

M-88077

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
Nov 7 9 04 AM '88



withdrawn

19
1
2

APPROVED
BY THE CITY COUNCIL IN

FILED
MAY 23 1989
OFFICE OF THE CITY CLERK

MAY 23 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

OFFICE OF THE
CITY OF SACRAMENTO
CALIFORNIA

BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

123 H STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

November 2, 1988

CONTINUED

FROM 12-06-88

TO 01-17-89 for PFP and
cont to 01-24-89 for hearing

MEMORANDUM

TO: Janice Beaman, Deputy City Clerk

FROM: *SP* Steve Peterson, Associate Planner

CONTINUED

FROM 1-17-89

SUBJECT: PUBLIC HEARING NOTICE FOR SHOREBIRD ANNEXATION TO 3-21-89

I am forwarding a copy of the Shorebird public hearing notice and property ownership mailing list to be scheduled for the December 6, 1988 City Council meeting. This item has also been tentatively scheduled before the Planning Commission on December 1, 1988. To allow time for Commission action, the item may need to be continued by the City Council until January, 1989.

M88-077 Various requests for property located at the northwest corner of Garden Highway and El Centro Road (APN: 274-0021-012 and 014)

- a. Shorebird Reorganization includes an annexation to the City of Sacramento and detachment from the Sylvan Cemetery District and Natomas Fire District.
- b. Prezone approximately 16+ vacant acres to the R-1 (Single Family) zone.

CONTINUED

FROM 1-24-89
TO 3-21-89

LAFCO RES ADOPTED: 9-7-88

LAST DAY TO SET HRG: 10-12-88

PASS FOR PUBLICATION: ~~11-21-88~~ 01-17-89

DATE OF HEARING: 12-6-88

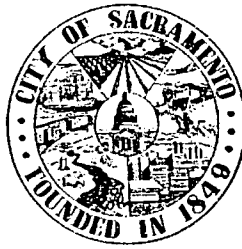
DATE NOTICE TO BE MAILED: 11-18-88

FINAL COUNCIL ACTION: 1-31-89

CONTINUED

FROM 03-21-89
TO 05-23-89

*05-23-89 - withdrawn at staffs request
(Steve Peterson)*



OFFICE OF THE
CITY CLERK

OPERATION SERVICES

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426

**NOTICE OF HEARING
ON THE REORGANIZATION (ANNEXATION)
KNOWN AS SHOREBIRD ANNEXATION (UNINHABITED)**

Citation Homes
530 Bercut Drive
Sacramento CA 95814

This is a notice that reorganization proceedings were initiated by Citation Homes with the City of Sacramento for the Shorebird reorganization (M-88077).

This reorganization is described in the Local Area Formation Commission (LAFCO) Resolution No. LAFC 992, which is attached hereto and incorporated herein by reference. Included within this resolution are the exterior boundaries, changes of and reasons for the reorganization.

The hearing on this matter is set for Tuesday, December 6, 1988, 7:30 p.m. in the Planning Commission Hearing Room, First Floor, 1231 I Street, Sacramento, California 95814.

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 above.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the owner of the 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.

JANICE BEAMAN
ACTING ASSISTANT CITY CLERK

RESOLUTION NO. LAFC 992RESOLUTION OF THE SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND
APPROVING THE SHOREBIRD REORGANIZATION (26-87)

WHEREAS, a Resolution of application proposing a Reorganization calling for Annexation of certain described uninhabited territory to the City of Sacramento, and Detachment of said territory from the Natomas Fire District and the Sylvan Cemetery 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 a 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, 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 were given, 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.

2. Said Reorganization proposal is uninhabited under the definition of Government Code Section 56046.
3. The Shorebird Reorganization, including Annexation to the City of Sacramento and Detachment from the Natomas Fire District and Sylvan Cemetery District, is approved; the property description is attached hereto and made a part hereof. (Exhibit A.)
4. Section 99.1 of the Revenue and Tax Code has been satisfied.
5. As approved, the Reorganization is in conformity with applicable general and specific plans.
6. The reasons for approval of the Reorganization are as follows:
 - a. The parcels are in need of municipal services for the purpose of development.
 - b. The City of Sacramento is capable of providing municipal services to all of the area in question.
 - c. Said territory is contiguous to the City of Sacramento.
 - d. All of the proposal area, as modified, is within the City of Sacramento Sphere of Influence.
 - e. The Shorebird Reorganization represents a reasonable and logical extension of the City of Sacramento's corporate boundary.
 - f. There was no potential for significant environmental impacts caused by this project and a Categorical Exemption per Section 15319, Class 19, of the California Environmental Quality Act has been prepared.
7. According to Government Code Section 56844(e), the Sacramento Local Agency Formation Commission conditions approval of this Reorganization

upon the following condition:

The proposed Reorganization shall not be the subject of execution or filing of a Certificate of Completion by the Executive Officer until Benefit Assessment Districts, or similar financing mechanisms to finance road, sewer, water, drainage and other public infrastructure, have been formed by the City of Sacramento for the territory to be annexed. The proposed Reorganization shall be effective 30 days after recordation of the Certificate of Completion by the Executive Officer with the County Recorder.

8. The City of Sacramento, as conducting authority, shall initiate further proceedings in this matter and may proceed in accordance with notice and hearing procedures.
9. The Executive Officer is directed to mail certified copies of this Resolution as provided in Section 56853 of the Government Code.

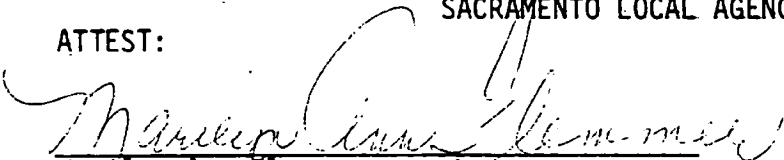
PASSED AND ADOPTED by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION on September 7, 1988, by the following vote, to wit:

AYES: Commissioners: I. Collin, C.T. Johnson, H. Bartholomew, M. Lawrence,
G. Hannaford, R. Tomson, and R. Chamberlain.
NOES: None.
ABSENT: Commissioner L. Ferris.

Roseanne Chamberlain/s/

Roseanne Chamberlain, Chairperson
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

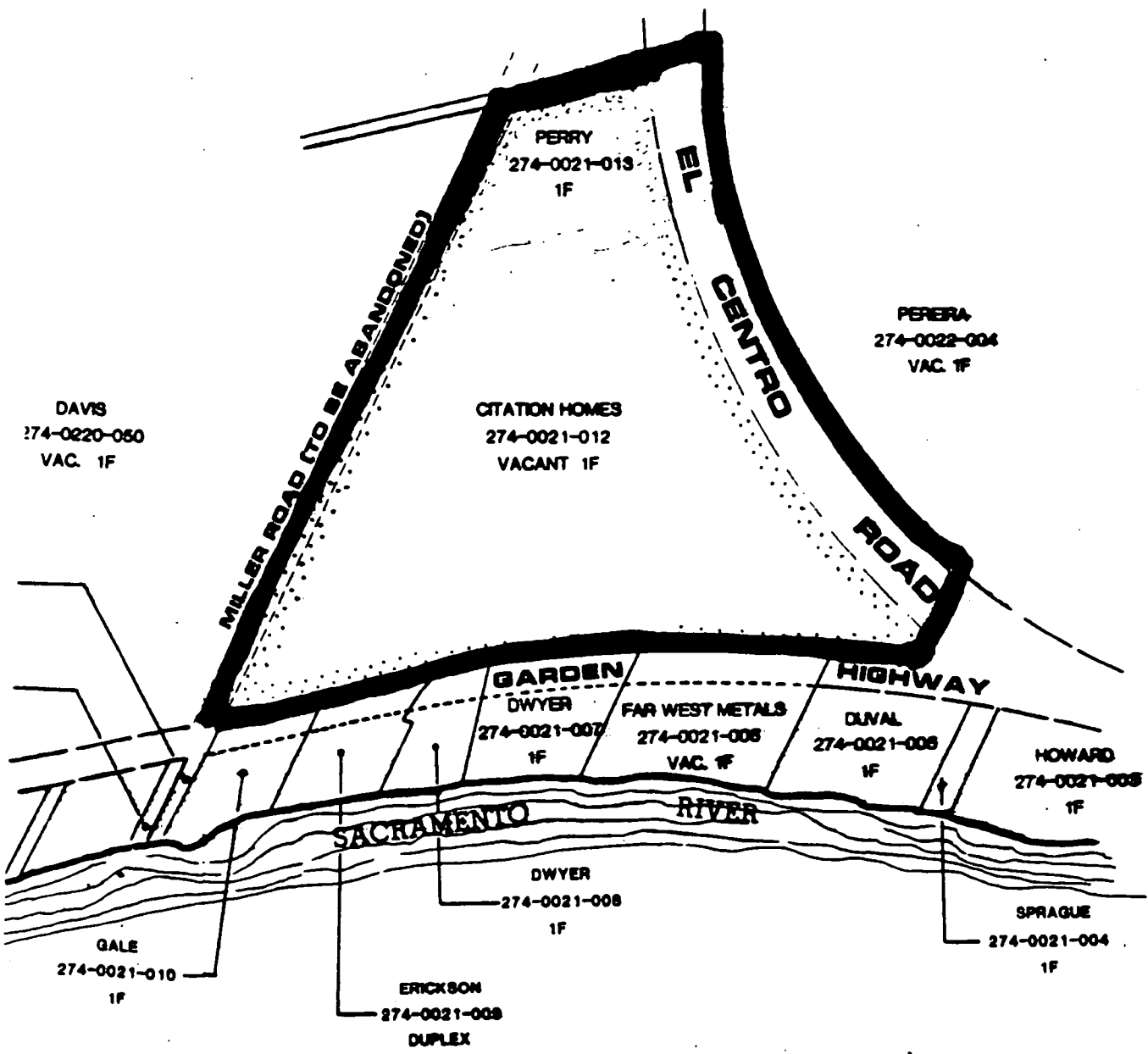

Marilyn Ann Flemmer
Commission Clerk



ADJACENT OWNERSHIP & LAND USE EXHIBIT

SHOREBIRD PHASE 2

CITY OF SACRAMENTO



SHOREBIRD REORGANIZATION
(Annexation to City of Sacramento)

That portion of Section 27, Township 9 North, Range 4 East, M.D.M., being all of Parcels A and B and those portions of El Centro Road and Miller Road as shown on that certain Parcel Map entitled "PORTION OF LOTS 6, 7, 8, and 9 NATOMAS RIVERSIDE SUBDIVISION NO. 1" as filed in Book 5 of Parcel Maps at Page 36 in the Office of the Recorder of Sacramento County, California, and all that portion of Lot 50 NATOMAS RIVERSIDE SUBDIVISION NO. 2 filed in said County Recorder's Office in Book 15 of Maps, Map No. 41, described as follows:

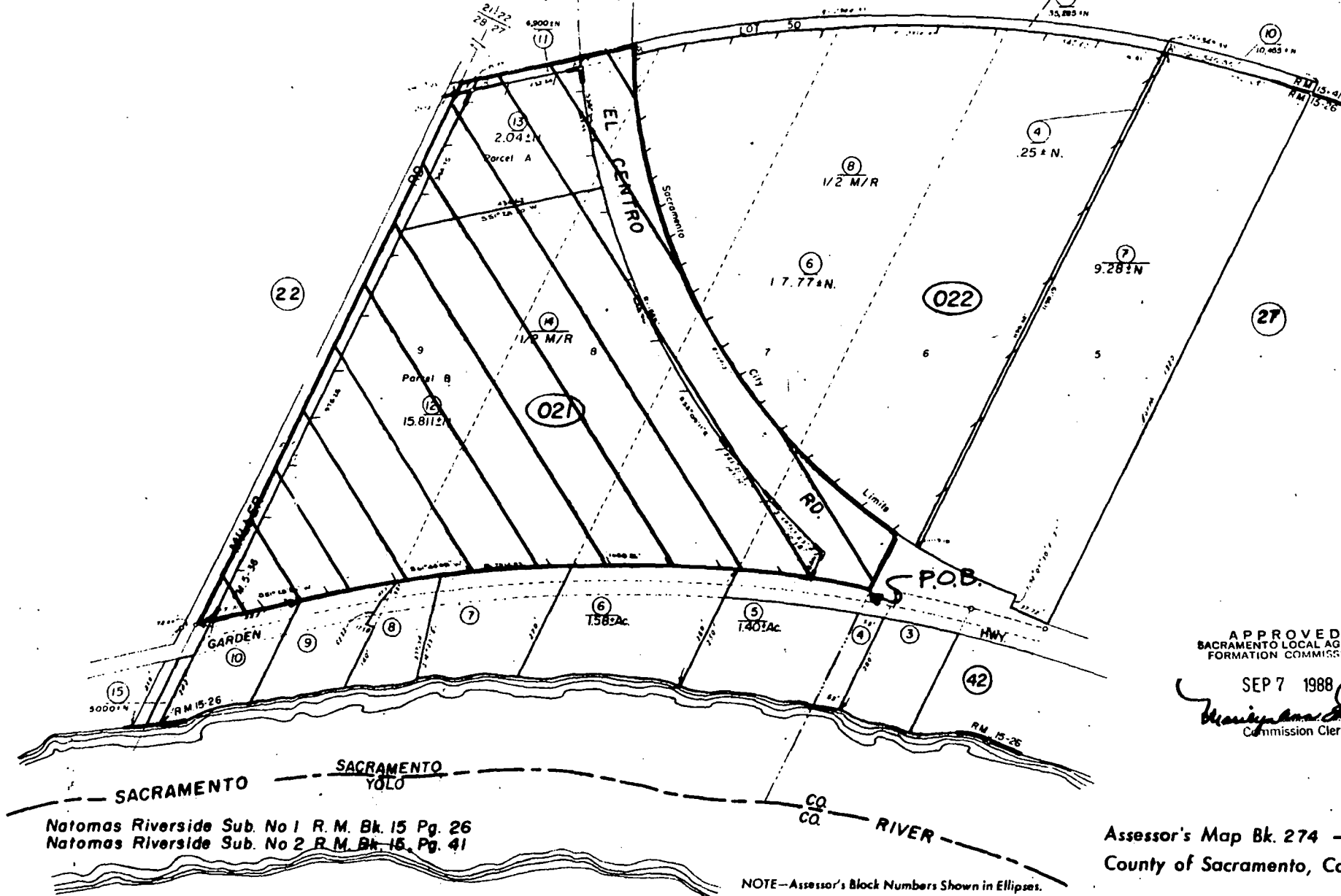
BEGINNING at the point of intersection of the existing City of Sacramento boundary with the Easterly prolongation of the Southerly line of Parcel B of said Parcel Map, said Southerly line of Parcel B also being the Northerly right of way line of Garden Highway as shown on said Parcel Map; thence Southwesterly along said prolongation and the Southerly line of said Parcel B to the centerline of Miller Road as shown on said Parcel Map; thence North along said centerline of Miller Road, a distance of 974.82 feet to its intersection with the Southwesterly prolongation of the Northwesterly line of Parcel B of said Parcel Map; thence continuing Northerly along the centerline of Miller Road 365 feet ± to its intersection with the existing city limits line of the City of Sacramento; thence Northeasterly along said city limits line to a point on the Northeasterly right of way line of El Centro Road, said line also being the existing City of Sacramento boundary line; thence Southeasterly and Southerly along said boundary line to the point of beginning.

MB:Maf
9/13/88

APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

SEP 7 1988

BY 
Commission Clerk



APPROVED
SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

SEP 7 1988

Marilyn Ann Hammer
Commission Clerk

Natomas Riverside Sub. No 1 R.M. Bk. 15 Pg. 26
Natomas Riverside Sub. No 2 R.M. Bk. 15 Pg. 41

Parcel Map, Bk. 5 Pg. 36 (6-9-72)

Assessor's Map Bk. 274 -Pg. 02
County of Sacramento, Calif.

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



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

M-88077

Commission

September 12, 1988

RECEIVED
CITY OF SACRAMENTO
SEP 14 1 45 PM '88

Public Members
Barbara W. Pennington, *Commission Chairman*
Dennis Doré Inks, *Alternate*

City Members
George E. "Bud" Hannaford
Terry Kastanis, *Vice-Chairman*
Marian Lawrence, *Alternate*

County Members
C. Tobias Johnson
Bill Bryan
Illa Collin, *Alternate*

Special District Members
N.B. "Dave" Keller
Ralph O. Tomson
Edd Smith, *Alternate*

Staff

John S. O'Farrell
Executive Officer

Karen L. Hall
Staff Analyst

Marilyn Ann Flemmer
Commission Clerk

TO: CITY OF SACRAMENTO
FROM: John S. O'Farrell, *Executive Officer*
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
RE: SHOREBIRD ANNEXATION TO CITY OF SACRAMENTO
(Reorganization)

At its meeting on September 7, 1988,
the Sacramento Local Agency Formation Commission adopted a
resolution approving the above-referenced Reorganization,
subject to the terms and conditions specified within the
resolution. A certified copy of the resolution is hereby
transmitted to you in order that your agency may conduct
additional proceedings.

Your proceedings must be completed within one year
from the date of approval, unless a time extension is granted
by the Commission. Failure to complete proceedings within
authorized time limits will nullify the Commission's approval.

Your Board/Council must initiate proceedings within
35 days after receipt of this resolution. Government Code
Section 57002 states:

57002. (a) Within 35 days following the
adoption of the commission's resolution making
determinations, the clerk of the conducting
authority shall set the proposal for hearing
and give notice of that hearing by mailing,
publication, and posting, as provided in
Chapter 4 (commencing with Section 56150) of
Part 1. The date of that hearing shall not be
less than 15 or more than 60 days, after notice
is given.

(b) If authorized by the commission
pursuant to Section 56837, a change of
organization or reorganization may be approved
by resolution of the conducting authority without
notice, hearing, and election.

If your Board/Council adopts an ordinance or resolution approving the boundary change, the attached "Request for Completion of Proceedings," along with all required materials, must be returned to the Sacramento Local Agency Formation Commission Clerk. All subsequent filings with the County Recorder, County Assessor, and State Board of Equalization, will be made by the Sacramento Local Agency Formation Commission Clerk. Any other required filings are the responsibility of the conducting authority.

The Executive Officer of the Sacramento Local Agency Formation Commission will check all documents for compliance before filings are made. Amendments to the LAFCo resolution, including boundary modifications, can only be made by the Commission.

If you need additional information, please do not hesitate to call the Commission Clerk, Marilyn Ann Flemmer, at (916) 440-6458.

Very truly yours,

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION



John S. O'Farrell
Executive Officer

Mag
Enclosures

TO: Local Agency Formation Commission

FROM:

RE: Request for Completion of Proceedings for

(Date)

(Designation of Proceedings)

The following documents and information are hereby submitted for processing under LAFCo's completion procedure:

- _____ (1) Five (5) certified copies of the conducting agency's resolution or ordinance approving proposal.*
- _____ (2) Five (5) copies of the legal description (Please use the original legal description, stamped "Approved" by LAFCo).*
- _____ (3) Five (5) copies of proposal map (stamped "Approved" by LAFCo).
- _____ (4) Check to the State Board of Equalization to cover filing fees (see filing fee schedule of the Board of Equalization or contact its staff at (916) 445-6950 or 322-7183).**
- _____ (5) Certificate Re: Terms and Conditions and Indebtedness (Please use attached form).

Name: _____

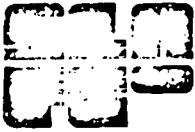
Title: _____

Address: _____

Phone: _____

* Add one copy for each additional County of a multi-County District or subtract two copies for Districts which are not carried on the regular County assessment roll.

** No fee required for Districts that are not carried on the regular County assessment roll.



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Commission

Public Members
Barbara W. Pennington,
Dennis Dore Inks, *Alternate*

City Members
Ronald V. Jacobsen, *Commission Chairman*
Terry Kastanis
George E. "Bud" Hannaford, *Alternate*

County Members
C. Tobias Johnson
Bill Bryan
Illa Collin, *Alternate*

Special District Members
N.B. "Dave" Keller
Albert Dehr
Edd Smith, *Alternate*

Staff

John S. Farrell
Executive Officer

Karen L. Hall
Staff Analyst

Marilyn Ann Fiemmer
Commission Clerk

CERTIFICATE RE: TERMS AND CONDITIONS AND INDEBTEDNESS

SUBJECT:

Certain terms and conditions are required by the Local Agency Formation Commission to be fulfilled prior to the completion of the above-named change of organization.

I _____
(Name)

(Title)

do hereby certify that the terms and conditions listed below have been fully met.

*Will the affected property be taxed for any existing bonded indebtedness or contractual obligation?
Yes _____ No _____ If yes, specify.*

Signature

Date