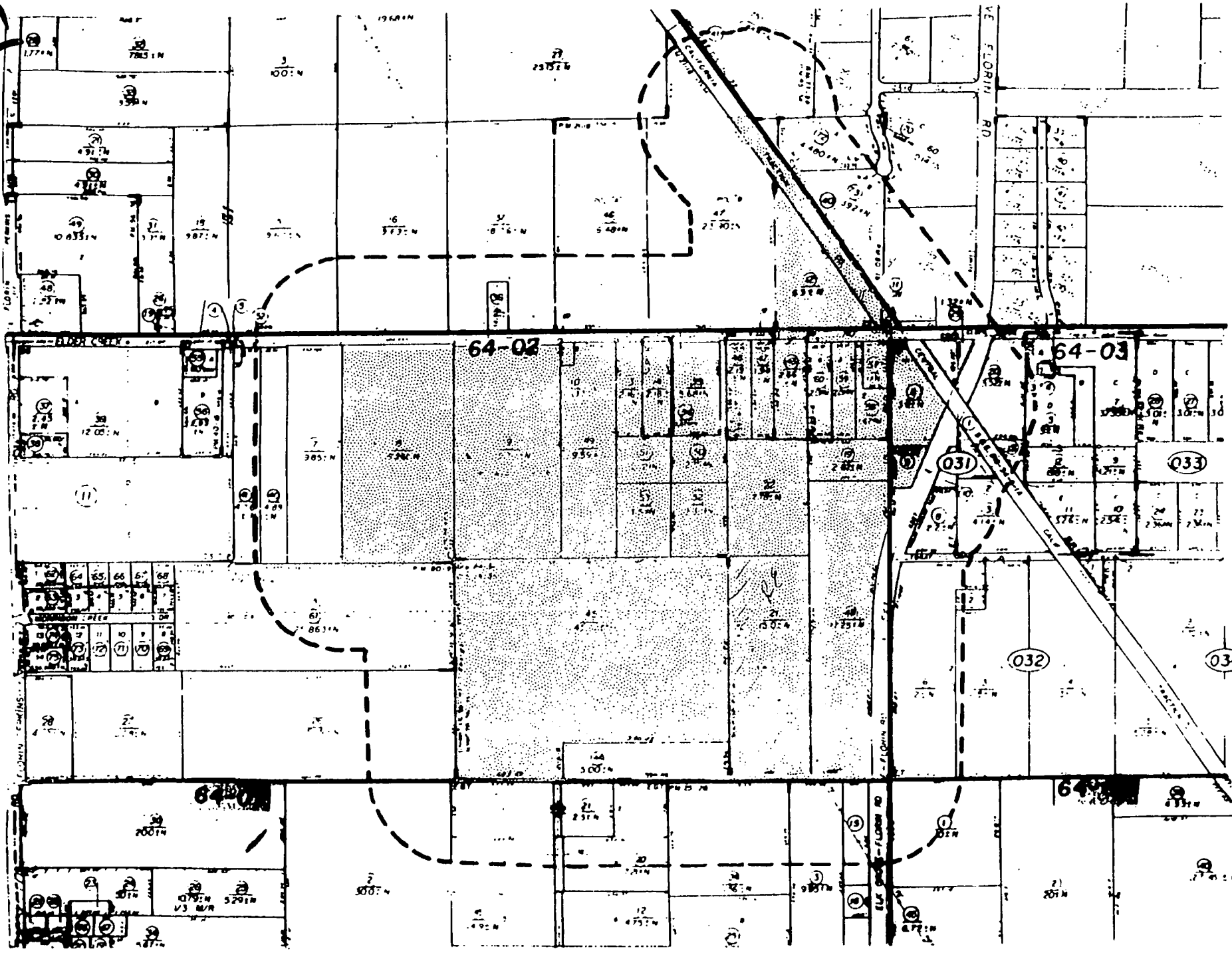


O.S. Bk. 34, Pg 22 (6/28/80)

28-4-81

# EXHIBIT B

7/2



614

98-4-21

MS-113

PROPERTIES WITHIN 300 FEET OF PROPOSED ANNEXATION AREA

Lorraine ✓  
15

River West  
Developments

7700 College Town Drive, Suite 201  
Sacramento, CA 95826-2397  
(916) 381-1115

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

JAN 2 2 25 PM '87

RECEIVED

DEC 31 1986

Planning and Development



December 30, 1986

Mr. Gary Stonehouse  
City Planning Department  
1231 "I" Street, Suite 300  
Sacramento, CA 95814

Dear Gary:

As you are aware, I will be out of town until January 11, 1986 and will not be able to attend the Valley Jag annexation, prezone, and tentative map hearing scheduled for the City Council on January 6, 1986.

Given some of the issues involved with the proposal, I think I should be present at the hearing. Therefore, I would respectfully request a continuance of all matters affecting the annexation area for one (1) week or until January 13, 1986.

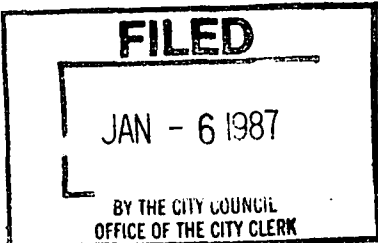
Thank you for your attention to this matter. I look forward to reading the condition we discussed at our meeting with Dave Martinez.

Sincerely,

*Randall M. Schaber (dn)*

Randall M. Schaber  
Project Manager

RSdn4



TO CONTINUED  
1-27-87

RECEIVED ~~13~~  
CITY OF SACRAMENTO  
MAY 14 1986  
15

RESOLUTION NO. LAFC 931

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE VALLEY J.A.G., INC.,  
(AKT DEVELOPMENT) REORGANIZATION (24-85)  
(Annexation to the City of Sacramento)

WHEREAS, a petition proposing a reorganization calling for the annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District, in the County of Sacramento, was heretofore filed with the Executive Officer of this Commission, and the Executive Officer has examined said reorganization proposal 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 on the date and at the time and place specified in the notice of public hearing 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 given.

11 VB

Resolution No. LAFC 931, page 2.

2. The Valley J.A.G., Inc., Reorganization, as modified by the Sacramento Local Agency Formation Commission, including annexation to the City of Sacramento, and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District is approved; the property description is attached hereto and made a part hereof. (Exhibit A).
3. Section 99.1 of the Revenue and Tax Code has been satisfied.
4. As approved, the reorganization is in conformity with applicable and specific plans.
5. The reasons for approval of the reorganization are as follows:
  - a. All of the proposal area is within the City of Sacramento Sphere of Influence.
  - b. Said territory is contiguous to the City of Sacramento.
  - c. The parcels are in need of municipal services for the purpose of development.
  - d. The City of Sacramento is capable of providing municipal services to all of the area in question.
  - e. There are no significant environmental impacts caused by this project and a categorical exemption has been filed.
  - (f. This reorganization represents a reasonable and logical extension of the City's corporate boundary.
6. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.

11

Resolution No. LAFC 931, page 3.

7. 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 August 6, 1986, by the following vote, to wit:

AYES: Commissioners Collin, Hannaford, Kastanis, Chamberlain

NOES: Commissioners Smith, Johnson.

ABSENT: Commissioners Keller, Tomson.

*George E. Hunchak*  
Chairman  
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

*Marilyn Ann Flemmer*  
Marilyn Ann Flemmer  
Commission Clerk

11  
MB

AKT DEVELOPMENTS REORGANIZATION (24-85)  
(Annexation to City of Sacramento)  
Exhibit A - Legal Description

All that portion of Sections 25 and 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point located on the Northerly line of said Section 36, from which the Northwest corner thereof bears Westerly, 1989 feet, more or less, said Northerly line being the centerline of Elder Creek Road, said point of beginning being the Northeast corner of that certain property described in the Deed filed in the Office of the Recorder of Sacramento County, California, in Book 72-01-18 of the Official Records at Page 289; thence from said point of beginning Easterly along said Northerly line of Section 36, 2630 feet, more or less, to a point located South 89° 54' 45" West 664.11 feet from the northwest corner of said Section 36, said point being situate on the City limits line of the City of Sacramento; thence along said City limits line the following six (6) courses and distances: (1) North 00° 11' 05" East 931.16 feet to a point on the westerly right of way line of the Central California Traction Railroad, (2) Along said Westerly right of way line North 35° 36' 20" West 408.77 feet, (3) North 00° 05' 15" East 122.96 feet to a point on the easterly right of way line of said Central California Traction Railroad, (4) South 35° 36' 20" East along said easterly right of way line 1395 feet, more or less, to its intersection with the easterly line of Section 25, said Township and Range, (5) continuing South 35° 36' 20" East along said easterly right of way line 275 feet, more or less, to a point on the centerline of Elder Creek Road, and (6) easterly along the centerline of Elder Creek Road to its intersection with the westerly right of way line of Elk Grove Florin Road; thence leaving said City limits line southerly along the westerly right of way line of Elk Grove Florin Road and the

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southerly production thereof to its intersection with the easterly line of said Section 36; thence southerly along the easterly line of Section 36 to the southeast corner of the Northeast one quarter of Section 36; thence Westerly, 990 feet, more or less, along said Southerly line to the Southwest corner of the East 60 acres of said Northeast one-quarter of Section 36, said corner also being the Southeast corner of that certain 5.00 acre tract of land, as said tract is shown on that certain Record of Survey recorded in the Office of said County Recorder in Book 24 of Surveys, at Page 38; thence Northerly, along the Easterly line of said 5.00 acre tract of land, North 00° 05' 20" West 219.90 feet; thence, South 89° 50' 15" West 990.42 feet; thence, South 00° 05' 20" West 219.90 feet, said point being situate on said Southerly line of the Northeast one-quarter of Section 36; thence South 89° 50' 15" West 653.53 feet, along said Southerly line to the center of said Section 36; thence, North 00° 28' 56" West 1322.43 feet along the Westerly line of said Northeast one-quarter of Section 36 to the Northeast corner of the South one-half of the Northwest one-quarter of said Section 36; thence, South 89° 59' 38" West 662.46 feet along the Northerly line of said South one-half of the Northwest one-quarter of Section 36 to the Southeast corner of said property described in Book 72-01-18 of Official Records, at Page 289; thence, North 00° 03' 00" East 1316 feet, more or less, along the Easterly line of said property to the point of beginning.

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APPROVED  
SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION  
OCT 1 - 1986  
BY *Maflemma*  
Clerk

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PETITION FOR THE DETACHMENT OF TERRITORY FROM  
County of Sacramento DISTRICT  
PURSUANT TO THE DISTRICT REORGANIZATION ACT OF  
1965

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned Property owners within the  
area proposed for detachment from the County of Sacramento  
District by their signatures DO HEREBY REQUEST  
AND PETITION that proceedings be taken for the detachment from 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 detached is inhabited/~~unin~~
- 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 detached 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  
Southgate Park and Recreation District  
Florin-Elder Creek Cemetery District  
Florin Fire District; Metropolitan Storm Drain  
Maintenance District
- e) It is proposed that the described territory be detached from:  
Florin Fire Protection District  
Southgate Park and Recreation District  
Florin-Elder Creek Cemetery District and  
Metropolitan Storm Drain Maintenance District
- f) It is desired that the proposed detachment provide for  
be made subject to the following terms and conditions:

g) The reasons for this proposal are as follows:  
See Attached.

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- g) Industrial development is ultimately planned for properties located within the area proposed for annexation. A description of the area proposed for annexation is given in exhibit A.

Parcels within this area are part of the Morrison Creek Assessment District, which will provide for sewer and drainage improvements.

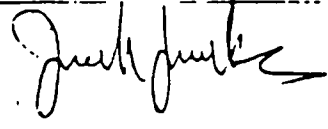
Because industrial development will ultimately occur in this area, it would be logical to service these developments with surface water, given the close proximity of the city's water main along Florin-Perkins Road. There are clearly advantages to hooking up to the city's water source. These advantages include:

1. Cost savings of approximately \$250,000.00.
2. No over-drafting of ground water supplies.
3. No additional wells.
4. By-pass requirement to annex to Florin water district.

Additionally, a more uniform police and fire response could be realized due to a more logical boundary. For example, the Sherriff's Department responds to calls made on the south side of Elder Creek Road and the Police respond to calls made on the north side of the street. If the area were annexed, the City Police could respond to calls made from either side of the street.

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

Date of Signature	Signature of Petitioners	PRINTED NAME and Residential Address of Petitioners	Phone
10-22-85		Jack Sienkas Valley Jag, Inc. 7700 College Town Dr #101 Sacramento, CA 95826	(916) 38

23

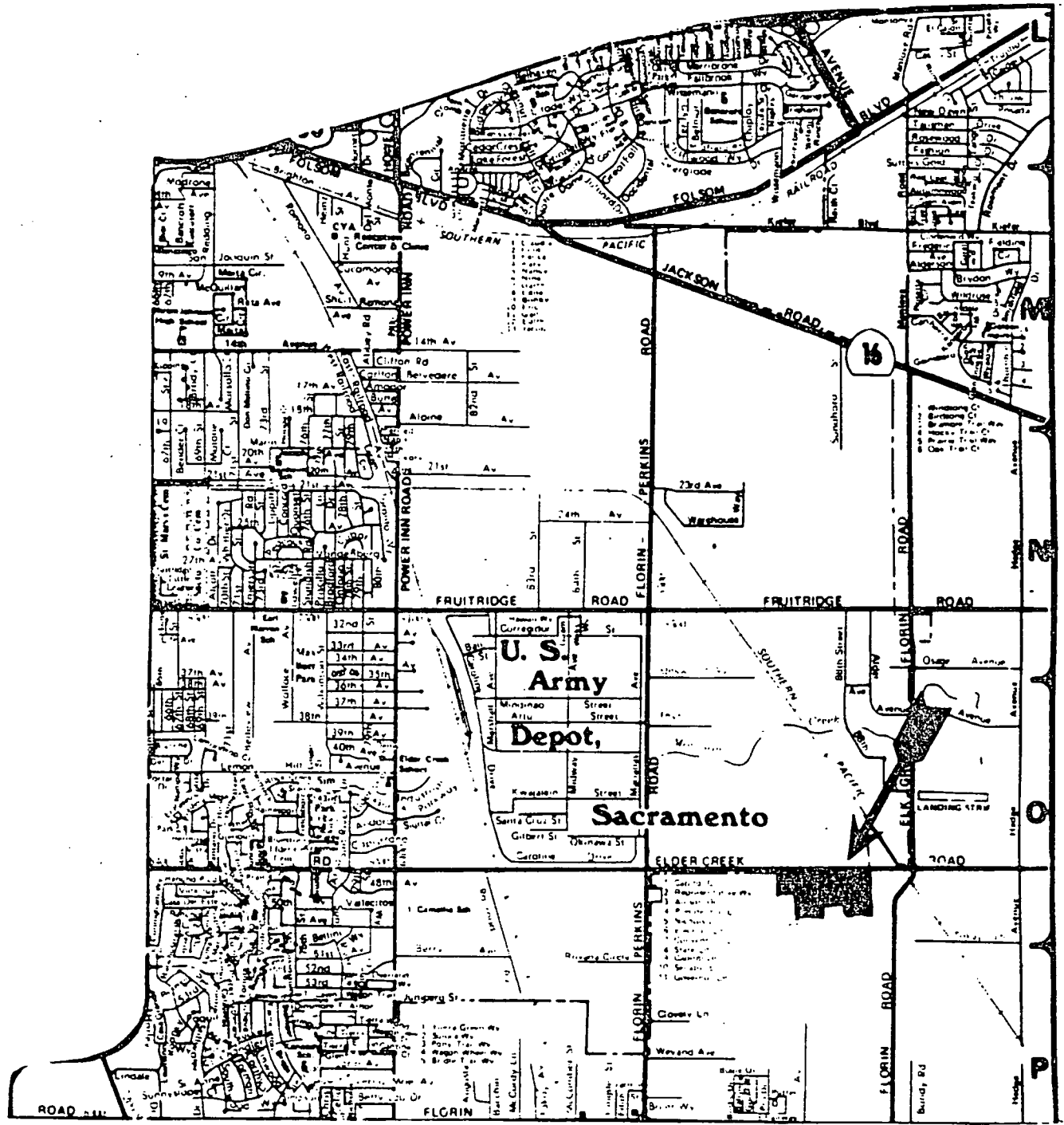
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# AREA MAP FOR VALLEY VEG (AKT DEVELOPMENTS) ANNEXATION



ASSESSORS PARCEL NUMBERS: D61-002-008-010, D13, D14, D21, D22, D35, D36,  
 D43, D45-D47, D49-D53



EAST BROADWAY/ SOUTH SACRAMENTO/ FLORIN--PERKINS AREA

STREET ADDRESS(ES): 8650 Elder Creek Road to 8900 Elder Creek Road

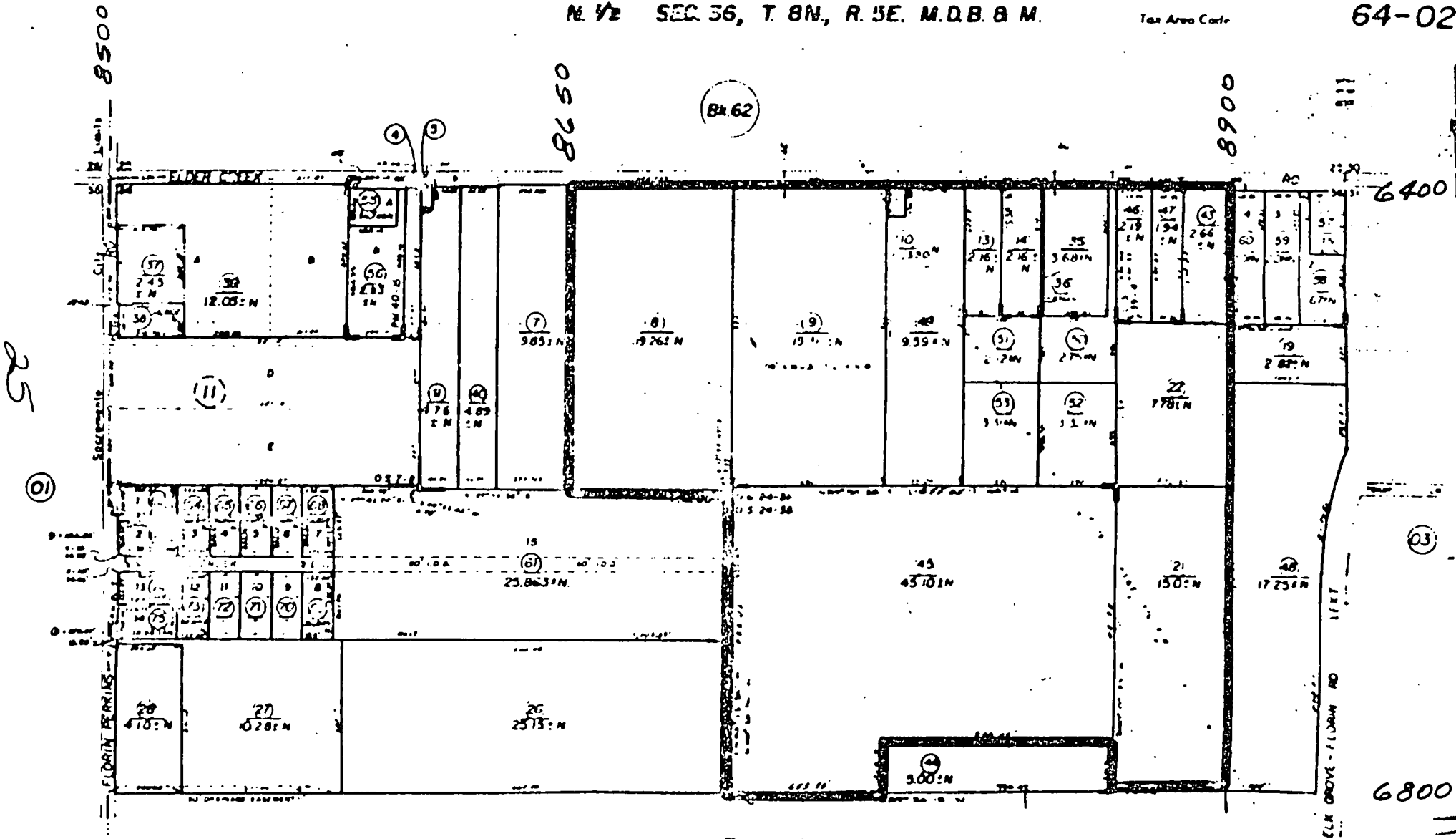
PETITION FOR DETACHMENT OF TERRITORY

EXHIBIT B

N. 1/2 SEC. 36, T. 8N., R. 3E. M.D.B. & M.

Tax Area Code

64-02



R.O.S. Bk. 39, P. 4 (11-7-84)  
 R.O.S. Bk. 33, P. 50 (6-22-84)  
 R.O.S. Bk. 7, P. 8 (2-2-82)  
 R.O.S. Ltr. 23, P. 31 (11-29-85)

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 64 - Pg. 02  
 County of Sacramento, Calif.



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OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 203  
915 I STREET  
SACRAMENTO, CA  
95814-2671

December 15, 1986

To All Interested Parties:

916-449-5426

On December 10, 1986, the following matter was filed with my office to set a hearing date before the City Council:

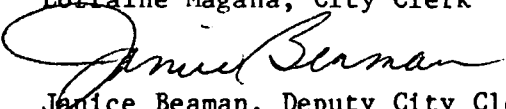
M-85113 - Valley Jag (AKT Developments) Annexation to the City of Sacramento and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and the Metropolitan Storm Drain Maintenance District and Prezone of 143 acres into Light Industrial, M-1 (S), Light Industrial - Review, M-1(S)-R, and Agricultural, A zones to the City of Sacramento for property roughly bounded by Elder Creek Road on the north, Elk Grove Florin Road on the east, Florindell Road on the south, and Florin Perkins Road and the City limits on the west. (D6)

This hearing has been set for January 6, 1987, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

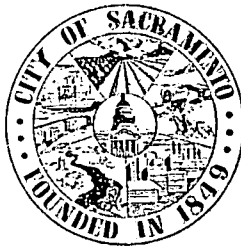
Any questions regarding this hearing should be directed to the **City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.**

Sincerely,  
Lorraine Magana, City Clerk

  
Jenice Beaman, Deputy City Clerk

JB/imc

cc: Mailing List for M-85113 - 8992



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OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

NOTICE OF HEARING  
ON THE ANNEXATION  
KNOWN AS (UNINHABITED) VALLEY J.A.G., INC.

CITY HALL  
ROOM 203  
915 I STREET  
SACRAMENTO, CA  
95814-2671

916-449-5426

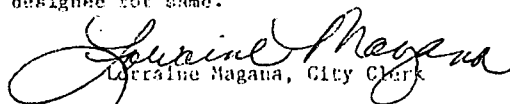
1. Reorganization proceedings were initiated by petition of Jack Sicukas, Valley J.A.G., Inc..
2. The Reorganization is described in Resolution No. LAFC 931, which is attached hereto and incorporated herein by reference.
3. The reasons for the Reorganization as set forth in the proposal submitted to Land Area Formation Commission (LAFCO) are:

Industrial development is ultimately planned for properties located within the area proposed for annexation. A description of the area proposed for annexation is given in exhibit A. Parcels within this area are part of the Morrison Creek Assessment District, which will provide for sewer and drainage improvements. Because industrial development will ultimately occur in this area, it would be logical to service these developments with surface water, given the close proximity of the city's water main along Florin-Perkins Road. There are clearly advantages to hooking up the city's water source. These advantages include:

1. Cost savings of approximately \$250,000.00
2. No over-drafting of ground water supplies.
3. No additional wells.
4. By-pass requirement to annex to Florin water district.

Additionally, a more uniform police and fire response could be realized due to a more logical boundary. For example, the Sheriff's Department responds to calls made on the south side of Elder Creek Road and Police respond to calls made on the north side of the street. If the area were annexed, the City police could respond to calls made from either side of the street.

4. The hearing on this matter has been continued from Tuesday, January 6, 1987 to Tuesday, January 27, 1987, 7:30 p.m., in the City Council Chambers at City Hall, 915 I Street, Sacramento, California, 95814.
5. Any owner of land within the uninhabited territory may file a written protest against the Reorganization with the City Clerk at any time prior to the time set for the hearing as shown in Paragraph 4 above.
6. Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

  
Corraíne Nagana, City Clerk

McCarthy #3  
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RESOLUTION NO. LAFC 931

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE VALLEY J.A.G., INC.,  
(AKT DEVELOPMENT) REORGANIZATION (24-85)  
(Annexation to the City of Sacramento)

WHEREAS, a petition proposing a reorganization calling for the annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District, in the County of Sacramento, was heretofore filed with the Executive Officer of this Commission, and the Executive Officer has examined said reorganization proposal 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 on the date and at the time and place specified in the notice of public hearing 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 given.

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Resolution No. LAFC 931, page 2.

2. The Valley J.A.G., Inc., Reorganization, as modified by the Sacramento Local Agency Formation Commission, including annexation to the City of Sacramento, and detachment from the Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, and Metropolitan Storm Drain Maintenance District is approved; the property description is attached hereto and made a part hereof. (Exhibit A).
3. Section 99.1 of the Revenue and Tax Code has been satisfied.
4. As approved, the reorganization is in conformity with applicable and specific plans.
5. The reasons for approval of the reorganization are as follows:
  - a. All of the proposal area is within the City of Sacramento Sphere of Influence.
  - b. Said territory is contiguous to the City of Sacramento.
  - c. The parcels are in need of municipal services for the purpose of development.
  - d. The City of Sacramento is capable of providing municipal services to all of the area in question.
  - e. There are no significant environmental impacts caused by this project and a categorical exemption has been filed.
  - (f. This reorganization represents a reasonable and logical extension of the City's corporate boundary.
6. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.

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Resolution No. LAFC 931, page 3.

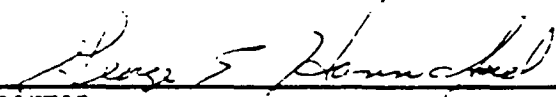
7. The Executive Officer is directed to mail certified copies of this resolution in the manner and as provided in Section 56272 of the Government Code.

PASSED AND ADOPTED by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on August 6, 1986, by the following vote, to wit:

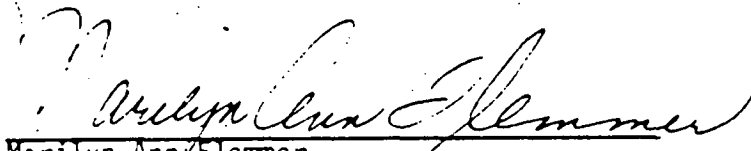
AYES: Commissioners Collin, Hannaford, Kastanis, Chamberlain

NOES: Commissioners Smith, Johnson.

ABSENT: Commissioners Keller, Tomson.

  
\_\_\_\_\_  
Chairman  
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

  
\_\_\_\_\_  
Marilyn Ann Flemmer  
Commission Clerk

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MB

AKT DEVELOPMENTS REORGANIZATION (24-85)  
(Annexation to City of Sacramento)  
Exhibit A - Legal Description

All that portion of Sections 25 and 36, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at a point located on the Northerly line of said Section 36, from which the Northwest corner thereof bears Westerly, 1989 feet, more or less, said Northerly line being the centerline of Elder Creek Road, said point of beginning being the Northeast corner of that certain property described in the Deed filed in the Office of the Recorder of Sacramento County, California, in Book 72-01-18 of the Official Records at Page 289; thence from said point of beginning Easterly along said Northerly line of Section 36, 2630 feet, more or less, to a point located South 89° 54' 45" West 664.11 feet from the northwest corner of said Section 36, said point being situate on the City limits line of the City of Sacramento; thence along said City limits line the following six (6) courses and distances: (1) North 00° 11' 05" East 931.16 feet to a point on the westerly right of way line of the Central California Traction Railroad, (2) Along said Westerly right of way line North 35° 36' 20" West 408.77 feet, (3) North 00° 05' 15" East 122.96 feet to a point on the easterly right of way line of said Central California Traction Railroad, (4) South 35° 36' 20" East along said easterly right of way line 1395 feet, more or less, to its intersection with the easterly line of Section 25, said Township and Range, (5) continuing South 35° 36' 20" East along said easterly right of way line 275 feet, more or less, to a point on the centerline of Elder Creek Road, and (6) easterly along the centerline of Elder Creek Road to its intersection with the westerly right of way line of Elk Grove Florin Road; thence leaving said City limits line southerly along the westerly right of way line of Elk Grove Florin Road and the

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MB:Maf

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APPROVED  
 SACRAMENTO LOCAL AGENCY  
 FORMATION COMMISSION

OCT 1 - 1986

BY *Maflemma*  
 J.C. Clark

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12-4-86

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PETITION FOR THE DETACHMENT OF TERRITORY FROM  
County of Sacramento DISTRICT

PURSUANT TO THE DISTRICT REORGANIZATION ACT OF  
1965

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned Property owners within the  
area proposed for detachment from the County of Sacramento  
District by their signatures DO HEREBY REQUEST  
AND PETITION that proceedings be taken for the detachment from 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 detached 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 detached 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  
Southgate Park and Recreation District  
Florin-Elder Creek Cemetery District  
Florin Fire District; Metropolitan Storm Drain Maintenance District
- e) It is proposed that the described territory be detached from:  
Florin Fire Protection District  
Southgate Park and Recreation District  
Florin-Elder Creek Cemetery District and  
Metropolitan Storm Drain Maintenance District
- f) It is desired that the proposed detachment provide for  
be made subject to the following terms and conditions:
- g) The reasons for this proposal are as follows:  
See Attached:

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- g) Industrial development is ultimately planned for properties located within the area proposed for annexation. A description of the area proposed for annexation is given in exhibit A.

Parcels within this area are part of the Morrison Creek Assessment District, which will provide for sewer and drainage improvements.

Because industrial development will ultimately occur in this area, it would be logical to service these developments with surface water, given the close proximity of the city's water main along Florin-Perkins Road. There are clearly advantages to hooking up to the city's water source. These advantages include:

1. Cost savings of approximately \$250,000.00.
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Additionally, a more uniform police and fire response could be realized due to a more logical boundary. For example, the Sherriff's Department responds to calls made on the south side of Elder Creek Road and the Police respond to calls made on the north side of the street. If the area were annexed, the City Police could respond to calls made from either side of the street.

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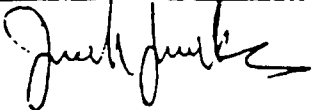
12-4-86

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

Date of Signature	Signature of Petitioners	PRINTED NAME and Residential Address of Petitioners	Phone
10-22-85		Jack Siemaszko Valley Jsg, Inc. 7700 College Town Dr Sacramento, CA 95826	(916) 35

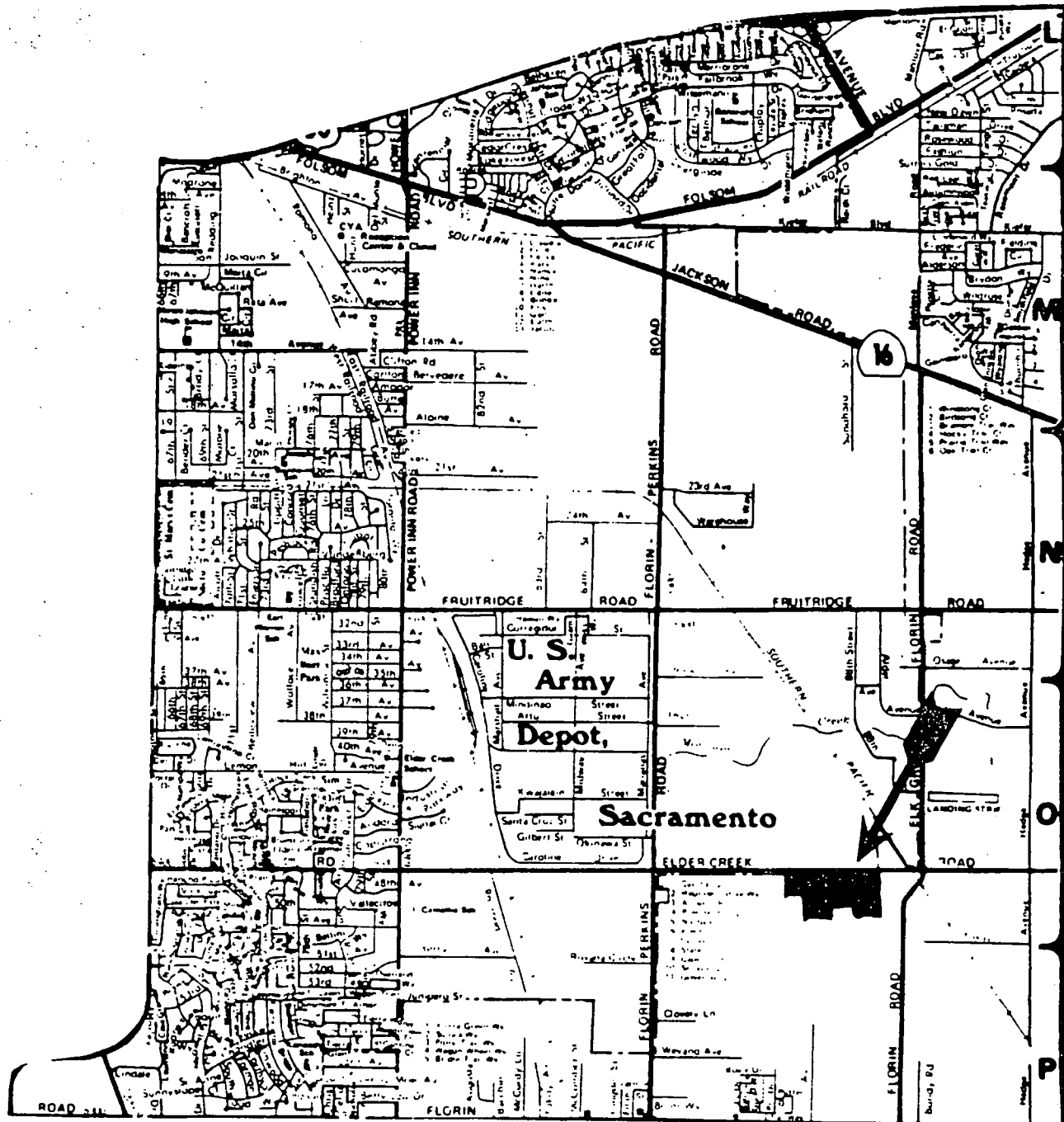
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12-4-86

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# AREA MAP FOR VALEY DGE (AKT DEVELOPMENTS) ANNEXATION



ADJACENT PARCEL NUMBERS: D21, D22, D25, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100



NORTH

EAST BROADWAY/ SOUTH SACRAMENTO/ FLORIN--PERKINS AREA

STREET ADDRESS(ES): 8650 Elder Creek Road to 8900 Elder Creek Road



PETITION FOR DETACHMENT OF TERRITORY

EXHIBIT B

N 1/2 SEC 36, T. 8N, R. 5E. M.D.B. & M.

Tax Area Code

64-02

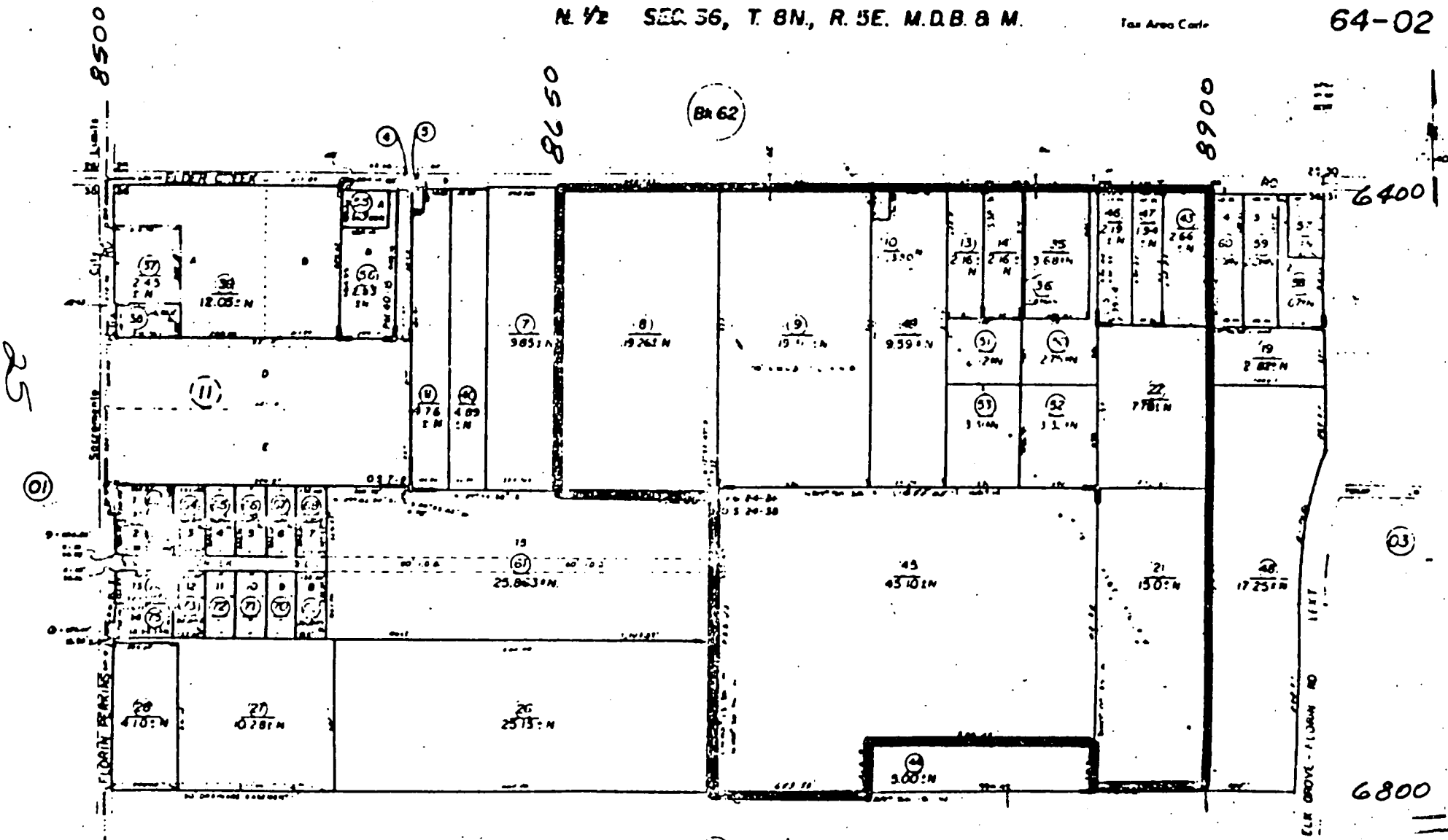
Bk 62

8650

8900

6400

6800



R.O.S. Bk 39, Pg 4 (11-7-84)  
 R.O.S. Bk 33, Pg 20 (6-29-84)  
 R.O.S. Bk 7, Pg 8 (2-2-83)  
 R.O.S. Lk 23, Pg 37 (11-29-83)

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 64 - Pg. 02  
 County of Sacramento, Calif.