



CITY OF SACRAMENTO

9

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 27, 1984

City Council
Sacramento, California

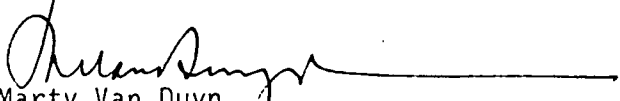
Honorable Members in Session:

SUBJECT: Industrial Sites Ltd. Reorganization (Annexation to the City of
Sacramento and Detachment from Various Special Districts)
(M84-036)

Attached you will find the approved Ordinance and Resolution and staff report on the Industrial Sites, Ltd. Annexation which were submitted to the City Planning Commission on December 6, 1984. This twenty-acre reorganization on the east side of Elk Grove-Florin Road was initiated by the property owner in order to gain access to City services and water in particular.

Staff recommends approval of this reorganization and pre-zone of the property to Agricultural, A.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

JR:lao
attachments
M84-036

January 8, 1985
All Districts

APPROVED
BY THE CITY COUNCIL

JAN 8 1985

OFFICE OF THE
CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

9

MEETING DATE 12-6-84
 ITEM NO. 1 FILE P M 84-036

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Industrial Sites Ltd. Prozone Annexation

Location: E Side of Elk Grove - Florin Rd

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. 1

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	ABSENT			
Goodin	✓			
Hunter	ABSENT			
Ishmael	✓			
Kamirez	✓		✓	
Simpson	✓			✓
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

9

ORDINANCE NO. 85-007

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED
BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED,
BY PREZONING PROPERTY WITHIN THE 20 ACRE
INDUSTRIAL SITES, LTD. ANNEXATION AND DESIGNATING
SAME FOR THE A ZONE AND DECLARING THE ORDINANCE
AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY
(M84-036)

APPROVED
BY THE CITY COUNCIL

JAN 8 1985

OFFICE OF THE
CITY CLERK

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

SECTION 1.

The territory described in the attached exhibits, and which is in the unincorporated territory contiguous to the City, is hereby designated in the A (Agriculture) prezoning classification. This action prezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

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

In addition, future development of the subject property shall be subject to the items and conditions contained in the Resolution Making Determinations adopted by the Sacramento Local Agency Formation Commission approving the territory for annexation to the City of Sacramento and the conditions set forth by the City Engineer as follows:

A drainage study shall be conducted and recommendations made that will show the extent of improvements to be made to Morrison Creek and the local drainage system which will transport runoff to Morrison Creek.

SECTION 2.

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

SECTION 3.

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

9

SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Industrial Sites, Ltd. Annexation to the City of Sacramento takes effect, which will occur immediately after January 8, 1985.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M84-036

\$

INDUSTRIAL SITES, LTD., ANNEXATION TO THE CITY OF SACRAMENTO (15-84)

9

Exhibit A

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

BEGINNING at a point on the City limits line of the City of Sacramento from which the Northwest corner of Section 30 Township 8 North Range 6 East M.D.B. & M. bears South 89° 55' 40" West 578.44 feet and North 00° 05' 15" East 2649.30 feet; thence, from said point of beginning North 89° 55' 40" East 864.21 feet; thence South 00° 43' 35" West 1154.84 feet; thence, South 89° 51' 55" West 864.22 feet to a point on the westerly right-of-way line of Elk Grove-Florin Road and the City limits line of the City of Sacramento; thence, along said City limits line North 00° 43' 35" East 1155.66 feet to the point of beginning.

MB:Maf 7/11/84

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

OCT 3 - 1984

BY Marilyn J. Lerner
Commission Clerk

3

9

RESOLUTION NO. 85-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION TO APPROVE THE INDUSTRIAL SITES, LTD. REORGANIZATION (M84-036)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Industrial Sites, Ltd. Reorganization; and,

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

WHEREAS, the Industrial Sites, Ltd. 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 Industrial Sites, Ltd. Reorganization site; and,

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

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Industrial Sites, Ltd. 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 District, the Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District and Southgate Recreation and Park District, be approved.

MAYOR

ATTEST:

CITY CLERK

M84-036

APPROVED
BY THE CITY COUNCIL

JAN 8 1985

OFFICE OF THE
CITY CLERK

Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Industrial Sites, Ltd. Reorganization (Annexation to the City of Sacramento and Detachment from Various Special Districts) (M84-036)

SUMMARY

One of the property owners in the unincorporated section of the Florin-Perkins Industrial area has proposed a reorganization involving annexation of a single piece of property and detachment of that territory from the Florin Fire District, the Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District and Southgate Recreation and Park District. The Local Agency Formation Commission approved the Industrial Sites, Ltd. Reorganization on October 3, 1984, and directed the City, as the conducting authority, to initiate proceedings and hold a hearing on the matter. LAFCO also approved an amendment of the City of Sacramento's Sphere of Influence to include this property.

BACKGROUND INFORMATION

The petitioner, Industrial Sites, Ltd., petitioned Sacramento LAFCO to initiate annexation proceedings for the annexation of a single parcel (Parcel # 062-060-29) on the east side of Elk Grove-Florin Road (see attached map). LAFCO approved the proposal on October 3, 1984, and forwarded the application and the LAFCO resolution to the City for the final stage of processing and hearing. LAFCO also amended the City's Sphere of Influence to include this site.

The area proposed for reorganization is approximately twenty (20) acres of flat land which is zoned for Manufacturing (M) uses by the County. Staff recommends the usual Agricultural holding zone for the prezone so that the proponent has time to join in an assessment district for services or arrange for City services for the subject property, and to complete the drainage study required by the Department of Public Works.

City staff had no objections to the reorganization. However, the Department of Public Works commented on the application before the LAFCO hearing and made the following comments:

"We recommend the following conditions:

1. A drainage study shall be conducted and recommendations made that will show the extent of the improvements required to be made to Morrison Creek as well as the local drainage system which will transport runoff to Morrison Creek. The study shall include all properties within the drainage shed boundary to assure they will not be adversely impacted by adjacent development. Said study shall be approved by the Sacramento Department of Public Works as well as the County of Sacramento.

- 2. Assure the construction of the improvements outlined in Item 1 above to the satisfaction of the Director of Public Works prior to annexing to the City. Depending on the results of the study, this could include the placing of the property in an interim A zoning category until an appropriate assessment district has been formed to assure the construction of the required infrastructure improvements. This was done in the recent Willow Creek Annexation proposal in the Natomas area."

Because of the statute of limitations, which requires all LAFCO processing by the City to occur within one year, the Department of Public Works agreed to apply these conditions to a future rezone of the property from the Agricultural holding zone to whatever zone is requested by the application when the property is ready to be developed (presumably an industrial zone); rather than as conditions of the annexation itself.

Prezoning

As with all vacant property, staff recommends that the subject parcel be pre-zoned to (A) Agriculture. This prezone designation allows the City to ensure that standard City infrastructure is provided to the annexing property and that an assessment district is joined or formed, if necessary, before development occurs.

Time Frame for Annexation

The Industrial Sites, Ltd. 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).

November 13, 1984 City Council initiates proceedings by adopting the "resolution initiating proceedings" and by setting a hearing date for the Industrial Sites, Limited Reorganization and Prezone.

December 6, 1984 Between the date of the initiation of proceedings and the Council hearing, 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 8, 1985 Date of the City Council hearing for the reorganization and the prezone. No protest petitions will be taken since the reorganization involves only one parcel. 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 33.47% of the property tax revenues generated by the annexing property. Currently this figure is \$716 per year. Property tax revenues will rise as the parcel is developed.

RECOMMENDATION

It is recommended that the City Planning Commission:

1. Adopt the attached Resolution rezoning the subject property to the (A) Agricultural holding zone.
2. Recommend to the City Council that the subject property be annexed to the City of Sacramento.

Respectfully submitted,



Michael P. Lake
Principal Planner (Acting)

9

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION TO APPROVE THE INDUSTRIAL SITES, LTD. REORGANIZATION (M84-036)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Industrial Sites, Ltd. Reorganization; and,

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

WHEREAS, the Industrial Sites, Ltd. 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 Industrial Sites, Ltd. Reorganization site; and,

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

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Industrial Sites, Ltd. 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 District, the Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District and Southgate Recreation and Park District, be approved.

MAYOR

ATTEST:

CITY CLERK

M84-036



ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE 20 ACRE INDUSTRIAL SITES, LTD. ANNEXATION AND DESIGNATING SAME FOR THE A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY (M84-036)

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

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

In addition, future development of the subject property shall be subject to the items and conditions contained in the Resolution Making Determinations adopted by the Sacramento Local Agency Formation Commission approving the territory for annexation to the City of Sacramento and the conditions set forth by the City Engineer as follows:

A drainage study shall be conducted and recommendations made that will show the extent of improvements to be made to Morrison Creek and the local drainage system which will transport runoff to Morrison Creek.

SECTION 2.

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

SECTION 3.

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

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SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Industrial Sites, Ltd. Annexation to the City of Sacramento takes effect, which will occur immediately after January 8, 1985.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M84-036

18

INDUSTRIAL SITES, LTD., ANNEXATION TO THE CITY OF SACRAMENTO (15-84)

9

Exhibit A

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

BEGINNING at a point on the City limits line of the City of Sacramento from which the Northwest corner of Section 30 Township 8 North Range 6 East M.D.B. & M. bears South $89^{\circ} 55' 40''$ West 578.44 feet and North $00^{\circ} 05' 15''$ East 2649.30 feet; thence, from said point of beginning North $89^{\circ} 55' 40''$ East 864.21 feet; thence South $00^{\circ} 43' 35''$ West 1154.84 feet; thence, South $89^{\circ} 51' 55''$ West 864.22 feet to a point on the westerly right-of-way line of Elk Grove-Florin Road and the City limits line of the City of Sacramento; thence, along said City limits line North $00^{\circ} 43' 35''$ East 1155.66 feet to the point of beginning.

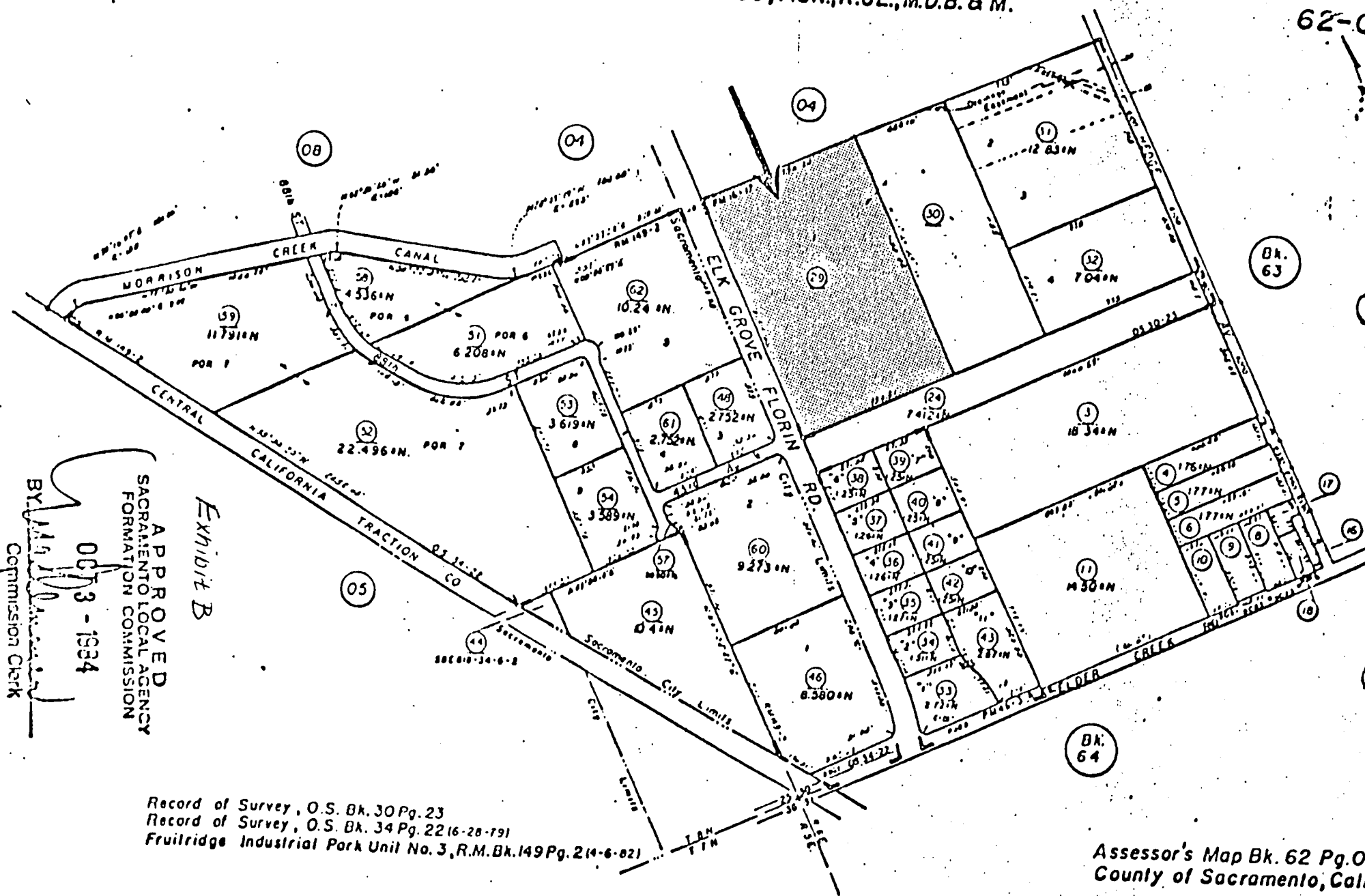
MB:Maf 7/11/84

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION
OCT 3 - 1984
[Signature]
Commission Clerk

B

POR. SEC. 25, T.8N., R.5E., & SEC. 30, T.8N., R.6E., M.D.B. & M.

62-0



Bk. 63

Bk. 64

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

BY: *[Signature]*
Commission Clerk

OCT 3 - 1934

Exhibit B

Record of Survey, O.S. Bk. 30 Pg. 23
Record of Survey, O.S. Bk. 34 Pg. 2216-28-791
Fruitridge Industrial Park Unit No. 3, R.M. Bk. 149 Pg. 214-6-821

Assessor's Map Bk. 62 Pg. 01
County of Sacramento, Calif.

"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or

RESOLUTION NO. LAFC 872RESOLUTION OF THE SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
INDUSTRIAL SITES, LTD., REORGANIZATION (15-84)
(Annexation to the City of Sacramento)

WHEREAS, a petition proposing a reorganization calling for annexation of certain described territory to the City of Sacramento, and detachment of said territory from the Florin Fire Protection District, Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District, and Southgate Recreation and Park 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 to be heard in respect to any matter relating to the proposal considered at the hearing; and

WHEREAS, at the hearing the Commission adopted the INDUSTRIAL SITES, LTD., REORGANIZATION (15-84); and

NOW, THEREFORE, THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby find, determine, resolve and order as follows:

1. Notice as required by law has been made.

2. The Industrial Sites, Ltd., Reorganization, including annexation to the City of Sacramento, and detachment from the Florin Fire Protection District, Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District, and Southgate Recreation and Park 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 general and specific plans.

5. The reasons for approval of the reorganization are as follows:

- a. Subsequent to Commission approval for extension of the City of Sacramento Sphere of Influence, all of the proposal area will be 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, especially potable water, 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 negative declaration has been published, according to law.

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.

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.

Resolution No. 878, page 3.

PASSED AND ADOPTED BY THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on
October 3, 1984, by the following vote, to wit:

- AYES: Commissioners Hannaford, Pennington, Kastanis, Keller.
- NOES: Commissioners Tomson and Johnson.
- ABSENT: Commissioner Bryan.

Barbara W. Pennington

Barbara W. Pennington, Chairpersons
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

Marilyn Ann Flemmer

Marilyn Ann Flemmer
Commission Clerk

Maf

RESOLUTION NO. LAFC 878

RESOLUTION OF THE SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND ADOPTING AN EXTENSION OF THE SPHERE OF
INFLUENCE FOR THE CITY OF SACRAMENTO, WITHIN
THE COUNTY OF SACRAMENTO

WHEREAS, Section 54774 of the Government Code provides that the Local Agency Formation Commission shall develop and determine the Sphere of Influence of each local governmental agency within the County; and

WHEREAS, Government Code Section 54774 further provides that a Sphere of Influence is a plan for the probable ultimate physical boundaries and service area of a local governmental agency; and

WHEREAS, said Section further provides that the Commission may recommend governmental reorganizations to particular agencies in the County, using the Spheres of Influence as the basis for such recommendations; and

WHEREAS, the Sacramento Local Agency Formation Commission acknowledged, in 1975, in the "Preamble to the Sphere of Influence," that the many unincorporated communities and special districts in the County, as well as the four incorporated cities in the County, should have Spheres of Influence developed for them; and

WHEREAS, this Commission has received a duly acknowledged a DRAFT SPHERE OF INFLUENCE AMENDMENT FOR THE CITY OF SACRAMENTO; and

WHEREAS, at a public hearing held on October 3, 1984, this Commission considered the findings and recommendations presented in DRAFT SPHERE OF INFLUENCE AMENDMENT FOR THE CITY OF SACRAMENTO and heard and received evidence,

9

Resolution No. 878, page 2.

both oral and documentary, submitted in favor of and against the Sphere of Influence proposal, and all persons present were given an opportunity to hear and be heard in respect to any matter relating to said proposal;

NOW, THEREFORE, THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby resolve, determine and order as follows:

SECTION 1. The Sphere of Influence Amendment for the City of Sacramento is hereby adopted; including all related recommendations set forth herein, said report being attached hereto and made a part hereof.

THIS AMENDMENT INCLUDES a block of territory bounded by Elder Creek Road, Hedge Avenue, Fruitridge Road and Elk Grove-Florin Road within the Sphere of Influence for the City of Sacramento.

SECTION 2. The Sphere of Influence is a policy guideline, to be periodically reviewed by the Local Agency Formation Commission, and for use by the Local Agency Formation Commission, the four cities of Sacramento County, the County of Sacramento and district staff for coordinating land use planning as well as municipal service provision within the designated Sphere areas.

SECTION 3. The Executive Officer is hereby authorized and directed to inform interested persons of record and affected agencies of the adopted Sphere of Influence Amendment for the City of Sacramento and related recommendations of this Commission by appropriate distribution of copies of the Sphere of Influence Report.

SECTION 4. The Executive Officer is hereby authorized and directed to solicit compliance of affected local agencies with the Commission's recommendations set forth in the Sphere of Influence report by applying all means at his disposal which are consistent with the Commission's adopted policies and guidelines.

218

PASSED AND ADOPTED BY THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on

October 3, 1984, by the following vote, to wit:

AYES: Commissioners B. Hannaford, B. Pennington, T. Kastanis, and N.B. Keller.
NOES: Commissioners R. Tomson and C.T. Johnson.
ABSENT: Commissioner Bill Bryan.

Barbara W. Pennington

Barbara W. Pennington, Chairperson
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

Marilyn Ann Flemmer

Marilyn Ann Flemmer
Commission Clerk

Maf

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

TO: THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

The undersigned property owner within the area proposed for annexation to the city of Sacramento and detachment from the effected special districts by their signatures herein DO HEREBY REQUEST AND PETITION that proceedings be taken for the annexation to said city of Sacramento and detachment from effected special districts 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 reorganized is uninhabited/ inhabited). (Are there less than 12 registered voters residing in the subject territory?) Yes

(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) of the territory proposed to be reorganized is attached hereto as exhibit B and made a part hereof by reference.

(d) The affected counties, cities and districts are:

- | | |
|---|--|
| <i>The City of Sacramento</i> | <i>Sacramento-Yolo Port District</i> |
| <i>XFlorin-Elder Creek Cemetery District</i> | <i>Sacramento-Yolo Mosquito Abatement District</i> |
| <i>XFlorin Fire Protection District</i> | |
| <i>Metro Storm Drain Maintenance District</i> | |
| <i>XCordova Park and Recreation District</i> | |
| <i>County Water Agency</i> | <i>County of Sacramento</i> |

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

a

(f) The reasons for this proposal are as follows:

To be able to use the city's water supply which runs down Elk Grove--Florin Road as there is no special district water source a reasonable distance away.

(g) It is requested that the Sacramento Local Agency Formation Commission take proceedings to effect the proposed reorganization.

Date / Signatures of Petitioners / PRINTED NAME, RESIDENTIAL ADDRESS AND PHONE

5/5/84

James Ferguson
President

Industrial Sites, LTD (15-84) (916) 893-5654
J.R. Ferguson Company, Inc.
a General Partner



CITY OF SACRAMENTO

(Handwritten initials and number 9)

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 24, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending the districts established by the City of Sacramento Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by Prezoning property within the 20 acre Industrial Sites, Ltd. Annexation and designating same for the A zone and declaring the Ordinance an Emergency Ordinance to take effect immediately. (M84-036)

APPROVED
MAY 22 1984
CITY OF SACRAMENTO

SUMMARY

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

BACKGROUND

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 8, 1985.

Respectfully submitted,

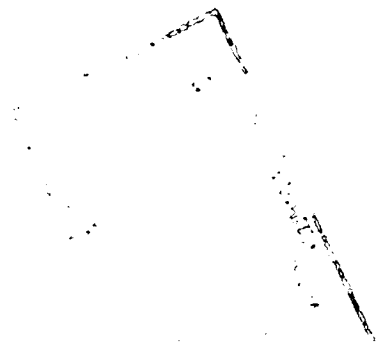
(Handwritten signature of Marty Van Duyn)
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-8-85

MVD:lao
attachments
M84-036

January 2, 1985
All Districts



ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE 20 ACRE INDUSTRIAL SITES, LTD. ANNEXATION AND DESIGNATING SAME FOR THE A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY (M84-036)

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

SECTION 1.

The territory described in the attached exhibits, and which is in the unincorporated territory contiguous to the City, is hereby designated in the A (Agriculture) prezoning classification. This action prezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

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

In addition, future development of the subject property shall be subject to the items and conditions contained in the Resolution Making Determinations adopted by the Sacramento Local Agency Formation Commission approving the territory for annexation to the City of Sacramento and the conditions set forth by the City Engineer as follows:

A drainage study shall be conducted and recommendations made that will show the extent of improvements to be made to Morrison Creek and the local drainage system which will transport runoff to Morrison Creek.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Industrial Sites, Ltd. Annexation to the City of Sacramento takes effect, which will occur immediately after January 8, 1985.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

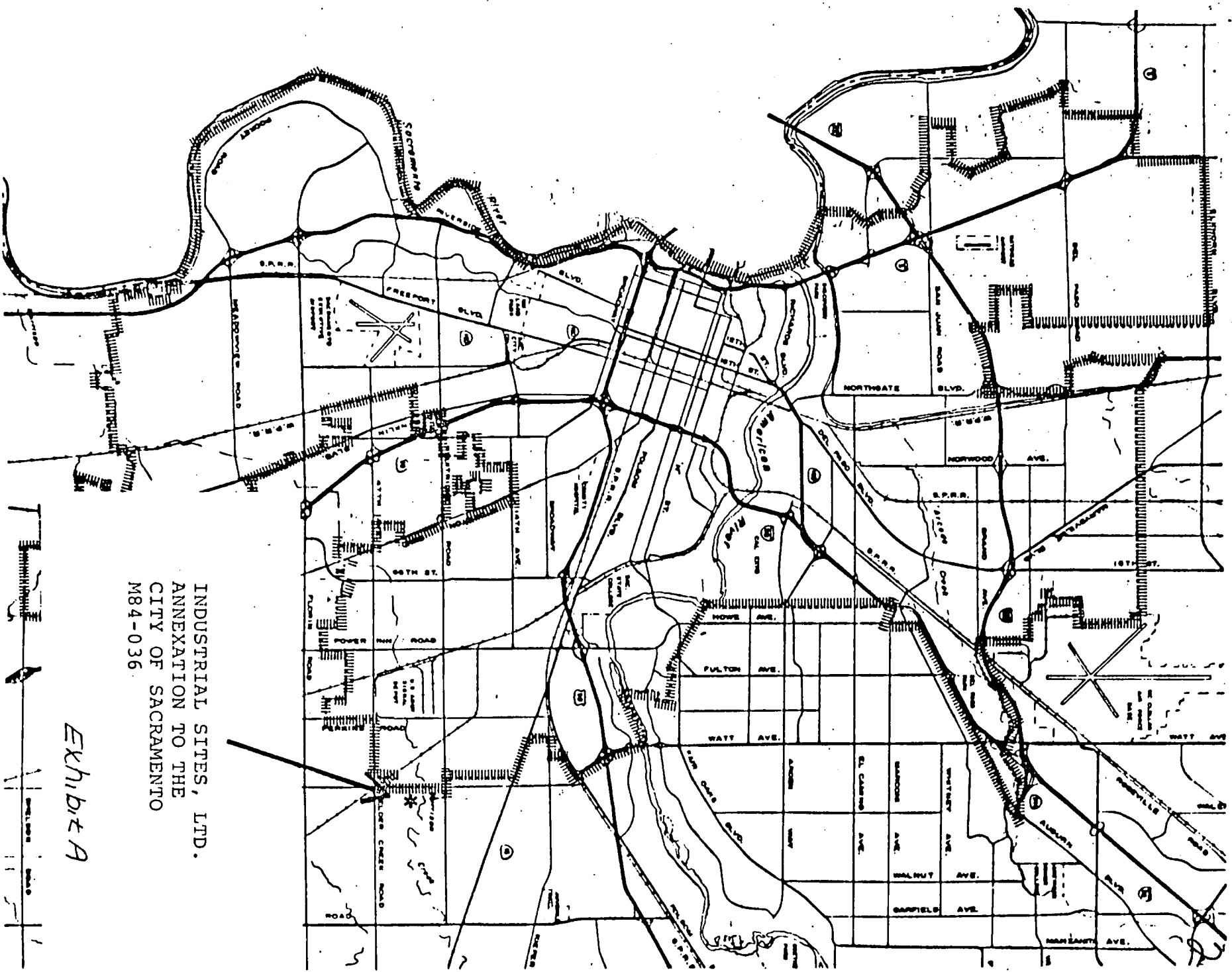
MAYOR

ATTEST:

CITY CLERK

M84-036

24



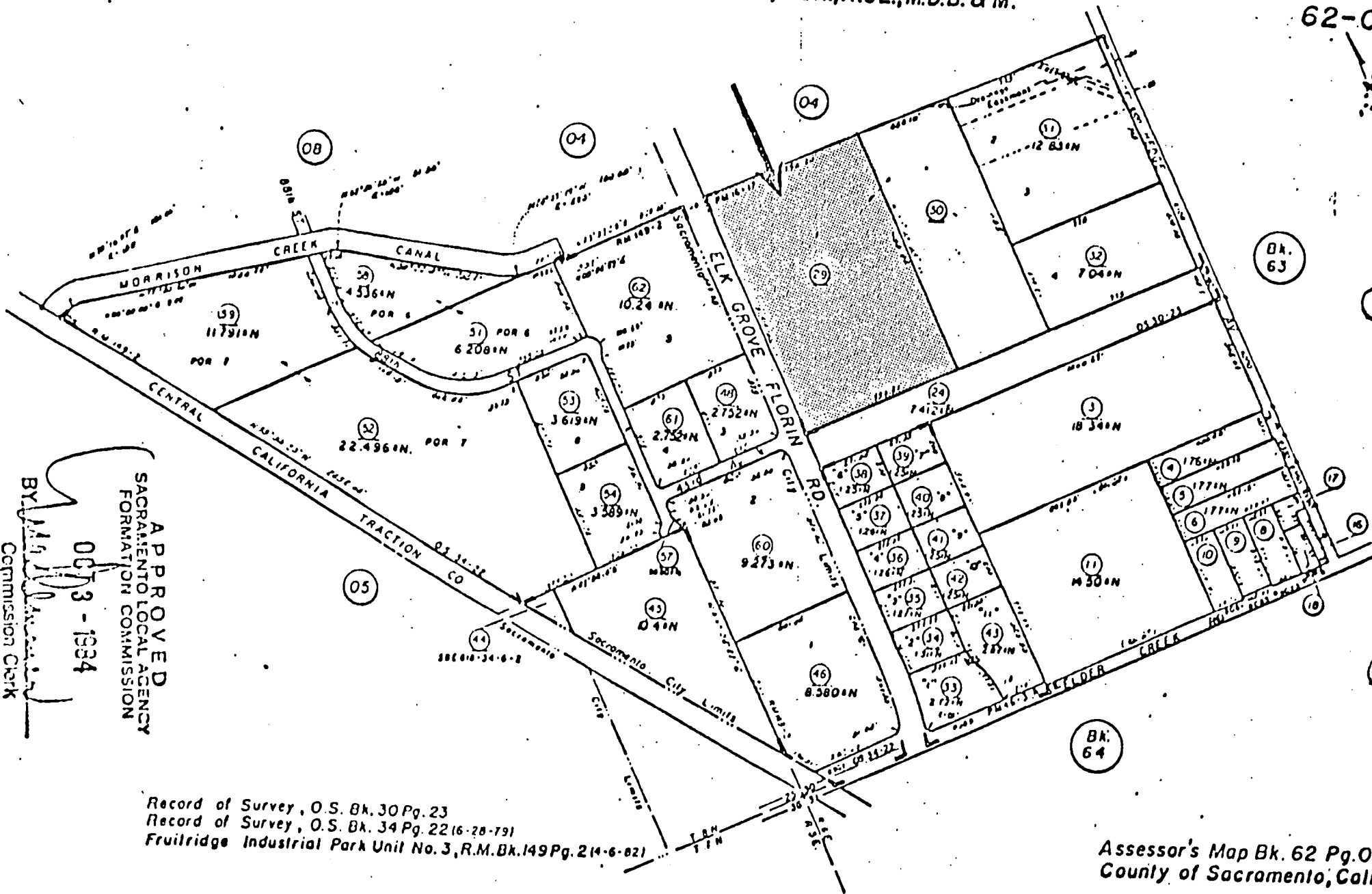
INDUSTRIAL SITES, LTD.
ANNEXATION TO THE
CITY OF SACRAMENTO
M84-036

EXHIBIT A



POR. SEC. 25, T.8N., R.5E., & SEC. 30, T.8N., R.6E., M.D.B. & M.

62-C



Bk. 63

Bk. 64

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

OCT 3 - 1934

BY *[Signature]*
Commission Clerk

Record of Survey, O.S. Bk. 30 Pg. 23
Record of Survey, O.S. Bk. 34 Pg. 22 (6-28-79)
Fruitridge Industrial Park Unit No. 3, R.M. Bk. 149 Pg. 2 (4-6-82)

Assessor's Map Bk. 62 Pg. 0
County of Sacramento, Cali

IMPORTANT: This plot is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or

January 14, 1985

To All Interested Parties:

On January 8, 1985, the Sacramento City Council took the following action(s) on the Industrial Sites, Ltd. annexation:

Adopted Ordinance 85-007 amending the City of Sacramento Comprehensive Zoning Ordinance by rezoning property within the twenty acre Industrial Sites, Ltd. Annexation and designating same for the A zone and declaring the Ordinance an Emergency Ordinance to take effect immediately; and adopted Resolution 85-018 to approve the Industrial Sites, Ltd. Reorganization. (M-84036)

Enclosed for your records, is a certified packet of the referenced and related documents. If you have any questions, please contact the Planning Department, 927 10th Street Room 300, at 449-5381.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/9

Enclosures



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

January 14, 1985

To All Interested Parties:

On January 8, 1985, the Sacramento City Council took the following action(s) on the Industrial Sites annexation, for property located at 6051 Elk Grove-Florin Road:

Adopted Ordinance 85-007 amending the City of Sacramento Comprehensive Zoning Ordinance by rezoning property within the twenty acre Industrial Sites, Ltd. Annexation and designating same for the A zone and declaring the Ordinance an Emergency Ordinance to take effect immediately; and adopted Resolution 85-018 to approve the Industrial Sites, Ltd. Reorganization. (M-84036)

Enclosed for your records, is a certified packet of the referenced and related documents. If you have any questions, please contact the Planning Department, 927 10th Street Room 300, at 449-5381.

Sincerely,

LM
Lorraine Magana
City Clerk

LM/dbp/9

Enclosures

ORDINANCE NO. 85-007

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JAN 8 1985

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY PREZONING PROPERTY WITHIN THE 20 ACRE INDUSTRIAL SITES, LTD. ANNEXATION AND DESIGNATING SAME FOR THE A ZONE AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT IMMEDIATELY (M84-036)

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

SECTION 1.

The territory described in the attached exhibits, and which is in the unincorporated territory contiguous to the City, is hereby designated in the A (Agriculture) prezoning classification. This action prezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

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

In addition, future development of the subject property shall be subject to the items and conditions contained in the Resolution Making Determinations adopted by the Sacramento Local Agency Formation Commission approving the territory for annexation to the City of Sacramento and the conditions set forth by the City Engineer as follows:

A drainage study shall be conducted and recommendations made that will show the extent of improvements to be made to Morrison Creek and the local drainage system which will transport runoff to Morrison Creek.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Industrial Sites, Ltd. Annexation to the City of Sacramento takes effect, which will occur immediately after January 8, 1985.

PASSED FOR PUBLICATION: JAN 8 1985

ENACTED: JAN 8 1985

EFFECTIVE: FEB 7 1985

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

M84-036

\$



INDUSTRIAL SITES, LTD., ANNEXATION TO THE CITY OF SACRAMENTO (15-84)

Exhibit A

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

BEGINNING at a point on the City limits line of the City of Sacramento from which the Northwest corner of Section 30 Township 8 North Range 6 East M.D.B. & M. bears South $89^{\circ} 55' 40''$ West 578.44 feet and North $00^{\circ} 05' 15''$ East 2649.30 feet; thence, from said point of beginning North $89^{\circ} 55' 40''$ East 864.21 feet; thence South $00^{\circ} 43' 35''$ West 1154.84 feet; thence, South $89^{\circ} 51' 55''$ West 864.22 feet to a point on the westerly right-of-way line of Elk Grove-Florin Road and the City limits line of the City of Sacramento; thence, along said City limits line North $00^{\circ} 43' 35''$ East 1155.66 feet to the point of beginning.

MB:Maf 7/11/84

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

OCT 3 - 1984

BY *Marilyn J. Turner*
Commission Clerk

RESOLUTION NO. 85-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JAN 8 1985

**RESOLUTION TO APPROVE THE INDUSTRIAL
SITES, LTD. REORGANIZATION (M84-036)**

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Industrial Sites, Ltd. Reorganization; and,

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

WHEREAS, the Industrial Sites, Ltd. 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 Industrial Sites, Ltd. Reorganization site; and,

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

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Industrial Sites, Ltd. 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 District, the Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District and Southgate Recreation and Park District, be approved.

ANNE RUDIN

MAYOR

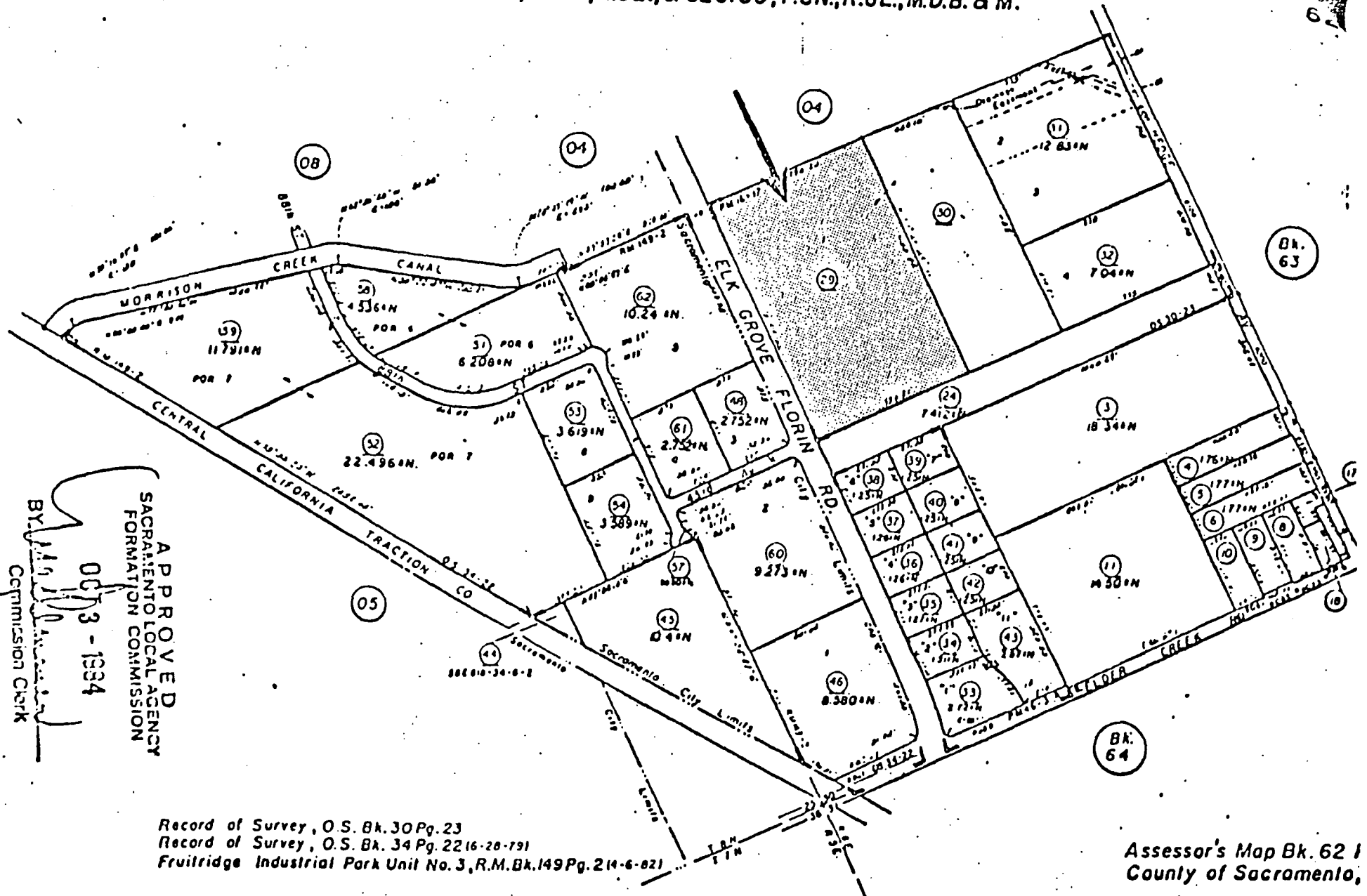
ATTEST:

LORRAINE MAGANA

CITY CLERK

M84-036

POR. SEC. 25, T.8N., R.5E., & SEC. 30, T.8N., R.6E., M.D.B. & M.



Bk. 63

Bk. 64

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

Oct 3 - 1934

BY: *[Signature]*
Commission Clerk

Record of Survey, O.S. Bk. 30 Pg. 23
Record of Survey, O.S. Bk. 34 Pg. 2216-20-791
Fruitridge Industrial Park Unit No. 3, R.M. Bk. 149 Pg. 214-6-821

Assessor's Map Bk. 62 1
County of Sacramento,

"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

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LORRAINE MAGANA
CITY CLERK

January 14, 1985

To All Interested Parties:

On January 8, 1985, the Sacramento City Council took the following action(s) on the Industrial Sites annexation, for property located at 6051 Elk Grove-Florin Road:

Adopted Ordinance 85-007 amending the City of Sacramento Comprehensive Zoning Ordinance by rezoning property within the twenty acre Industrial Sites, Ltd. Annexation and designating same for the A zone and declaring the Ordinance an Emergency Ordinance to take effect immediately; and adopted Resolution 85-018 to approve the Industrial Sites, Ltd. Reorganization. (M-84036)

Enclosed for your records, is a certified packet of the referenced and related documents. If you have any questions, please contact the Planning Department, 927 10th Street Room 300, at 449-5381.

Sincerely,

LM
Lorraine Magana
City Clerk

LM/dbp/9

Enclosures

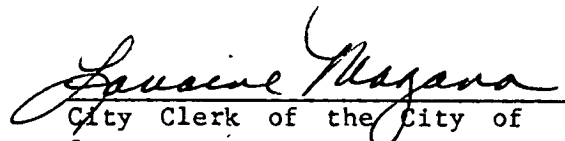
CERTIFICATION FROM THE CITY CLERK'S OFFICE

I, Lorraine Magana, City Clerk of the City of Sacramento, State of California, hereby certify that the foregoing are true, correct and complete copies of Ordinance No. 85-007 and Resolution No. 85-018 duly adopted by the City Council of the City of Sacramento at a regular meeting thereof duly and regularly held on January 8, 1985, of which meeting all of the members of said City Council had due notice.

I further certify that I have carefully compared the foregoing copies with the original documents on file and of record in my office; that said copies are true, correct and complete copies of the original documents, ordinance and resolution duly adopted by said City Council at said meeting and adoption is entered in said minutes; and that said ordinance and resolution have not been amended, modified or rescinded since their adoption and are in full force and effect as of the date hereof.

IN WITNESS THEREOF, I have executed this certificate and affixed the seal of the City of Sacramento on the date herein below set forth.

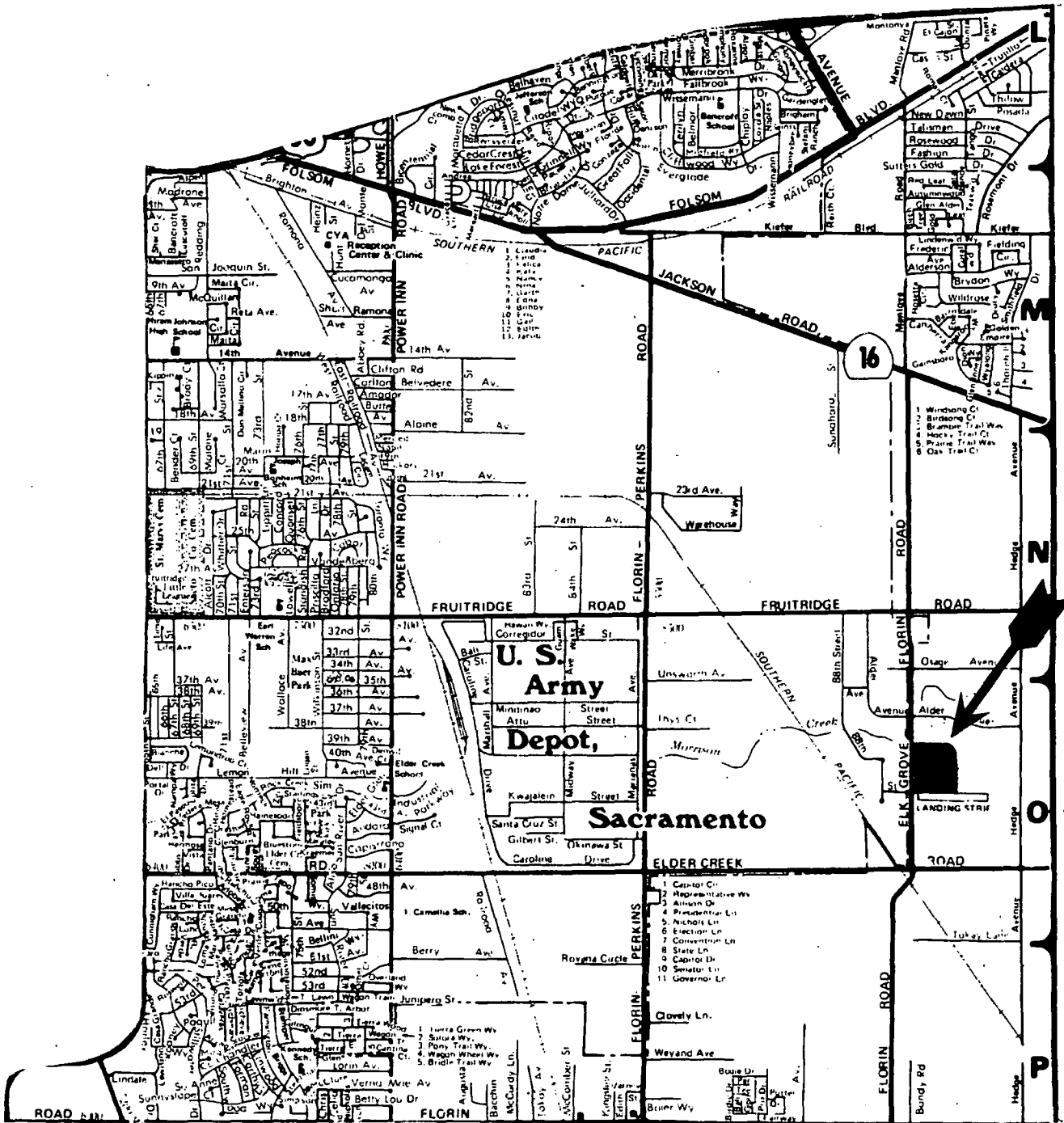
January 14, 1985



City Clerk of the City of
Sacramento

AREA MAP FOR

ANNEXATION



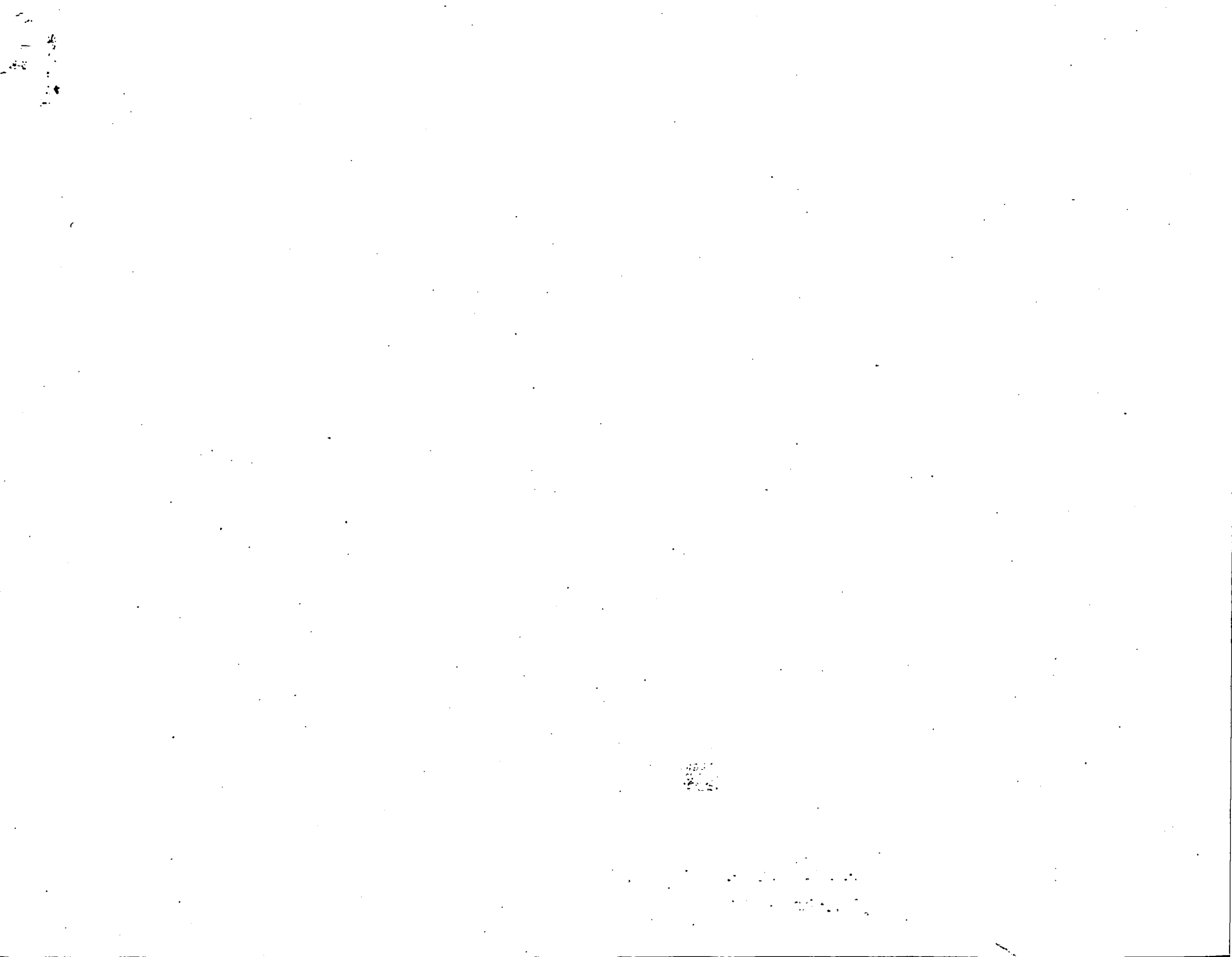
ASSESSOR'S PARCEL NUMBER
 066-027



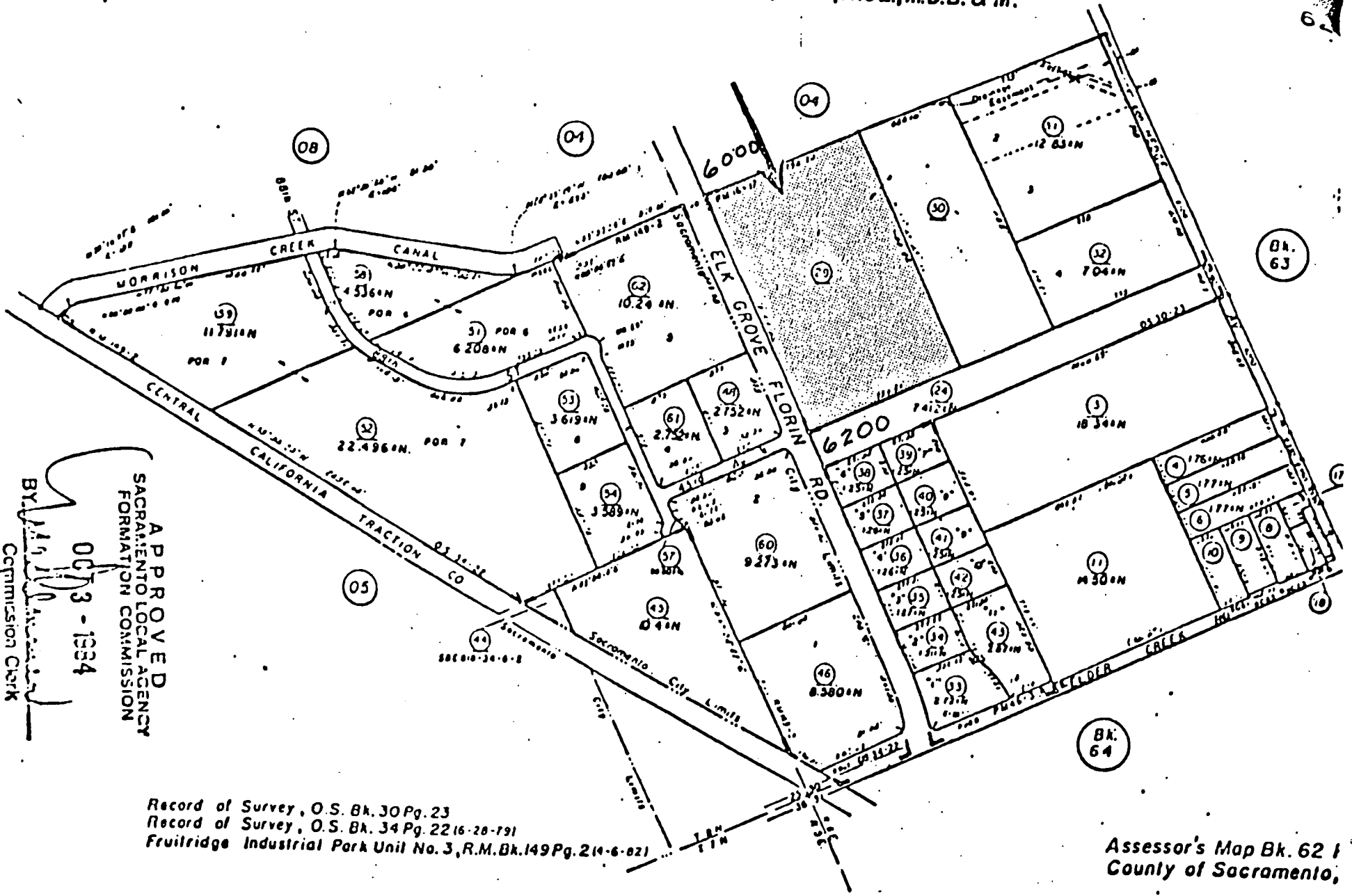
NORTH

EAST BROADWAY/ SOUTH SACRAMENTO/ FLORIN--PERKINS AREA

STREET ADDRESS(ES): 6000 to 6200 Elk Grove - Florin Road (North to South)



POR. SEC. 25, T.8N., R.5E., & SEC. 30, T.8N., R.6E., M.D.B. & M.



Bk. 63

Bk. 64

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

OCT 3 - 1934

BY: [Signature]
Commission Clerk

Record of Survey, O.S. Bk. 30 Pg. 23
Record of Survey, O.S. Bk. 34 Pg. 2216-28-791
Fruitridge Industrial Park Unit No. 3, R.M. Bk. 149 Pg. 214-6-821

Assessor's Map Bk. 62 I
County of Sacramento,

"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not

RESOLUTION NO. 85-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JAN 8 1985

RESOLUTION TO APPROVE THE INDUSTRIAL SITES, LTD. REORGANIZATION (M84-036)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Industrial Sites, Ltd. Reorganization; and,

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

WHEREAS, the Industrial Sites, Ltd. 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 Industrial Sites, Ltd. Reorganization site; and,

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

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Industrial Sites, Ltd. 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 District, the Elk Grove-Cosumnes Cemetery District, Metro Storm Drain Maintenance District and Southgate Recreation and Park District, be approved.

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

M84-036