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**APPROVED**  
BY THE CITY COUNCIL

SEP 4 1990

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

September 4, 1990

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

Honorable Members in Session:

PLANNING  
916-449-5604

**SUBJECT:** APPLICATION TO SACRAMENTO LOCAL AGENCY FORMATION COMMISSION (SLAFCO) TO AMEND THE CITY OF SACRAMENTO APPROVED SPHERE OF INFLUENCE FOR THE COSUMNES RIVER COLLEGE (CRC) AREA; REORGANIZATION PETITION FOR THE COSUMNES RIVER COLLEGE (CRC) AREA. (ANNEXATION TO THE CITY OF SACRAMENTO, SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND COUNTY SANITATION DISTRICT #1; DETACHMENT FROM THE SOUTHGATE RECREATION AND PARK DISTRICT, FLORIN FIRE PROTECTION DISTRICT, ELK GROVE COMMUNITY SERVICES DISTRICT, ELK GROVE-COSUMNES CEMETERY DISTRICT AND COUNTY SERVICE AREA #1 (M90-020).

### SUMMARY

On June 7, 1990 the City Council directed staff to prepare a Sphere of Influence application for the Cosumnes River College (CRC) Area. The affected territory is contiguous to the southeastern boundary of the City of Sacramento corporate limits, and consists of 400± acres (Exhibit 1) within the South Sacramento Community Plan Area Boundary. The area is located adjacent to Cosumnes River College and is bounded by Bruceville Road on the west, Sheldon Road on the south, Highway 99 to the east, and the existing City boundary on the north. The subject area includes approximately 188 separate properties and 77 property owners. This proposal is consistent with existing City policy to amend the City's Sphere of Influence to include contiguous areas that directly affect the City's long range planning efforts and to assist property owners that wish to annex in conformance with the City's annexation policy.

This item was heard by the Transportation and Community Development Committee at its meeting of August 21, 1990.

### BACKGROUND

See the attached report to the Transportation and Community Development Committee.



**POLICY CONSIDERATIONS**

See the attached report to the Transportation and Community Development Committee.

**FINANCIAL DATA**

See the attached report to the Transportation and Community Development Committee.

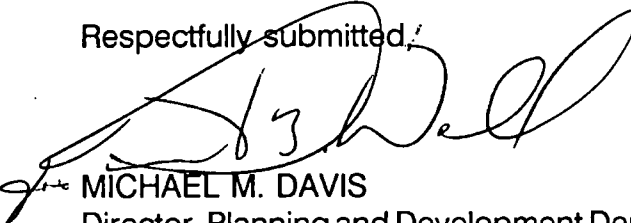
**MBE/WBE CONSIDERATIONS**

Not applicable.

**RECOMMENDATION**

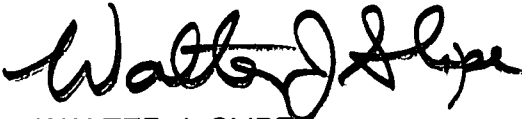
It is recommended that the City Council approve the attached Resolution of Application for the CRC Sphere of Influence Application and Reorganization Proposal subject to the City conditions established in the attached staff report to the Transportation and Community Development Committee, which includes the Master Service Element and the comments of the affected City Departments.

Respectfully submitted,



MICHAEL M. DAVIS  
Director, Planning and Development Department

RECOMMENDATION APPROVED:



WALTER J. SLIPE  
City Manager

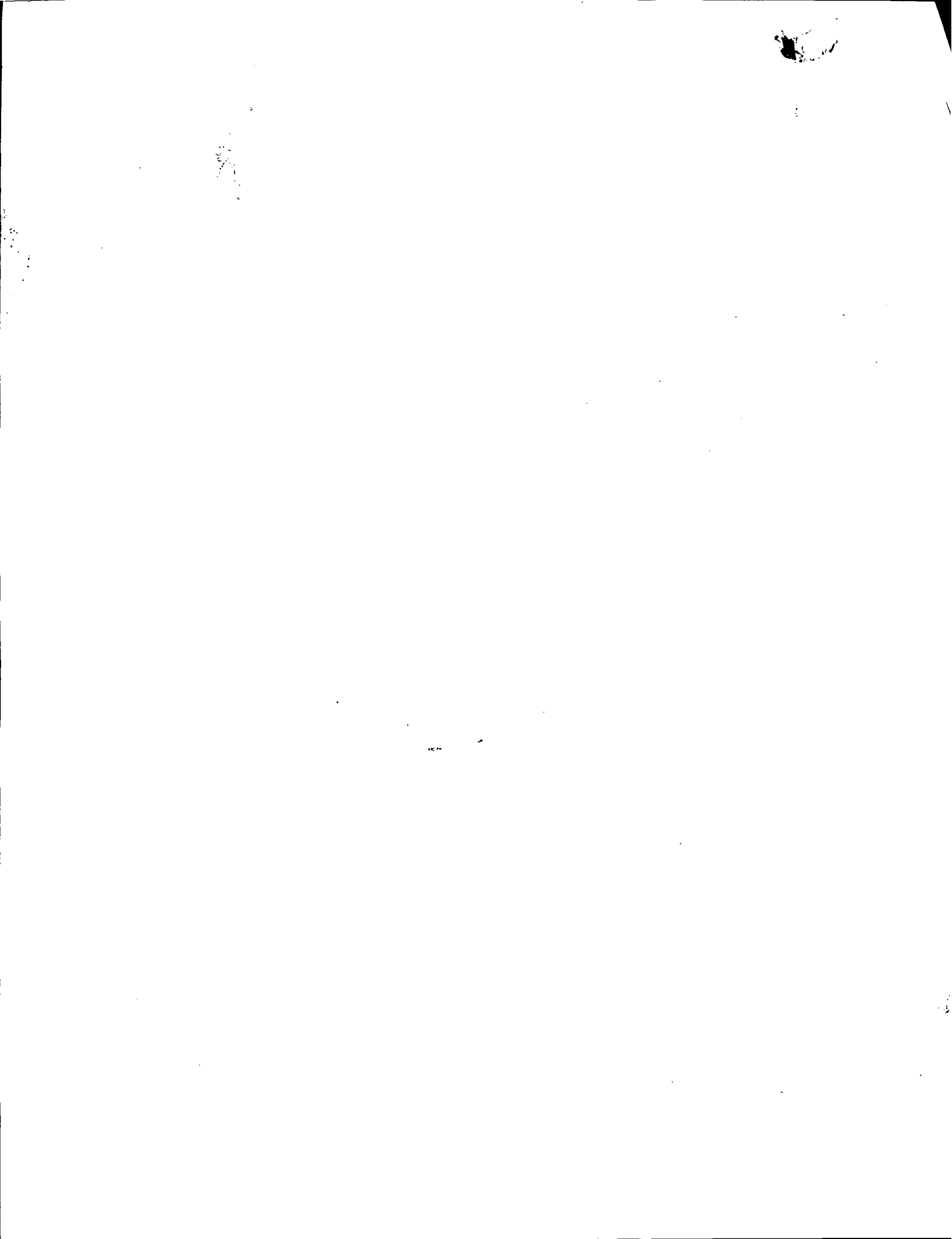
September 4, 1990  
District No. 7

**CONTACT PERSONS:**

Steve Peterson, Senior Planner (449-5381)  
Don Lockart, Planner (449-5381)

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M90029.b/f

Attachments



**RESOLUTION NO. 90-729**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

SEP 4 1990

OFFICE OF THE  
CITY CLERK

**A RESOLUTION OF APPLICATION BY THE CITY OF SACRAMENTO REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE COSUMNES RIVER COLLEGE AREA SPHERE OF INFLUENCE REVISION AND REORGANIZATION PROPOSAL (M90-020)**

**BE IT RESOLVED** by the City Council of the City of Sacramento, that:

**WHEREAS**, the City of Sacramento desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985. Division 3, Title 5, commencing with Section 56000 of the California Government Code, for an amendment to the approved Sphere of Influence of the City of Sacramento (Sec. 56428.(a)); and concurrent reorganization and annexation of the affected territory (Sec. 56800 (a)).

**WHEREAS**, notice of intent to adopt this resolution of application has not been given to each interested and each subject agency; and

**WHEREAS**, the affected territory proposed to be included in the amended Sphere of Influence and Reorganization proposal is inhabited, and a description of the boundaries of the affected territory is set forth in Exhibit 4A attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is located contiguous to the City's approved Sphere of Influence; and

**WHEREAS**, it is desired to provide that the proposed Sphere of Influence Amendment and Reorganization proposal be subject to the following terms and conditions:

1. All affected properties will be rezoned consistent with existing County land use entitlements.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

2. Municipal services will be extended consistent with the proposed public service plan, and Master Services Element, at the time of future annexation.
3. The cost of all SLAFCO processing fees shall be financed by the major landowners in the affected territory.
4. Staff shall investigate a means by which said fees may be recovered by the major landowners.

**WHEREAS**, the reasons for this proposed Sphere of Influence Amendment and Reorganization proposal are as follows:

1. To implement the City's land use planning policies for the South Sacramento Community Plan area, to promote a more efficient means of service provision and general improvement of the level of services available. The community will benefit from improved fire protection and water supply, a single planning authority for both land use and municipal service delivery and a single governing body which is totally accountable to and responsible for services and controls.
2. To coordinate the City's land use planning within the South Sacramento Community Plan area and effectively implement innovative planning policies for the Special Study Area which allow for reevaluation of land use and all project proposals based on the area's proximity to the preliminary Light Rail alignment, the proposed alignment of Route 148 (Cosumnes River Boulevard), a major freeway (Highway 99), and Cosumnes River College.
3. To assist landowners and residents in the Cosumnes River College area that desire municipal services.
4. To implement the City's annexation policy, by requesting an expansion of the approved Sphere of Influence.
5. To eliminate an irregular boundary and isolated County peninsula on the westerly side of Highway 99.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**NOW, THEREFORE,** this Resolution of Application is hereby adopted and approved by the City Council of the City of Sacramento and the Local Agency Formation Commission of Sacramento County is hereby requested to take proceedings for the Sphere of Influence Amendment and the Reorganization of territory as described in Exhibit 4A according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.

ATTEST:

\_\_\_\_\_  
MAYOR

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

M90-020

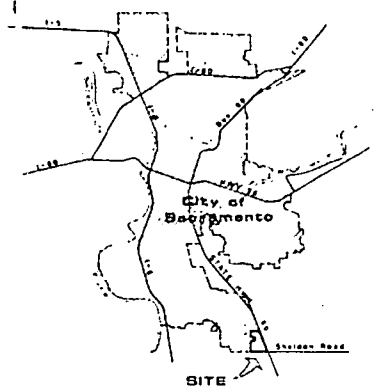
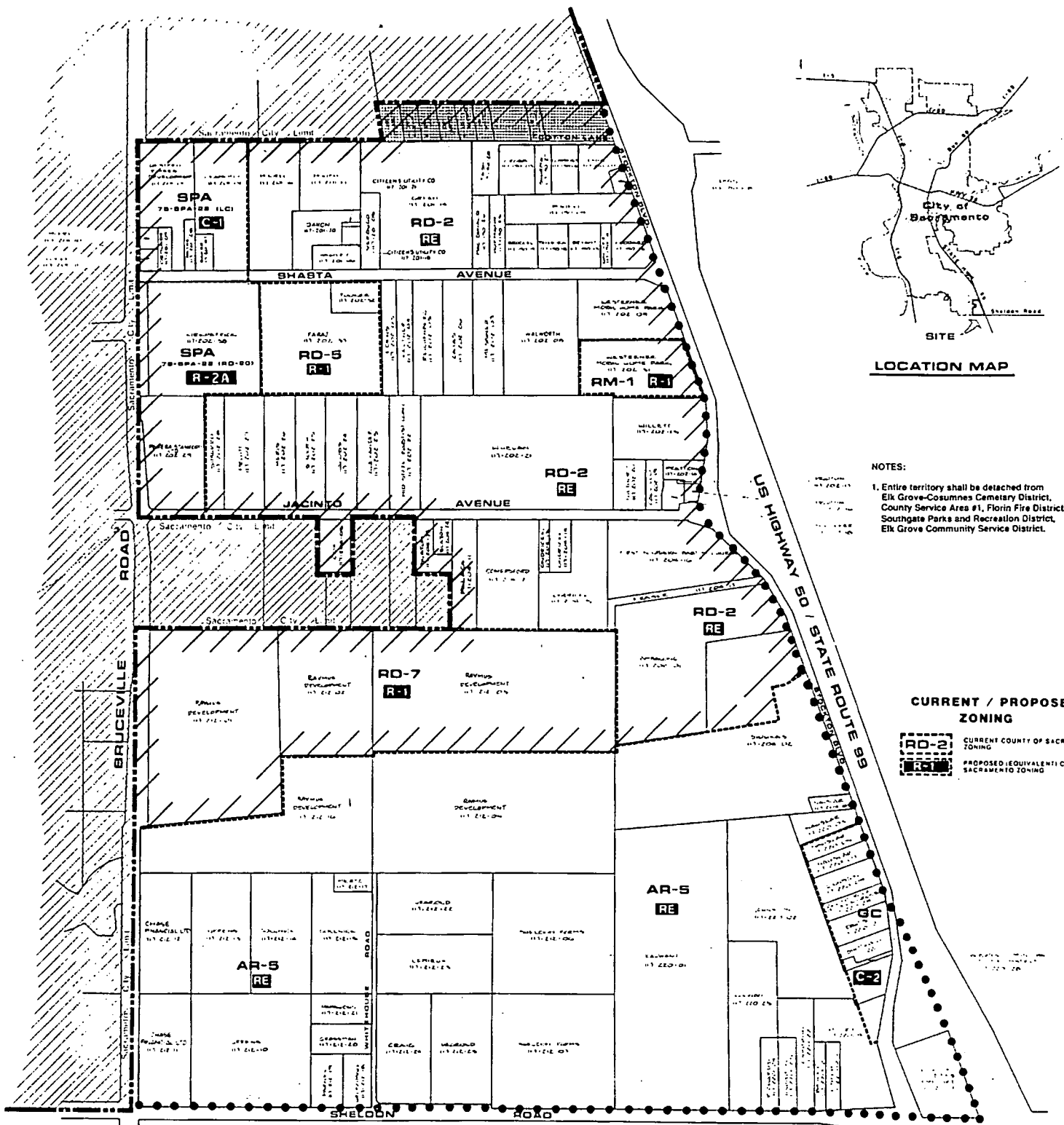
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DATE ADOPTED: \_\_\_\_\_

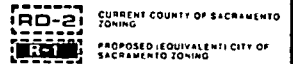
# EXHIBIT 1



**LOCATION MAP**

**NOTES:**  
 1. Entire territory shall be detached from Elk Grove-Cosumnes Cemetery District, County Service Area #1, Florin Fire District, Southgate Parks and Recreation District, Elk Grove Community Service District.

**CURRENT / PROPOSED ZONING**



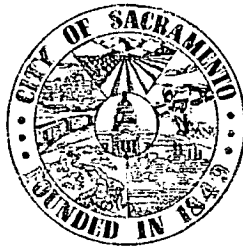
**LEGEND**

- Proposed Sphere of Influence/City Limits Boundary
- //// Proposed Sacramento Regional County Sanitation District and County Sanitation District No.1 Boundary
- Existing Florin Fire District, Southgate Parks and Rec. District (Territory to be detached)(See Note 1)
- Existing Elk Grove CSD (Fire and Parks)(Territory to be detached)(See Note 1)



## COSUMNES RIVER COLLEGE AREA SPHERE OF INFLUENCE / ANNEXATION PROPOSAL





DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

August 21, 1990

BUILDING INSPECTIONS  
916-449-5716

Transportation and Community Development Committee  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

**SUBJECT:** APPLICATION TO SACRAMENTO LOCAL AGENCY FORMATION COMMISSION (SLAFCO) TO AMEND THE CITY OF SACRAMENTO APPROVED SPHERE OF INFLUENCE FOR THE COSUMNES RIVER COLLEGE (CRC) AREA; REORGANIZATION PETITION FOR THE COSUMNES RIVER COLLEGE (CRC) AREA. (ANNEXATION TO THE CITY OF SACRAMENTO, SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND COUNTY SANITATION DISTRICT #1; DETACHMENT FROM THE SOUTHGATE RECREATION AND PARK DISTRICT, FLORIN FIRE PROTECTION DISTRICT, ELK GROVE COMMUNITY SERVICES DISTRICT, ELK GROVE-COSUMNES CEMETERY DISTRICT AND COUNTY SERVICE AREA #1 (M90-020).

**SUMMARY**

On June 7, 1990 the City Council directed staff to prepare a Sphere of Influence application for the Cosumnes River College (CRC) Area. The affected territory is contiguous to the southeastern boundary of the City of Sacramento corporate limits, and consists of 400± acres (Exhibit 1) within the South Sacramento Community Plan Area Boundary. The area is located adjacent to Cosumnes River College and is bounded by Bruceville Road on the west, Sheldon Road on the south, Highway 99 to the east, and the existing city boundary on the north. The subject area includes approximately 188 separate properties and 77 property owners. This proposal is consistent with existing City policy to amend the City's Sphere of Influence to include contiguous areas that directly affect the City's long range planning efforts and to assist property owners that wish to annex in conformance with the City's annexation policy.

## **BACKGROUND**

The proposal consists of the staff report and attachments, the SLAFCO application packet (Exhibits A through A9) and the proposed municipal service plan and comments of affected City and County agencies (Exhibits B thru B9).

This proposal covers the SLAFCO application requirements for both a Sphere of Influence and reorganization proposal to assist the numerous landowners in the area that have requested City assistance over the last two years in support of annexation to the City of Sacramento. SLAFCO policy allows for the concurrent processing of a Sphere of Influence request and reorganization proposal (annexation and detachment from affected special districts). Inclusion of the CRC Area within the City's Sphere of Influence is recommended for the following reasons:

1. To promote a more efficient means of service provision and general improvement of the level of services available. The area will benefit from improved fire protection and a reliable water supply and a single local government structure to coordinate land use decisions with municipal service delivery (the City would ultimately replace five special district service providers).
2. To coordinate the City's land use planning within the South Sacramento Community Plan area and effectively implement innovative planning policies for the Special Study Area which allow for reevaluation of land uses and all project proposals based on the areas proximity to the preliminary Light Rail alignment, the proposed alignment of Route 148 (Cosumnes River Boulevard) and a major freeway (Highway 99).
3. To assist landowners and residents in the Cosumnes River College area that desire municipal services in order to fully develop their property and generate sufficient revenue to pay the County assessments currently levied by the Laguna Community Facilities District.
4. To eliminate an irregular service boundary and isolated County peninsula surrounded on the north and west by the City limits and on the east by Highway 99.

## **POLICY CONSIDERATIONS**

### **A. Existing Land Use**

Existing land uses within the 400± acre annexation area include a mixture of residential, commercial and small scale agricultural uses. (Existing land uses are shown on Exhibit A-8). Approximately 61% of the annexation area is uninhabited and undeveloped. The

uninhabited portions of the annexation area are primarily located south of Jacinto Avenue and are designated for low density residential and agricultural-residential uses. Approximately 36% of the annexation area is developed with 65 single family residences, 2 duplexes and two mobile home parks. The present approximate population of the area is 186 people, exclusive of the manufactured home parks. The remaining 3% of the annexation area is presently developed with small scale commercial uses.

B. County General Plan Policies

The Sacramento County General Plan and South Sacramento Area Community Plan establish the County's existing land use policies for the CRC area. The General Plan and Community Plan land use designations (Exhibit A7) reflect existing County zoning. The existing Community Plan cites the concern for the unacceptable level of coordination between the City of Sacramento, the County of Sacramento and special districts that provide public services to the area. The area will be better served by a single agency responsible for land use planning and public service facilities provision. The northwesterly portion of the area is designated as a County Special Planning Area (SPA). The intent of the SPA is to allow more intensive urban uses along Bruceville Road while ensuring an adequate open space buffer area for abutting low and very low density residential uses.

It is anticipated that the County will propose an amendment to existing General Plan policies for the area. The annexation area is immediately proximate to the preliminary Regional Transit Light Rail (LRT) station and route extension. The County's new General Plan will emphasize land use policies in this area that support transit oriented development and air quality objectives. To accomplish these transit oriented development objectives, the County is presently circulating a separate RFP to re-evaluate future land use planning for the Calvine/Highway 99 Special Planning Area to take full advantage of the preliminary light rail alignment and other proposed regional transportation facilities that will serve both the CRC Area and Calvine SPA (Exhibit 2). The Calvine SPA is located just easterly of the proposed annexation area, across Highway 99.

C. Interim City Land Use and Pre-zoning Designations

After SLAFCO approval, the City will need to amend the Sacramento General Plan and prezone each property in the annexation area to reflect to the maximum extent possible the applicable existing County land use designations. A comparison of the existing County and equivalent City land use designations is included as Figure A-6. With existing County entitlements, approximately 684 potential dwelling units may be constructed. The equivalent City land use designations would provide approximately 690 potential housing units (Exhibit 3). With the existing County land use designations, the area has a potential population of 1927; (186 approximate present population, 1281 potential equivalent single family population and 460 potential multi-family population. The existing City land use designation assign a potential holding capacity of 2018 (186

approximate present population, 1441 potential single family population and 391 potential multi-family). A parcel level comparison of existing County zoning and the proposed City zoning is also provided in the application. The present City General Plan designation for the area is Mixed Residential (County Portion), which reflects the existing County designations. The General Plan will need to be amended to implement the General Plan and Sacramento Community Plan (SSCP) policies that apply to the CRC area. The applicable General Plan designation for the CRC area is Special Planning District.

The South Sacramento Community Plan land use designation of Special Study Area should continue as an interim land use designation until the ultimate land use mix is established for the area. The area is unique in that it is primarily undeveloped land that lies between a major freeway and an education facility. The intent of the SSA designation is to allow for evaluation of land uses that can best take advantage of the unique characteristics of the vocational education curriculum of Cosumnes River College and the proximity to Highway 99.

#### D. City Policies Supporting Transit-Oriented Development

The inclusion of the CRC area within the City's Sphere of Influence will create one of the first opportunities for the City to develop and implement innovative land use policies (in cooperation with the County) that directly support public transportation and air quality planning objectives. The proposed extension of Light Rail and Route 148 (Cosumnes River Boulevard) through the area represent strong catalysts for eventual changes in land use designations. These transportation improvements will likely support more intensive urbanization of the area than currently is permitted based on the existing County land use designations. This development should incorporate various residential densities with compatible commercial uses to generate the ridership RT will need to obtain federal financing for light rail extensions.

The Sacramento General Plan includes several land use policies in support of LRT. The Residential Land Use Element, Section 2, Policy 2, supports higher density development near LRT. The Commerce and Industry Land Use Element, Section 4, Policy 1, Action B, explicitly sets forth a policy of City cooperation with Regional Transit to examine corridors which may present neighborhood/community mixed use development opportunities. This area appears to have characteristics which may be conducive to these opportunities.

The Circulation Element, Section 5-1, has three overall goals. The focus of which are to maximize quality of life through sound planning practices which emphasize efficiency and alternatives to single occupant vehicle use. Public transit in the form of LRT is one such alternative. Section 5-6, Policy 5, Actions (a) and (b), establish that policy decisions shall be supportive of Light Rail and shall be to discourage inappropriate development. Finally, the residential land use character of the area provides an excellent opportunity for the

City to improve its housing-to-jobs balance and provide a variety of housing types and densities to meet the City's affordable housing objectives.

E. Conformance with City Annexation Policies

The General Plan includes an aggressive annexation policy based on eliminating unincorporated pockets, providing public services more efficiently, and annexing areas which have a positive fiscal impact. The location of the affected territory deems it suitable for urbanization; however, this area presently lacks the necessary municipal services for urbanization. Annexation to the City will assure consistent development standards, compatible land use planning with adjacent City areas and the efficient extension of services for development.

There are recently several proposed land use entitlements being processed or approved by the County (Exhibit A4). In the interest of ensuring that future development is consistent with the City's annexation policy and development standards, it is recommended that pending County applications be withdrawn and submitted to the City for processing once the annexation proposal is accepted for processing by the SLAFCO. This will allow for more economical and optimal development, consistent with the City land use and municipal service criteria.

F. Municipal Services/City Department Comments

The proposed Sphere of Influence amendment and concurrent annexation proposal has been circulated to all affected City agencies, in order to prepare the required municipal services plan which defines how the City will extend municipal services to the affected area. Exhibit B-1 provides a summary of the proposed municipal service plan. The Public Works Department intends to prepare a more detailed analysis of the areas potential service needs, costs and methods of financing certain improvements to meet the SLAFCO requirements. The assessments and improvements levied by the County's Laguna Mello Roos Community Facilities District will not be affected by the change in jurisdiction.

The survey of potential interest in annexation completed by City staff in January 1990 (see Exhibit A5) indicated that those potential City services that landowners/residents would most benefit from are (in order of number of responses) street maintenance, sewer, water, planning, fire, police and parks (a handout summarizing the benefits of annexation is shown as Exhibit B-3). The comments of the various City departments regarding these services are attached in Exhibits B-32 thru B-8 and summarized below.

1. Police, Fire and Parks

The Police and Fire Departments foresee no adverse impacts upon their operations as a result of annexation and have indicated that a higher level of

service can be immediately extended to the affected areas. The Departments of Finance and General Services indicated they can adjust their operations in accordance with future on-site development. The Sacramento Public Library indicated that they are in the process of acquiring a future library site near the subject area and recommended that serious consideration should be given to a new branch library in this area due to the fact that there are no existing services in the area.

The Parks and Community Services Departments indicated that the area would benefit from the City-wide goal of 5 acres of park land per 1,000 residents. There are presently no park facilities located in the annexation area. There are several potential means of funding to acquire and develop park property. The most probable being residential developer fees (Quimby), and City-wide Landscape and Lighting Act monies. The Department of Parks and Community Services staff can design and prepare construction drawings for the development of parks once sites are designated.

## 2. Sanitary Sewer

The Water Quality Division, Department of Public Works, County of Sacramento is the affected agency which administers the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation Districts No. 1 (CSD-1). The agency comments that the subject area is located within the Sphere of Influence of both the SRCSD and CSD-1. However, current land use zoning of the approximate southerly one-third of the area is not compatible with the annexation policy of the districts. This policy prohibits the extension of services to lands with densities of AR-5 (1 du/5ac) or less. Consistent with District policy, this proposal only includes the simultaneous annexation of those areas which are currently designated for urban development. The southern portion of the CRC area is not proposed for simultaneous annexation to SRCSD and CSDA (including the Whitehouse Road area) until after the annexation to the City is accomplished and a reevaluation of the land use policies is completed.

The approximate northerly two-thirds of the affected territory may receive services after annexation to the Districts, subject to policies of the Districts. The proposed Sanitary Sewer improvements and costs are summarized in Exhibit B-8.

Current CSD-1 policy provides for District participation in funding construction of trunk sewers (pipelines with wastewater carrying capacity of one million gallons per day or more of peak wet weather flow). All other local collector sewers must be owner financed.

### 3. Street Maintenance, Drainage and Water

The City Department of Public Works will provide street maintenance, drainage, water, and solid waste removal. Of the proposed services, City water may serve to most greatly benefit existing land owners. The area is presently reliant upon groundwater, which is subject to overdrafting and is of an inconsistent quality. The City water service is abundant, dependable and of good quality. It also may be used in fire suppression, which contributes to lower ISO ratings. The ISO rating is assigned by the insurance industry, and impacts insurance rates. A lower ISO means a lower cost to both residential and commercial policy-holders. Another benefit regards existing adverse stormwater drainage impacts in the area. The City is capable of installing and maintaining effective and efficient drainage facilities. The City also shall provide garden refuse pickup as well as standard refuse pickup.

#### G. Potential Support for Annexation:

An annexation maybe initiated by a petition signed by 5% of the landowners, 5% of the registered voters or by resolutions of application approved by the governing body of the annexing jurisdiction. City staff has received a petition in support of annexation signed by landowners representing approximately 43% of the total acreage in the affected area (Exhibit A3).

Prior to circulation of the annexation petition in March 1989 and January 1990, separate surveys were conducted by a consultant and Planning staff, respectively, regarding potential landowner or resident support for annexation. The survey results indicated that a single annexation proposed for the entire CPC area is supportable. These surveys indicated 40% potential landowners support of the proposal, 22% in opposition and 37% undecided (Exhibit A5).

The survey also suggested that the proposal will likely encounter opposition, particularly among existing residents primarily located north of Shasta Avenue. In the event of a protest, the inhabited area provisions of state law would apply to the annexation proposal. The affected territory is defined as inhabited, in that 12 or more registered voters reside in the CRC area (166 current registered voters). In the event that at least 25%, but not more than 50% of the registered voters residing in the affected territory formally file a protest of the proposal, a general election must be held. A simple majority vote would be required to deny the proposal, (CGC 57075 etal, 57078 etal.).

#### H. Environmental Considerations

The City Environmental Services Section has conducted an initial study of the proposal (attached Exhibit B7). Potential environmental impacts are the following:

<u>Water:</u>	North Fork Laguna Creek Floodplain and associated wetlands.
<u>Plant/Animal Life:</u>	Vernal pools, Tricolored Blackbird, and the Giant Garter Snake.
<u>Land Use:</u>	Conflict between City and County designations.
<u>Cultural Resources:</u>	High sensitivity historic resources in the southeast portion of the subject site.

Potential impacts on transportation and circulation have been previously assessed in the 1986 SGPU DEIR.

SLAFCO, as the lead agency shall complete the required environmental assessment based on the City's initial study and project description. Since the City's is not proposing changes to existing County land use entitlements (merely transferring the jurisdiction of future services) it is conceivable that the County may determine that a negative declaration is the appropriate environmental document for this project.

I. Processing Time Frame

It is anticipated that the entire process associated with approval of the Sphere application/ Reorganization proposal will take at least 12 months. After the City submits the application to the SLAFCO for processing, it will take approximately six months for the County to complete the environmental assessment, circulate the proposal for review and comment, conduct the public hearings and negotiate the tax exchange and other pertinent conditions of approval. If an environmental impact report is required or major opposition develops, the proposal will require more time before SLAFCO final action (for example, the boundaries of the reorganization proposal may require some modification to eliminate potential opposition).

After SLAFCO action, the City will schedule conducting authority hearings on the reorganization, rezoning, and plan amendments. At least five months will be necessary to complete both the City Planning Commission and City Council hearing process.

**FINANCIAL DATA**

Since the main beneficiaries of the proposal will be landowners within the affected area, it is recommended that the major proponents of the annexation proposal pay all SLAFCO fees and processing expenses. The following are preliminary fee estimates by the Sacramento Local Agency Formation Commission (SLAFCO). These fees include approximately \$1900 for each affected service district reorganization. As cited previously, there are potentially eight reorganizations required to accomplish this proposal with a total fee of \$15,200.



Preliminary cost estimates for reviewing the Sphere of Influence proposal range from \$800 to \$4,000. The actual cost would be contingent on the amount of SLAFCO staff time necessary for processing the application. The Sphere and Reorganization proposal will be subject to an environmental assessment to be conducted by the County Environmental Services Department for the SLAFCO, in its role as lead agency. After a preliminary review by the County, it was felt that the project may qualify for a Negative Declaration (ND) at an approximate cost of \$6000. In the event it is determined that an EIR is required, the cost may be \$20,000 or more. In addition there may be miscellaneous noticing fees which have not yet been quantified. These preliminary fee estimates are summarized below:

Reorganization Proposal (8 Affected Districts) -	\$15,200
Sphere of Influence Proposal -	\$800 - \$4000
Environmental Review (N.D. vs. EIR) -	<u>\$6000-\$20,000</u>
 SLAFCO Estimated Fee Range	 \$22,000 - \$39,200

These fee estimates do not include the rezoning, plan amendment and environmental review costs associated with the City of Sacramento's land use approvals after the SLAFCO approves the Sphere and Reorganization application.

**MBE/WBE CONSIDERATIONS**

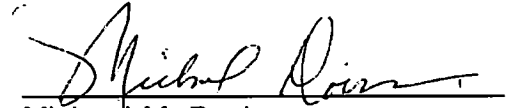
Not applicable.

**RECOMMENDATION**

It is recommended that the Transportation and Community Development Committee recommend that the City Council approve the following:

1. Resolution of Application (Exhibit 4) for the CRC Sphere of Influence Application and Reorganization Proposal subject to the City conditions established in the staff report master service service element and in the comments by the affected City Departments.
2. Major landowner financing of the cost of all SLAFCO processing fees; and direct staff to investigate a means by which said fee's may be recovered by landowners.

Respectfully submitted,



Michael M. Davis  
Director, Planning and  
Development Department

RECOMMENDATION APPROVED:



David Martinez  
Deputy City Manager

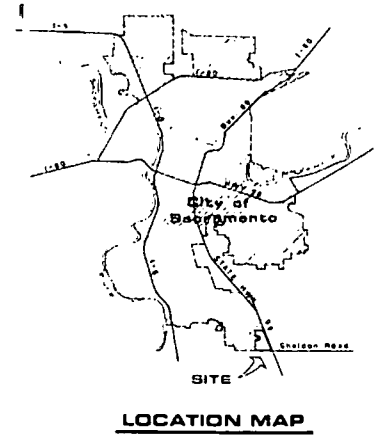
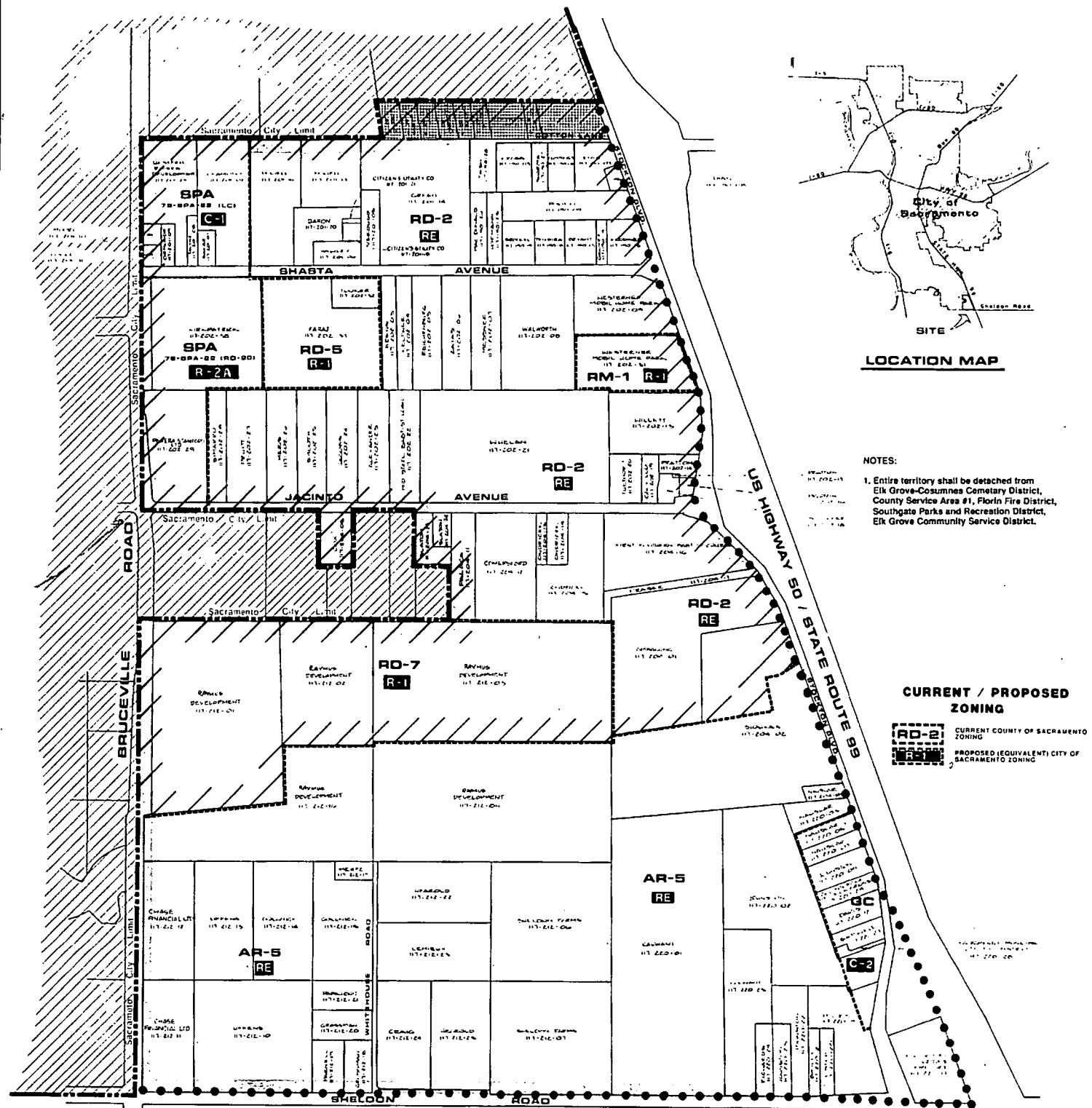
Aug. 21, 1990  
District 7

CONTACT PERSON:

Steve Peterson, Senior Planner (449-5381)

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M90029.b/f

# EXHIBIT 1



**NOTES:**

1. Entire territory shall be detached from Elk Grove-Cosumnes Cometary District, County Service Area #1, Florin Fire District, Southgate Parks and Recreation District, Elk Grove Community Service District.

**CURRENT / PROPOSED ZONING**

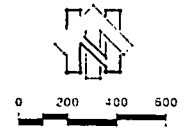
**RD-2** CURRENT COUNTY OF SACRAMENTO ZONING

**RD-2** PROPOSED (EQUIVALENT) CITY OF SACRAMENTO ZONING

- LEGEND**
- Proposed Sphere of Influence/City Limits Boundary
  - //// Proposed Sacramento Regional County Sanitation District and County Sanitation District No.1 Boundary
  - Existing Florin Fire District, Southgate Parks and Rec. District (Territory to be detached)(See Note 1)
  - Existing Elk Grove CSD (Fire and Parks)(Territory to be detached)(See Note 1)

## COSUMNES RIVER COLLEGE AREA

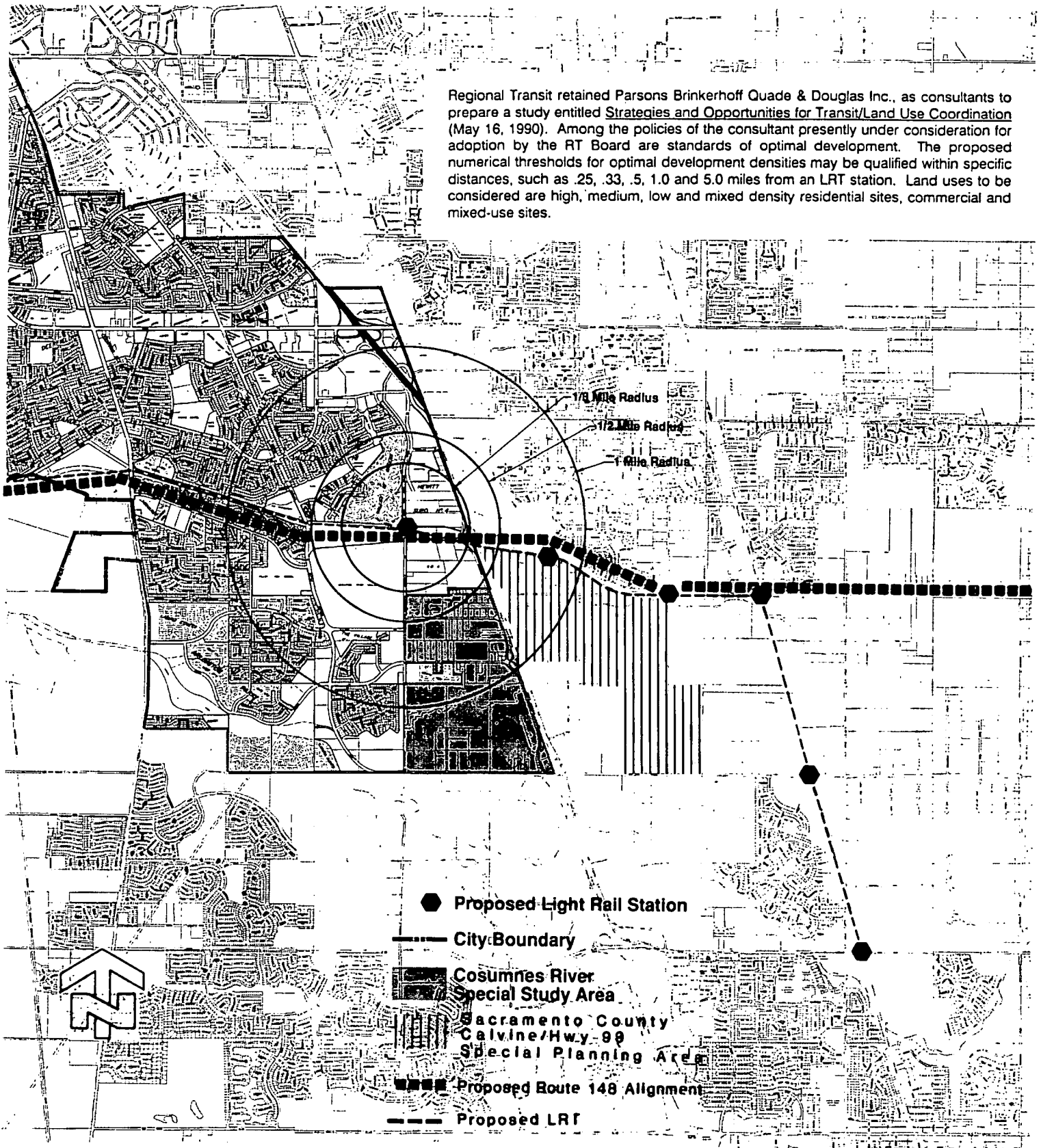
### SPHERE OF INFLUENCE / ANNEXATION PROPOSAL



# EXHIBIT 2

## PROPOSED REGIONAL TRANSPORTATION FACILITIES

Regional Transit retained Parsons Brinkerhoff Quade & Douglas Inc., as consultants to prepare a study entitled *Strategies and Opportunities for Transit/Land Use Coordination* (May 16, 1990). Among the policies of the consultant presently under consideration for adoption by the RT Board are standards of optimal development. The proposed numerical thresholds for optimal development densities may be qualified within specific distances, such as .25, .33, .5, 1.0 and 5.0 miles from an LRT station. Land uses to be considered are high, medium, low and mixed density residential sites, commercial and mixed-use sites.



CITY OF SACRAMENTO  
PLANNING AND DEVELOPMENT DEPARTMENT

JULY 1990

**Table A Potential Dwelling Units (Pot. DUs)**

Land Use	Gross Acres	%	Net Acres	% of Net	Pot. DUs
County Ag. Res AR-5 (1 Du/5ac)	60 D	15	45 D	16.36	___ A
City Re-4 (1 du/4ac)	87 V	22	65 V	23.64	13 (16 City)
<hr/>					
<b>Residential</b>					
County RM-1 (MHP)	5 D	1.26	4.5	1.64	___ B
City* R1 (8 du/ac)					
<hr/>					
County RD-2 (2 du/ac)	82.25 D	21	61 D	22	75 C
City RE-2 (2 du/ac)	64 V	16	48 V	17.45	96
<hr/>					
County RD-5 (5 du/ac)	1 D	.25	.75 D	.3	3 (5 City)
City R-1 (8 du/ga)	9 V	2.26	6 V	2	30 (48 City)
<hr/>					
County RD-7 (MHP-7 du/ac)					
City * R-1 (8 du/ga)	44 V	11	33	12	231 (264 City)
<hr/>					
County RD-20 (20 du/net ac)					
City R2-A (17 du/ac)	13 V	3	12	4	236 (201 City)
<hr/>					
<b>Commercial</b>					
Mixed County GC/AR-5					
City C-2/RE	20 D	5			
<hr/>					
County C+C	3	.75			
City C-2					
County LC					
City C-1	10 V	2.5			
<hr/>					
<b>Total</b>	<b>396</b>	<b>100%</b>	<b>275</b>	<b>100</b>	<b>684 (705 City)</b>

D = Developed land  
V = Vacant land

## TABLE A NOTES

- A. Developed land in the AR-5 zone presently exceeds potential density. There are no PDU's (Potential Dwelling Units) available.
- B. The RM-1 zone is presently developed with the Westerner Mobile Home Park. It is presently at buildout.
- C. Potential dwelling units (PDU) for developed land in the RD-2 zone are 104 PDUs minus 47 existing single family dwelling units equals 57 PDUs.
- D. Net acreage is arrived at as follows:
- Single Family - Gross Acres x .25 = Net Acres  
Multi-Family - Gross Acres x .10 = Net Acres
- E. Gross acreage source is Cosumnes River College Area map prepared by Halstead Land Planning 9-88, with supplemental information provided by Sacramento County Assessor records.
- F. Land use source is Cosumnes River College Area map prepared by KASL Consulting Engineers, Inc. 7-90, with supplemental information provided by staff windshield survey, 7-90.
- G. The following are existing County issued or pending entitlements. They are not included in potential dwelling unit calculations.
1. The Ag Res land use category presently has approved entitlements for Laguna Creek Golf Center, (19.88± acres), Family Fun Center at Laguna Creek (5± acres) and a cemetery (3.09± acres).
  2. The RM-1 land use category has an existing developed mobile home park, (Westerner Mobile Home Park 4.56 acres).
  3. The RD-5 land use category has a proposed 40 du subdivision (Shasta Estates) on 8.53 gross acres.
  4. The RD-7 land use category contains a proposed 316 d.u. mobile home park (Dale Williams Company 45.2± acres) and a proposed 174 d.u. single family subdivision, on the same acreage.
- H. Net acreage total does not include Commercial acreage.

DL:  
table.a  
8/6/90

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION OF APPLICATION BY THE CITY OF SACRAMENTO REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE COSUMNES RIVER COLLEGE AREA SPHERE OF INFLUENCE REVISION AND REORGANIZATION PROPOSAL (M90-020)**

**BE IT RESOLVED** by the City Council of the City of Sacramento, that:

**WHEREAS**, the City of Sacramento desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985. Division 3, Title 5, commencing with Section 56000 of the California Government Code, for an amendment to the approved Sphere of Influence of the City of Sacramento (Sec. 56428.(a)); and concurrent reorganization and annexation of the affected territory (Sec. 56800 (a)).

**WHEREAS**, notice of intent to adopt this resolution of application has not been given to each interested and each subject agency; and

**WHEREAS**, the affected territory proposed to be included in the amended Sphere of Influence and Reorganization proposal is inhabited, and a description of the boundaries of the affected territory is set forth in Exhibit 4A attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is located contiguous to the City's approved Sphere of Influence; and

**WHEREAS**, it is desired to provide that the proposed Sphere of Influence Amendment and Reorganization proposal be subject to the following terms and conditions:

1. All affected properties will be rezoned consistent with existing County land use entitlements.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

2. Municipal services will be extended consistent with the proposed public service plan, and Master Services Element, at the time of future annexation.
3. The cost of all SLAFCO processing fees shall be financed by the major landowners in the affected territory.
4. Staff shall investigate a means by which said fees may be recovered by the major landowners.

**WHEREAS**, the reasons for this proposed Sphere of Influence Amendment and Reorganization proposal are as follows:

1. To implement the City's land use planning policies for the South Sacramento Community Plan area, to promote a more efficient means of service provision and general improvement of the level of services available. The community will benefit from improved fire protection and water supply, a single planning authority for both land use and municipal service delivery and a single governing body which is totally accountable to and responsible for services and controls.
2. To coordinate the City's land use planning within the South Sacramento Community Plan area and effectively implement innovative planning policies for the Special Study Area which allow for reevaluation of land use and all project proposals based on the area's proximity to the preliminary Light Rail alignment, the proposed alignment of Route 148 (Cosumnes River Boulevard), a major freeway (Highway 99), and Cosumnes River College.
3. To assist landowners and residents in the Cosumnes River College area that desire municipal services.
4. To implement the City's annexation policy, by requesting an expansion of the approved Sphere of Influence.
5. To eliminate an irregular boundary and isolated County peninsula on the westerly side of Highway 99.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**NOW, THEREFORE,** this Resolution of Application is hereby adopted and approved by the City Council of the City of Sacramento and the Local Agency Formation Commission of Sacramento County is hereby requested to take proceedings for the Sphere of Influence Amendment and the Reorganization of territory as described in Exhibit 4A according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.

ATTEST:

\_\_\_\_\_  
MAYOR

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

M90-020

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

## EXHIBIT 4A

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

Beginning at the Southeast corner of Lot 1 as so designated on the official "Record of Survey of FR. Section 15, TWP.7N.,R.5E. P.J. Wumkes Etal owners", filed in the office of the recorder of Sacramento County in Book 7 of Surveys, Survey No. 43; thence, from said point of beginning northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1; thence westerly along the North line of Lots 1, 2, 2A, 3, 4, 5, 6, 7, and 8 to the Northwest corner of said Lot 8; thence, along the West line of said Lot 8 to the Southwest corner of said Lot 8, said corner also being the southeast corner of Lot 12 as designated on the official "Plat of Hewitt Subdivision No. 4", as filed in the office of the recorder of Sacramento County in Book 14 of Maps No. 55; thence, westerly along the South line of said Lot 12 to the Southwest corner of said Lot 12; thence, southerly along the West line of Lots 1, 11, 12, and 22 as designated on the official "Plat of Lucerne Meadows", as filed in the office of the recorder of Sacramento County in Book 12 of Maps No. 4, to the Southwest corner of said Lot 22; thence, southerly along the East line of Lots 11 and 10 as designated of on the official "Plat of Hewitt Subdivision No. 1", as filed in Book 13 of Maps No. 43 to the point of intersection of the East line of Lot 10 and the North line of Lot 7 of said Plat; thence, westerly along the Northly line of said Lot 7 to the most westerly Northwest corner of said Lot 7; thence, southerly along the West line of said Lots 10, 9, and 8 to the Southeast corner of said Lot 8; thence, easterly along the South line of Lots 5 and 1 of said Plat to the southeast corner of said Lot 1, said corner being a section corner common to Sections 22, 23, 27, and 26 of said township and range; thence, easterly along the south line of Lots 18, 17, 16, 15, 14, and 13 as so designated on the official "Plat of Survey of a portion of S.W. 1/4 Section 23 T 7N.,R.5E." filed in the office of the recorder of Sacramento in Book 5 of Surveys, Survey No. 16, to the Southeast corner of said Lot 13; thence, easterly 308.34 feet along the South line of San Joaquin Cemetery as described in said Plat, to the southeast corner of said San Joaquin Cemetery, said corner being the intersection of Upper Stockton Road and County Road as shown on said Plat; thence, northerly along the East line of San Joaquin Cemetery and Lots 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 as shown on said Plat to the Northeast corner of said Lot 1; thence, westerly along the North line of Lot 1 to the intersection of the westerly Right-of-Way of U.S. 50 & 99; thence, Northerly along said Westerly Right-of-Way to the intersection of Southerly line of Lot 18 as so designated on the official "Plat of Lucerne Meadows", as filed in the office of the recorder of Sacramento in Book 12 of Maps No. 4; thence easterly to the Southeast corner of said Lot 18; thence, northerly along the East line of Lots 18, 17, 16, 7, 6, and 5 of said Plat to the Northeast corner of Lot 5, said corner also being point of beginning.

RECEIVED

AUG 7 1990

## TABLE OF CONTENTS

### EXHIBITS

<b>Exhibit A</b>	<b>SLAFCO Application Packet</b>
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Exhibit A4	Existing/Proposed County Entitlements
Exhibit A5	Opinion Survey Results
Exhibit A6	City/County Land Use Designation Comparison
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Exhibit A8	Existing Land Use/500' Radius Map
Exhibit A9	Assessor Parcel Maps
<b>Exhibit B</b>	<b>Affected City and County Agency Comments</b>
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Exhibit B2	Annexation Benefits
Exhibit B3	Police Protection
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Exhibit B5	Parks - Recreation Programs
Exhibit B6	Public Works Comments
Exhibit B7	County's Laguna Project Infrastructure Financing
Exhibit B8	Sacramento Regional County Sanitation District Comments
Exhibit B9	City Environmental Services Division Initial Comments

**EXHIBIT A**  
**SLAFCO APPLICATION PACKET**

J

EXHIBIT A

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION  
APPLICATION INFORMATION FORM

-----  
FOR OFFICIAL USE ONLY

Control No. \_\_\_\_\_

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Annexation                             | <input type="checkbox"/> Reorganization | <input type="checkbox"/> Consolidation    |
| <input type="checkbox"/> Detachment                             | <input type="checkbox"/> Formation      | <input type="checkbox"/> Reconsideration  |
| <input type="checkbox"/> Incorporation                          | <input type="checkbox"/> Dissolution    | <input type="checkbox"/> Disincorporation |
| <input type="checkbox"/> Exercise of Latent Powers              |   |   |
| <input type="checkbox"/> Sphere of Influence Evaluation/Updates |   |   |
| <input type="checkbox"/> Other _____                            |   |   |

-----  
To be Completed by Applicant

1. SUBJECT PROPERTY: (For large areas, parcel book page numbers may be listed.)

Parcel No.(s): 117-018,019,020,021,022 (misc. parcel numbers)

Parcel Size: 398± gross acres

Name of Project: Cosumnes River College SOI Amendment and Reorganization Proposal

Address or Location: Bounded by Bruceville Rd. on the west, Hwy. 99 east, Sheldon Rd. south and existing city limits on the north.

2. LEGAL OWNER/S OR CHIEF PETITIONER/S: (Include a maximum of three petitioners)

J & L Properties

Address 3434 Marconi Avenue

City Sacramento, CA Zip Code 95821 Phone (916) 971-3820

CHIEF PETITIONER \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

CHIEF PETITIONER \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

3. APPLICANT/REPRESENTATIVE City of Sacramento/Steve Peterson

Address 1231 I Street, Suite 300

City Sacramento, CA Zip Code 95814 Phone 449-5381

4. Authority to File Application (Check one.)

- Ownership             Power of Attorney\*             Contract to Purchase\*  
 Long Term Lease (20 years or more)\*             Petition\*  
 Resolution of Application

\* Attach evidence of authority or petition.

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and agree to pay any fees and expenses required to prepare necessary environmental documentation and planning studies to process this application. In addition, I hereby petition the Sacramento County Local Agency Formation Commission for approval of a proposed change of organization or reorganization.

The undersigned hereby petition(s) the Local Agency Formation Commission of Sacramento County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox Local Government Reorganization Act of 1985).
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, et cetera) is/are: (List each request separately.)  
Annexation to the City of Sacramento, Sacramento Regional County Sanitation District and County Sanitation District #1. Detachment from the following special districts: Southgate Recreation and Park District, Florin Fire Protection District, Elk Grove-Cosumnes Cemetery District, Elk Grove Community Services District, and County Service District #1
3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein.
4. The territory(ies) included in the proposal ~~is/are~~ is  inhabited (12 or more registered voters)  uninhabited.
5. This proposal ~~is/is~~ is not consistent with the sphere of influence of the affected city and/or districts.
6. Justification for each application (Use extra sheets if necessary. A justification must be provided for each request): The properties are in need of municipal services for development. The City is the logical and capable provider of municipal services to the area. The territory is contiguous to the City of Sacramento. The reorganization represents a logical and reasonable extension of the City's Sphere of Influence and corporate boundary.
7. The persons signing this petition have signed as            Registered Voters     Owners of Land. (Check one.)

8. If the formation of a new district(s) is included in the proposal:
- (a) The principal act(s) under which said district(s) is/are proposed to be formed is/are: N/A
  - (b) The proposed name(s) of the new district(s) is/are: N/A
  - (c) The boundaries of the proposed new district(s) are as described in Exhibit(s) N/A, N/A, heretofore incorporated herein.
9. If an incorporation is included in the proposal:
- (a) The name proposed for the new city is: N/A
  - (b) Provisions are requested for appointment of:
    - (i) City Manager N/A Yes N/A No
    - (ii) City Clerk and City Treasurer N/A Yes N/A No
10. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district is N/A

Wherefore, petitioner(s) or owner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. of the Government Code and herewith affix signature(s) as follows:

Owner/Chief Petitioner (not to exceed three):

	<u>DATE</u>	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>RESIDENCE ADDRESS</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

\_\_\_\_\_  
 APPLICANT'S REPRESENTATIVE

\_\_\_\_\_  
 DATE

\*Note: Applications may not be accepted without signature of legal owner/s or official agent/s with Power of Attorney or Chief Petitioners. An incomplete application cannot be processed. Adopted LAFCO rules and procedures require that specific material be submitted in conjunction with the application. The required items are indicated on the attached instructions.

Party Disclosure Form

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION  
(Name of Board of Commission)

Party's Name: \_\_\_\_\_

Party's Address: \_\_\_\_\_

Street

City

State

Zip

Phone

Application or Proceeding  
Title and Number: \_\_\_\_\_

Board or Commission Member to whom you and/or your agent made  
campaign contributions in aggregation of \$250 or more and dates  
of contributions:

Name of Member: \_\_\_\_\_

Name of Contributor (if other than Party): \_\_\_\_\_

Date(s): \_\_\_\_\_

Amount: \_\_\_\_\_

Name of Member: \_\_\_\_\_

Name of Contributor (if other than Party): \_\_\_\_\_

Date(s): \_\_\_\_\_

Amount: \_\_\_\_\_

Name of Member: \_\_\_\_\_

Name of Contributor (if other than Party): \_\_\_\_\_

Date(s): \_\_\_\_\_

Amount: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Party and/or Agent



## EXHIBIT A 1

### PROJECT DESCRIPTION FOR COSUMNES RIVER COLLEGE SPHERE OF INFLUENCE AMENDMENT REORGANIZATION PROPOSAL

The City of Sacramento is initiating a request to amend the approved Sphere of Influence and annex the Cosumnes River College area. The affected territory is contiguous to the southeastern boundary of the City of Sacramento corporate limits (see vicinity map) and consists of 398± acres. This area is roughly bounded by Sheldon Road on the south, Bruceville Road to the west, Highway 99 on the east, and the existing City limit boundary on the north. The project area includes approximately 118 separate properties, and approximately seventy landowners.

The City is initiating this proposal for the following reasons:

1. To implement the City's land use planning policies for the South Sacramento Community Plan area, to promote a more efficient means of service provision and general improvement of the level of services available. The community will benefit from improved fire protection and water supply, a single planning authority for both land use and municipal service delivery and a single governing body which is totally accountable to and responsible for services and controls.
2. To implement the City's land use planning policies of the South Sacramento Community Plan area which designate this area as a Special Study Area, in order to encourage land uses which may most greatly benefit from the proximity to Highway 99, Cosumnes River College, and the proposed route extension for LRT and Cosumnes River Boulevard.
3. To assist landowners and residents in the Cosumnes River College area that desire municipal services which may be provided after annexation.
4. To implement the City's annexation policy, by requesting an expansion of the Sphere of Influence.
5. To eliminate an irregular boundary and isolated County peninsula on the westerly side of Highway 99.

#### Project Approvals Required

The project will require the following approvals by the City Council:

1. Resolution of application for a Sphere of Influence Amendment for submittal to the Sacramento Local Agency Formation Commission (SLAFCO) including the conditions established pursuant to the Master Services Element and the Tax Exchange Agreement.

2. Resolution to initiate annexation to the City of Sacramento, Sacramento Regional County Sanitation District and County Sanitation District #1 (subject to the conditions established in the Master Services Element and Tax Exchange Agreement), and detachment from County Service Area 1, Elk Grove-Cosumnes Cemetery District, Elk Grove Community Services District, Southgate Recreation and Park District, and Florin Fire Protection
3. City General Plan amendment from the following County land use designations to the following City land use designation:

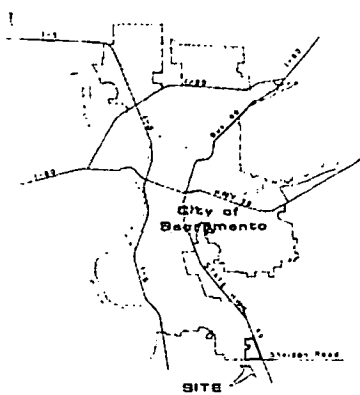
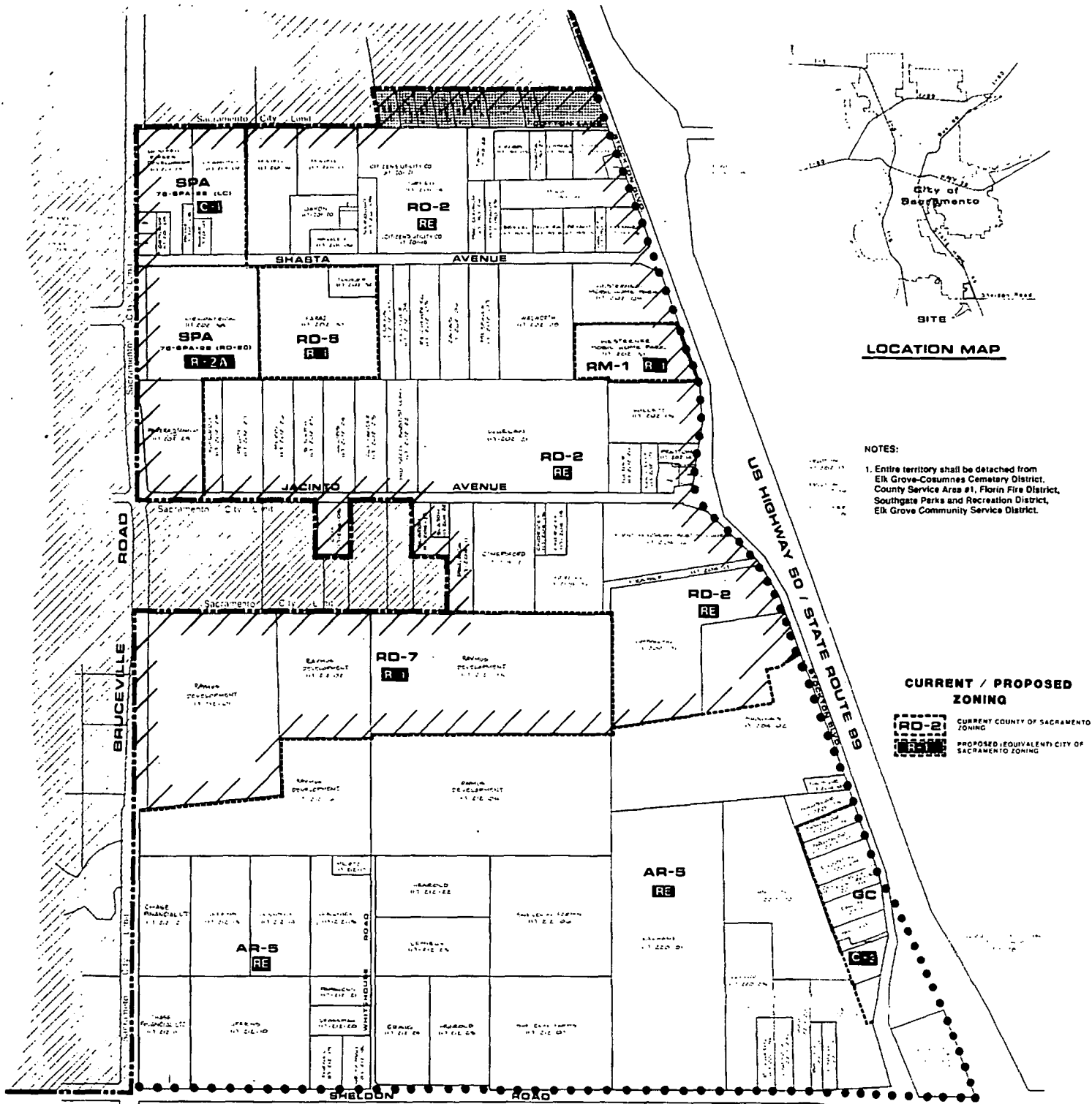
218.5± acres from Low Density (1-12 du/ac); 147± acres from Agriculture Residential (under 1 du/ac); 21± acres from Mixed Commercial/Residential; 13± acres Commercial and Offices to Special Planning District.

4. Prezone properties located in the following County zoning categories according to the following City zoning categories:

147± acres from Agriculture Residential (AR-5) to Rural Estates (RE); 5± acres from Mobilehome Subdivision (RM-1); and 14± acres from Single Family (RD-7) (M4P) to Rural Estates (RE) (Mobilehome Parks are permitted in the City with a special permit); 146± acres from Single Family (RD-2) to Rural Estates (RE); 10± acres from Single Family (RD-5) to Standard Single Family (R-1); 13± acres from Multiple Family (RD-20) to Multi-Family (R-2A); 20± acres from General Commercial/Agriculture Residential (GC/AR-5) to General Commercial/Rural Estates (GC/RE); 10± acres from Limited Commercial (LC) to Limited Commercial (C-1); and 3± acres from General Commercial (GC) to General Commercial (C-2).

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7/13/90  
descript.crc

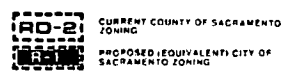
# EXHIBIT A 2



**LOCATION MAP**

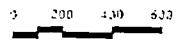
**NOTES:**  
 1. Entire territory shall be detached from Elk Grove-Cosumnes Cemetary District, County Service Area #1, Florin Fire District, Southgate Parks and Recreation District, Elk Grove Community Service District.

**CURRENT / PROPOSED ZONING**



**LEGEND**

- Proposed Sphere of Influence/City Limits Boundary
- //// Proposed Sacramento Regional County Sanitation District and County Sanitation District No.1 Boundary
- Existing Florin Fire District, Southgate Parks and Rec. District (Territory to be detached)(See Note 1)
- Existing Elk Grove CSD (Fire and Parks)(Territory to be detached)(See Note 1)



## COSUMNES RIVER COLLEGE AREA

SPHERE OF INFLUENCE / ANNEXATION PROPOSAL

## EXHIBIT A 3

### PETITION FOR PROCEEDINGS PURSUANT TO THE CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION ACT OF 1985

The undersigned hereby petition the Local Agency Formation Commission of Sacramento County for approval of a proposed change of organization or reorganization, and stipulate as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox Local government Reorganization Act of 1985).
2. The Specific changes of organization proposed are:  
  
Annexation to the City of Sacramento, Sacramento Regional County Sanitation District, and County Sanitation District #1.  
  
Detachment from the following special districts: Southgate Recreation and Park District, Florin Fire Protection District, Elk Grove-Cosumnes Cemetery District, Elk Grove Community Services District and County Service District #1.
3. The boundaries of the territory included in the proposal is described in the map exhibit attached hereto and by this reference incorporated herein.
4. The territory included in the proposal is inhabited (12 or more registered voters).
5. This proposal will require a concurrent amendment to the City of Sacramento Sphere of Influence.
6. The reason for the proposed annexation is to obtain sewer, water, police, fire, street maintenance services and other municipal services.
7. The persons signing this petition have signed as \_\_\_\_ registered voters \_\_\_\_ owners of land. (Check one)

DL:ob  
8/8/90

**SUMMARY OF PETITION SIGNATURES  
AS OF 8/7/90**

NAME	ASSESSORS PARCEL NO.	ACRES
Ektiar (formerly Walworth, Comersford and Ondricek)	117-204-12,13,14 & 15 117-202-08	16.17
Mark Lemieux	117-212-23	4.76
Rodney Grossman	117-212-18 & 20	2.50
Guyan Kalwani (formerly Shammass)	117-220-01 & 25	25.66
Bruce Nauslar	117-204-03 117-220-02,05 & 07	3.68
Kirkpatrick	117-202-38	8.80
Kenneth Olson/Western Mobile Park	117-202-09 & 31	8.58
Gilbert Moore	117-201-10	.27
Fay McDonald	117-190-26	.84
Olive Tooker	117-202-32	1.12
Geneva Slaton	117-204-09 & 10	1.40
Vern Hearold	117-212-22 & 25	9.26
K. Papajohn	117-212-21	1.20
Jim Elliott	117-182-09 & 10	1.87
Mary Hoffman	117-190-25	.79
Sharon Zayas	117-202-06	2.50
Sheldon Farms	117-212-06 & 07	19.62
Uffens	117-212-10 & 13	15.00
J & L Properties	117-202-13 & 21	19.50
Daron Powell	117-201-15,16, & 17 117-190-09	11.47
Diane Craig	117-212-24	4.12
AMR Developers & Engineers	117-0202-037	8.53
Ghazi Karadshsh	117-0202-029	<u>4.26 Acres</u>
		171.90 Acres (43%)

COLLEGE  
River

Sacramento  
ROAD

Limits

City

CALVINE

ROAD

**EXHIBIT A 4**  
**COSUMNES RIVER COLLEGE AREA**  
**PROPOSED COUNTY ENTITLEMENTS**

56

JACINTO ROAD

City Limits

ANNEXED  
TO CITY

10\*

\* 14

55

\* 51

63

ROAD

ROAD

Limits

HIGHWAY

66

CEVILLE

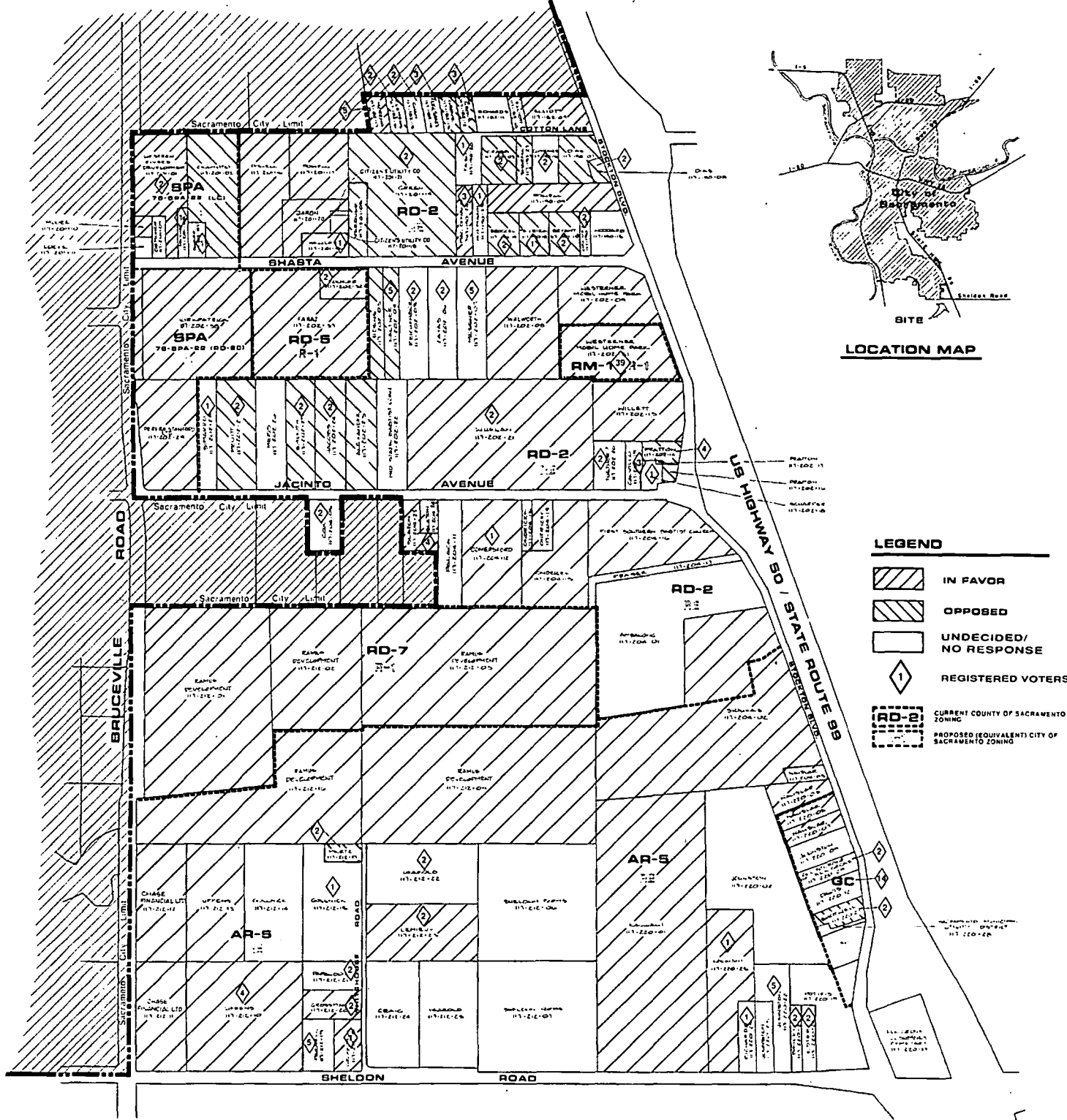
**COSUMNES RIVER COLLEGE AREA  
PROPOSED COUNTY ENTITLEMENTS**

- |   |     |  |             |
|---|-----|--|-------------|
| A | 10. | Name of Project: <b>COLLEGE MEADOWS</b><br>Proposed: 211 d/u<br>Annexed to City of Sacramento 6/25/85  | 3.5± acres  |
| P | 14. | Name of Project: <b>DALE WILLIAMS COMPANY</b><br>Proposed: 316 Mobilehomes<br>Control No.: 83-CP/RZ-1185; ZMA 4394<br>APN: 117-212-01, 02, 03<br>Recorded Maps:        | 45.2± acres |
| A | 51. | Name of Project: <b>LAGUNA CREEK GOLF CENTER</b><br>Proposed: Driving range<br>Control No: 88-UPP-VAZ-1599<br>APN(s): 117-0220-001<br>Approved: May 1, 1989            | 20± acres   |
| P | 55. | Name of Project: <b>LAGUNA VEGA</b><br>Proposed: Rezone from RD-7 (MHP) to RD-7;<br>174 c/u & 8 open space lots<br>Control No: 89-RZB-SDB-0685<br>APN(s): 117-0212-001 | 44± acres   |
| P | 56. | Name of Project: <b>SHASTA ESTATES</b><br>Proposed: 40 d/u<br>Control No: 90-SDP-0158<br>APN(s): 117-0202-037  | 8.53± acres |
| P | 63. | Name of Project: <b>FAMILY FUN CENTER AT LAGUNA CREEK</b><br>Proposed: Outdoor recreation facility<br>Control No: 90-UPP-0167<br>APN(s): 117-0220-025                  | 5 acres     |

P     PROPOSED  
A     APPROVED

DL:ob  
8/90  
proposed.co

# EXHIBIT A 5



LOCATION MAP

**LEGEND**

- IN FAVOR
- OPPOSED
- UNDECIDED/ NO RESPONSE
- REGISTERED VOTERS
- CURRENT COUNTY OF SACRAMENTO ZONING
- PROPOSED (EQUIVALENT) CITY OF SACRAMENTO ZONING

## COSUMNES RIVER COLLEGE AREA

### LANDOWNER SURVEY RESPONSE NUMBER OF REGISTERED VOTERS

NOTES:  
1. BASED ON MARCH 1989 AND JANUARY 1990  
SURVEY OF 87 LANDOWNERS



43



**CRC SURVEY RESULTS  
LANDOWNER INTEREST IN ANNEXATION**

	<u>City Results</u>	<u>*Combined Results</u>	<u>% Total Owners</u>	<u>(Acres)</u>	<u>% Total Acreage</u>
# In Favor	18	27	31%	(248+)	(62%)
# Opposed	8	19	22%	(37+)	(9%)
# No Opinion	2	9	10%	(35+)	(9%)
# Total Responses	28	55	63%	(320+)	(80%)
# Non Responses	59	32	37%	(78+)	(20%)
Total Owners	87	87	100%	(398+)	(100%)

\* Included both responses to city survey (1/90) and Dean Halstead survey (3/89).

**POTENTIAL REGISTERED VOTER INTEREST  
IN ANNEXATION BY SUBAREA**

	<u>North of Shasta Ave</u>	<u>Shasta Ave to Jacinto Ave</u>	<u>Jacinto Ave to Sheldon Road</u>	<u>Total CRC Area #</u>	<u>%</u>
# In Favor	9	4	12	25	14%
# Opposed	19	19	4	42	24%
# No Opinion	15	52	42	*109	62%
Total	43	75	58	176	100%

\*Includes 35 registered voters in the Westerner Mobile Home Park (owner supports annexation) and 14 voters in the 99 Mobile Home Park (owner undecided).

survey.crc  
SP:ob  
2/5/90

hh

**COSUMNES RIVER COLLEGE AREA  
COMPARISON OF EXISTING COUNTY ZONING AND  
PROPOSED CITY ZONING CATEGORIES**

<u>LAND USE</u>	<u>GROSS ACRES</u>	<u>%TOTAL</u>	<u>EXISTING COUNTY ZONING</u>	<u>PROPOSED CITY ZONING</u>
<b>Aq-Residential</b>	<b>147</b>	<b>37</b>	<b>AR-5 (1 du/5 ac)</b>	<b>RE (1 du/4 ac)</b>
	<b>5</b>		<b>RM-1/RD-2 (2 du/ac)</b>	<b>*RE (2 du/ac)</b>
	<b>146</b>		<b>RD-2 (2 du/ac)</b>	<b>RE (2 du/ac)</b>
	<b>10</b>		<b>RD-5 (5 du/ac)</b>	<b>R-1 (8 du/ga)</b>
	<b>44</b>		<b>RD-7 (MHP) (7 du/ac)</b>	<b>*R-1 (8 du/ga)</b>
	<b>13</b>		<b>RD-20 (20 du/ac)</b>	<b>R-2A (22 du/ga)</b>
<b>Residential</b>	<b>218</b>	<b>55</b>		
<b>Mixed Commercial/ Residential</b>	<b>20</b>	<b>5</b>	<b>GCAR-5 (1 du/SAC)</b>	<b>C2/RE (1 du/4 ac)</b>
<b>Commercial</b>	<b>10</b>		<b>LC</b>	<b>C-1</b>
	<b>3</b>		<b>GC</b>	<b>C-2</b>
	<b>13</b>	<b>3</b>		
<b>TOTAL</b>	<b>398</b>	<b>100.0</b>		

**EXHIBIT A6**

\* Mobile home parks permitted by the City with a Special Permit.

DL:ob  
comparison.zon  
8/10/90

54

**KEY TO COUNTY ZONING AND  
EQUIVALENT CITY ZONING DESIGNATIONS  
CONSUMNES RIVER COLLEGE AREA**

COUNTY ZONING

AR-5	Agricultural-Residential	(1du/5ga)
RD-2	Residential	(2du/ga)
RD-5	Residential	(5du/ga)
RM-1	Mobilehome Park	(8.5du/na)
RD-7	Residential	(7du/ga)
RD-20	Residential	(20du/ga)
LC	Local Commercial	
GC	General Commercial	
(SPA)	Special Planning Area	
(MHP)	Mobile Home Park	
(F)	Flood Combining Zone	

CITY PREZONING

RE	Rural Estates	(1du/4ac)
RE	Rural Estates	(2du/ga)
R-1	Single Family Res.	(8du/ga)
R-1	Single Family Res.	(8du/ga)
R-1	Single Family Res.	(8du/ga)
R-2A	Multi-Family Res.	(22du/ga)
C-1	Limited Commercial	
C-2	General Commercial	
(R)	"R" Review	
SP	Special Permit	(10du/ac)
(F)	Flood	

**Explanations**

du = maximum # dwelling units allowed

ga = gross acres

na = net acres

RM-1 = zone permits reasonable expansion of existing mobile home parks (no new parks)

New Parks - South Sacramento Community Plan policy adopted by the County allows one additional "floating" mobile home park of 10 to 15 acres north of Sheldon Road, west of State Highway 99. New mobile home parks in the City must obtain a Special Permit pursuant to the standards in Section 10. Existing parks may continue to operate in the City without obtaining additional entitlements.

SPA - The County's Bruceville Road/Calvine Road Special Planning Area (78-SPA-22) requires development plan approval to assure a 50' open space buffer zone between intensive urban uses adjacent to Consumnes River College and existing rural home sites.

LCFD-Laguna Community Facilities District

Yes- indicates property located within District.

Cond - indicates property must annex to LCFD as a condition of obtaining new planning entitlements.

No - indicates property outside LCFD.

Opinion- indicates whether owner favors, opposes or <sup>is</sup> undecided on annexation based on responses to City survey or Halstead survey (\*)

zoning.key









EXHIBIT A 7

SPAD 330

COUNTY OF SACRAMENTO  
GENERAL PLAN  
DESIGNATIONS

83-SPA-2

LEGEND

-  AGRICULTURAL-RESIDENTIAL 5
-  RESIDENTIAL DENSITY 2
-  RESIDENTIAL DENSITY 7
-  MOBILE HOME PARK
-  GENERAL COMMERCIAL
-  SPECIAL PLANNING AREA
-  PROPOSED NEIGHBORHOOD PARK  
ADJACENT TO SCHOOL
-  PROPOSED ELEMENTARY SCHOOL

PA-9c

PA-9c

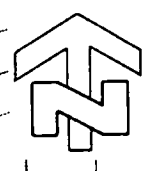
E

Sacramento

SHY

LYRINS

STATE HIGHWAY 99



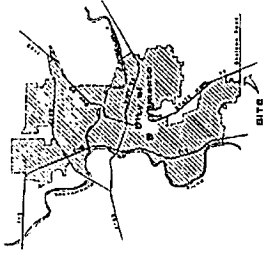
PA-9c

In the area bounded by the Sacramento City Limits on the North, State Highway 99 on the East, Sheldon Road on the South and Bruceville Road on the West, one additional mobile home park of 10-15 acres would be allowed on a "floating" basis—that is in the general area but without a specific location. Said mobile home park may not be located closer than 600 feet from State Highway 99 right-of-way.

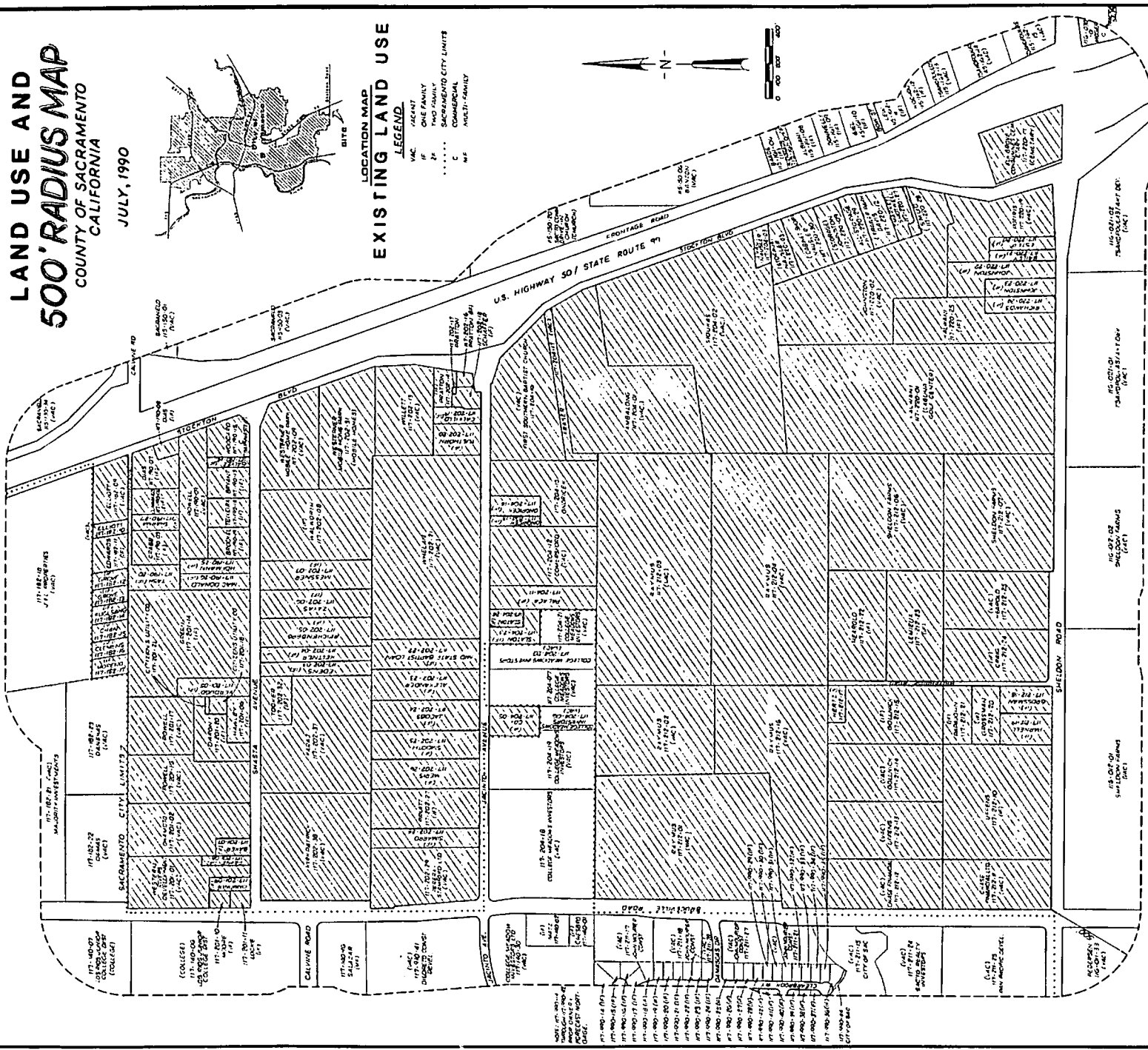
EXHIBIT A 8

# LAND USE AND 500' RADIUS MAP COUNTY OF SACRAMENTO CALIFORNIA

JULY, 1990



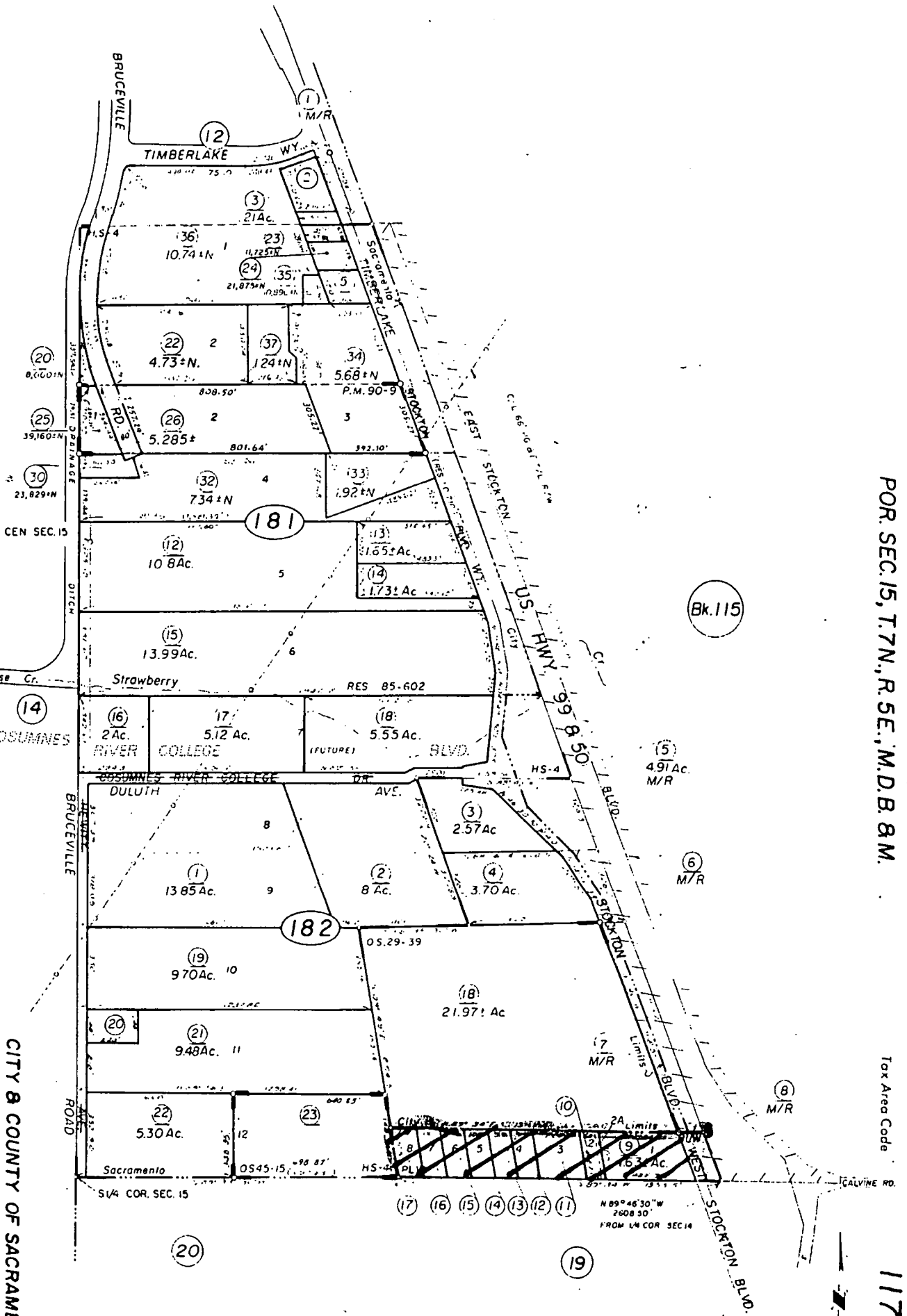
LOCATION MAP  
**EXISTING LAND USE**  
LEGEND  
SACRAMENTO CITY LIMITS  
SACRAMENTO CITY LIMITS  
SACRAMENTO CITY LIMITS



**KASL**  
CONSULTING ENGINEERS, P.C.  
2200 SOUTH COLUSA AVENUE, SUITE 1  
SACRAMENTO, CA 95833

EXHIBIT A 9

Official Survey, O.S. Bk. 45 Pg. 15 (6-2-95)  
 Hewitt Sub. No. 4, R.M. Bk. 14, Pg. 55  
 P.L. Wumkes, RS. Bk. 7, Pg. 43  
 Record of Survey, Bk. 29 Pg. 39 (5-9-72)



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

CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 117-Pg. 18  
 County of Sacramento, Calif.

POR. SEC. 15, T. 7N., R. 5E., M.D.B. & M.

Tax Area Code

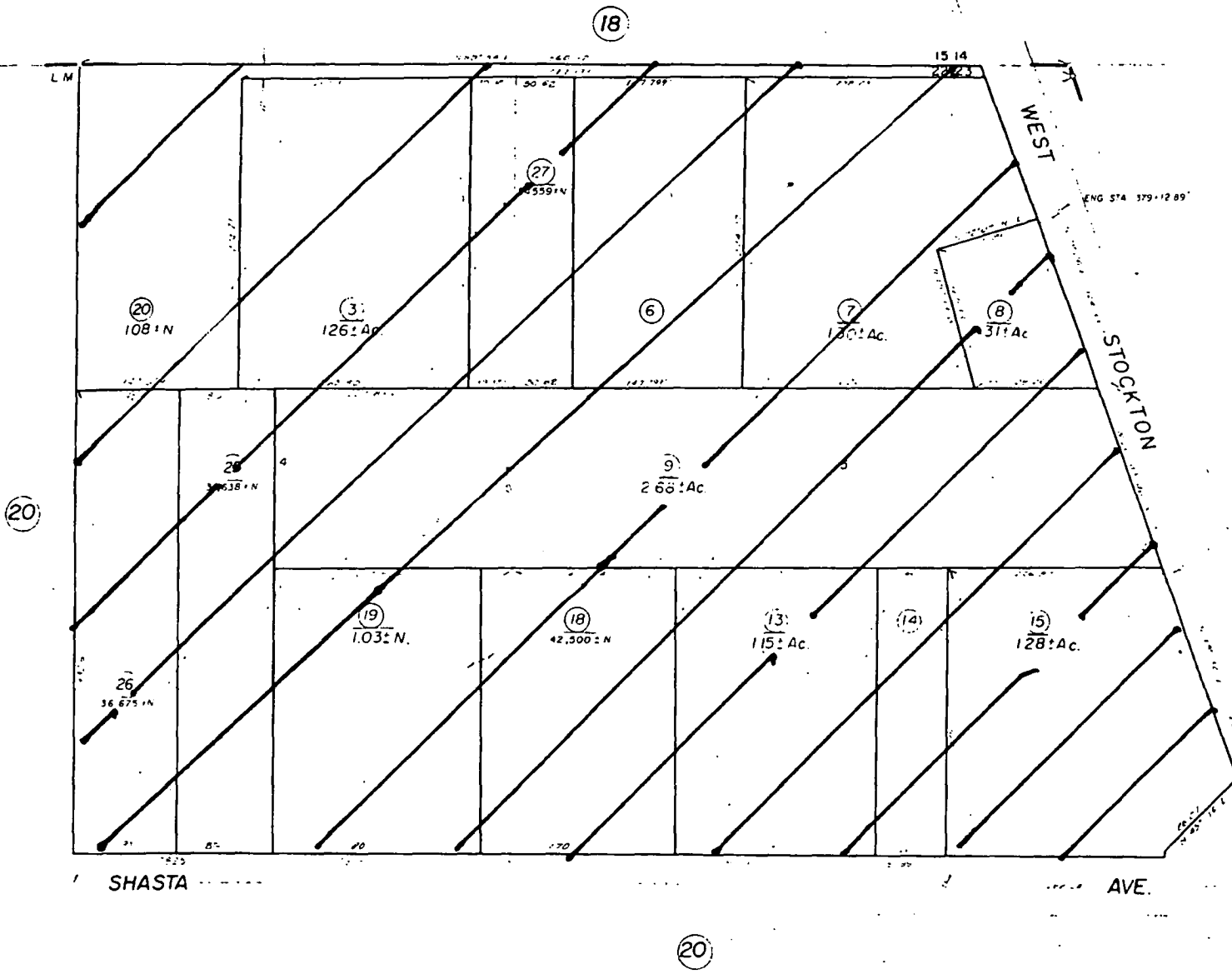
117-18

63

POR. SEC. 22 & 23, T.7N., R.5E., M.D.B. & M.

Tax Area Code

117-19



CALVINE RD.

EAST STOCKTON BL.

U.S. HWY. 99 & 50

Bk.115

BL.

SHASTA

AVE.

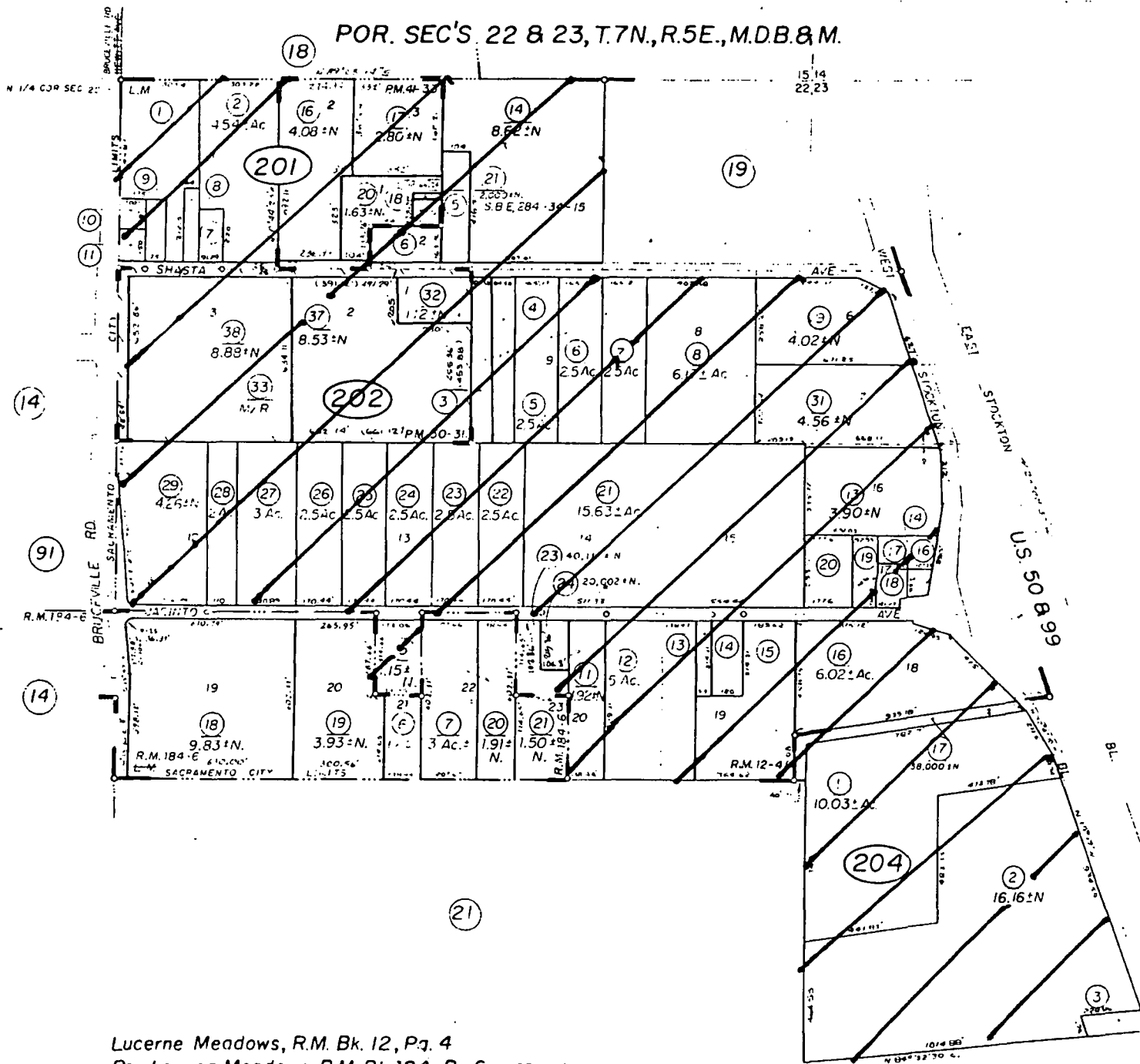
Lucerne Meadows, R. M. Bk. 12, Pg. 4

Assessor's Map Bk.117-Pg.19  
County of Sacramento, Calif.

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



POR. SEC'S 22 & 23, T.7N., R.5E., M.D.B. & M.



Lucerne Meadows, R.M. Bk. 12, Pg. 4  
 Por. Laguna Meadows, R.M. Bk. 184, Pg. 6 (6-23-88)

22 CITY & COUNTY OF SACRAMENTO  
 Assessor's Map Bk. 117, Pg. 20  
 County of Sacramento, Calif.

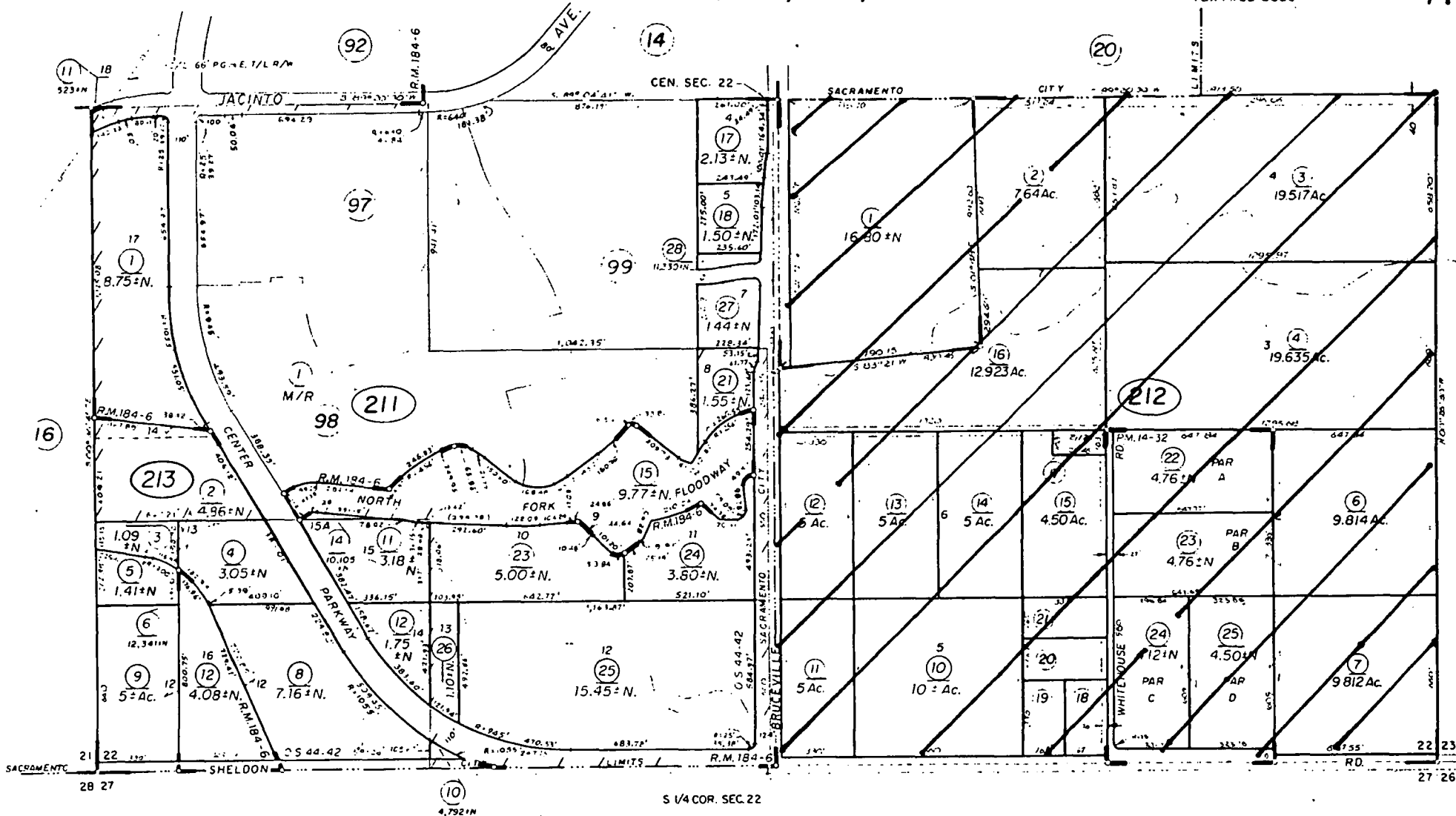


66

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

Tax Area Code

117-21



(Bk. 116)

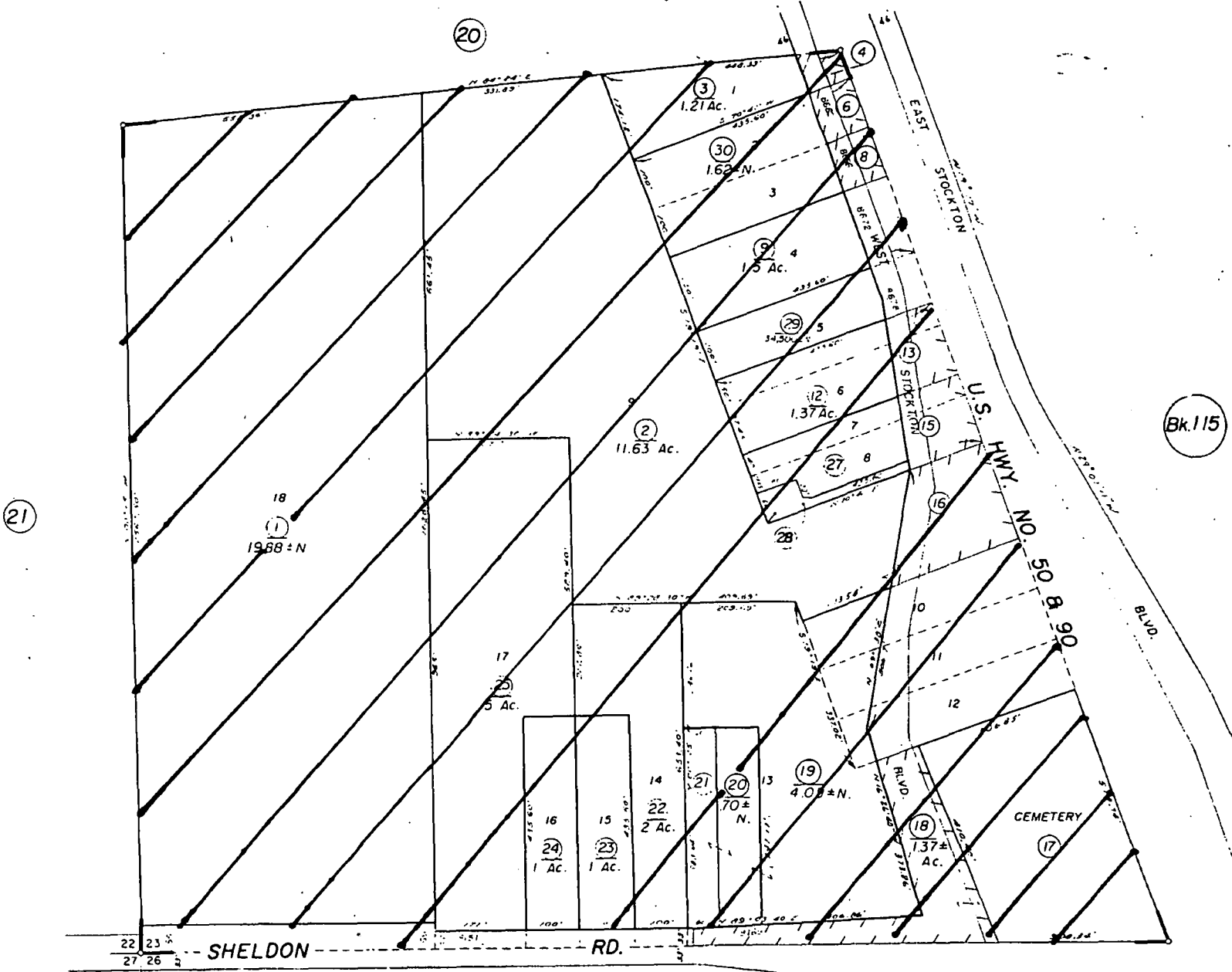
Record of Survey O.S. Bk. 44 Pg. 42 (1-30-89)  
 Hewitt Subdivision No. 1, R.M. Bk. 13, Pg. 43  
 Por, Laguna Meadows, R.M. Bk. 184, Pg. 6 (6-23-88)

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

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



67



(21)

Bk.115

Bk.116

Sur. of Por. Sec. 23, T. 7 N., R. 5 E. R.S. Bk. 5, Pg. 16

Assessor's Map Bk.117-Pg.22  
County of Sacramento, Calif.

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



**EXHIBIT B**  
**AFFECTED CITY AND COUNTY**  
**AGENCY COMMENTS**

**PROPOSED COSUMNES RIVER COLLEGE AREA ANNEXATION  
MUNICIPAL SERVICE PLAN SUMMARY**

Description of Service	Level and Range of Service	Schedule to Provide Service	Required Improvements	Conditions to Provide Service	Proposed Financing	Approx. Cost to Landowners & Residents
Streets	Street Maint. of existing roads	Immed. upon Annex.	None	None		
	Garden Refuse Pickup	Immed. upon Annex.	None	None	Solid Waste Enterprise Fund	Portion of Utility Bill
Drainage	Ditch/culvert maint. of existing facilities	Immed. upon Annex.	TBD	None	Fee Benefits or Assessment Dist.	TBD
Water	Domestic and fire supply to prop. in affected territory	Upon Install. of Improvements	TBD	May connect to street serv. & abandon well	Fee Benefit or Assessment Dist. & City for oversizing	TBD
Sewer	Sanitary sewer to prop. in affected territory	Upon Install of Improvements	TBD	Annex to Reg. San. Dist.; Connect to street serv. & abandon septic tanks	Fee Benefits or Assessment District	TBD
Solid Waste	Refuse pickup for annex. area	Immed. upon Annex. Annex. - 60 day Notice req.	None	None	Solid Waste Enterprise Fund	Portion of Utility Bill
Animal Control	Full service for annex. area	Immed. upon Annex.	None	None	Licensing Fees & City Contrib.	0
Police	1.7 officers per 1000 citizens	Immed. upon Annex.	None	None	Portion of City General Fund	0
Fire	ISO range from 2 to 3	Immed. upon Annex.	None	None	Portion of City General Fund	0

**EXHIBIT B1**

Public Works Department will provide more details on drainage, water and sewer improvements after SLAFCO application is filed.

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## EXHIBIT B2

### BENEFITS OF ANNEXATION TO THE CITY OF SACRAMENTO

Annexation brings unincorporated areas within the city limits, allowing city standards for development and the provisions of municipal services. A primary rationale for annexation is that a community will benefit from one governing body that is responsible for planning and improved levels of governmental service. The Consumnes River College Area (see map) is currently served by seven separate special districts and the County. The Local Agency Formation Commission concluded in a 1978 study that this area would receive better governmental services if it was served by a single governing body.

#### THESE CITY SERVICES INCLUDE:

##### WATER AND SEWER

The City can provide an abundant supply of quality surface water to meet domestic and fire flow demands. Water service is only available to annexed property to assure legal compliance with City water rights agreements.

It is the City of Sacramento's policy that those who have paid to build and support the City's urban infrastructure should not wholly subsidize the cost of extending services to newly annexed areas. Consequently, the extension of sewer and water systems is financed by those who benefit from the improvements. For larger developing areas the City's Public Works Department may establish an assessment district to finance these improvements. Assessment districts require the beneficiaries of the service to pay an annual assessment to cover the costs of their improvements. When service is available, you are not required to hook-up to the service. You may do so if you wish. No fee shall be assessed until you do hook-up to the service.

It may be possible to form a fee benefit district to finance any necessary improvements. To form a fee benefit district a property owner or owners would need to front the money to construct the improvements. The City would subsequently reimburse these monies through a fee benefit district. The fee benefit district has been utilized in partially developed areas with both existing development and large parcels of undeveloped land. Under this approach, developed properties served by existing systems would not be subject to a fee until the property owner requests that the property be connected to the improvements. There exists a number of legal questions regarding a fee benefit district, which are presently being researched by City Staff.

##### POLICE

The City can provide an improved level of police services to City residents due to its greater availability of manpower resources and the proximity of unincorporated fringe areas to current City patrol districts. Sacramento County averages approximately 1 sworn officer per 1,000 residents, compared to a City ratio of approximately 1.7 sworn officers per 1,000 residents.

##### FIRE

The present estimated fire insurance rating (ISO) for this unincorporated area is Class five (5). Once an area is annexed to the City of Sacramento, the citizens of that area will enjoy the same high standard of fire and life safety protection that is now being provided to the citizens of Sacramento. The average response time for the overall area is approximately 4 minutes. The general fire insurance rating for the City of Sacramento is a class two (2). A general actual dollar value resulting from the decrease in the ISO rating is difficult to ascertain, however, the greatest savings would be realized by commercial/industrial versus residential uses.

##### EXISTING NEIGHBORHOODS

The City recognizes the importance of maintaining the rural character existing in many neighborhoods presently both inside and outside the City. The City does not require installation of sidewalks or any other street improvements in already developed residential areas.

##### LAND USE

After annexation, planning and zoning authority would be transferred from the County to the City of Sacramento. Zoning usually remains unchanged.

##### CITIZENSHIP

Registered voters living in newly annexed areas become citizens of Sacramento and are able to vote in all regular and special City elections. Residents of newly annexed areas do not lose any political rights. They remain eligible to vote for County elected officials and to serve on County commissions.

## EXHIBIT B3

### POLICE PROTECTION

The South Sacramento Community is split between portions of five patrol districts and parts of two sectors. Each district has an average of one officer patrol unit assigned during each shift. South Sacramento is split between Section II (south - consisting of nine districts: Franklin, Florin, Meadowview, Valley Hi, Greenhaven, Curtis Park, Hollywood Park and part of Land Park) and Sector III (east - consisting of 7 districts: East Sacramento, McKinley Park, River Park, College Greens, Oak Park, Tahoe Park and Glen Elder).

#### POLICE DEPARTMENT DESCRIPTION

The City Police Department is charged with maintaining public order, deterring law violations, protecting life and property, and apprehending criminal offenders. The Department is headed by a police chief who is appointed by the City Manager. The Department is divided into four offices: Office of the Chief, Operations, Investigations and Administrative Services.

A brief description of the four offices within the Police Department provides an overview of the functions of the Department.

#### Office of the Chief

This office provides the policy direction for the Department; performs special investigations functions, including internal investigations of police conduct and efficiency; administers the department; runs the Community Outreach Program; and oversees crime prevention activities. The office of the Chief also runs the Home Alert and Business Alert Programs.

Community Resources is engaged in crime prevention; community relations; and burglar alarm inspections. This unit runs the "Home Alert" program, the weekly TV "Crime Alert" newscasts, the Explorer Police Cadet Post, speakers programs and various promotional campaigns.

#### Office of Operations

The Office of Operations conducts all uniformed police patrols, traffic enforcement, crime scene investigations, and selective enforcement.

#### Office of Investigations

The Office of Investigations is responsible for developing information leading to the arrest of criminal offenders, preparing prosecutable cases enabling conviction of arrested offenders, recovering stolen property, seizing contraband (including drugs, narcotics and illegal weapons) and locating missing persons.

## Administrative Services

The Office of Administrative Services is responsible for the auxiliary functions needed to support the line units of the Police Department.

## POLICE PATROLS

Uniformed police patrols are the most visible part of the Police Department. The patrols are broken into the four sectors mentioned above. The Department changes the size of the districts every 2 years to reflect population growth, crime and other factors (such as annexations) which require district boundary adjustment.

## DIRECTED PATROL APPROACH

Police officers previously patrolled only within their assigned districts. Now, each sargeant and the patrol officers identify problems within each district, using the officer's knowledge of the area and computerized crime data. The sargeant and the officer decides how to handle any specific problem and often concentrate on particular problems by pulling in officers from other districts or using the special Crime Suppression Units. This concept was pioneered in Sacramento.

## CRIME PROBLEMS IN SOUTH SACRAMENTO

A representative from the Sacramento Police Department outlined general crime trends throughout the City. The type of crimes committed in South Sacramento differ depending upon the neighborhood. The Elder Creek, Glen Elder and Fruitridge Manor neighborhoods see more assaults, armed robberies, domestic disturbances and neighborhood disturbances than the Valley Hi, Southgate and City Farms neighborhoods. Residential burglaries are the primary crime problem in the Valley Hi area. This is usually true in newly developed residential areas where neighbors do not know one another, when not all of the homes are inhabited and where people generally work during the day. The typical residential burglar is young and lives in the same neighborhood where the thefts take place. While residents may perceive otherwise, South Sacramento is not generally a high crime area. The patrol districts are fairly large which reflects a relatively low incidence of crime.

One problem in South Sacramento has been the pedestrian access openings in the masonry walls around residential subdivisions. Burglars had been parking their cars on Mack Road and going through these pedestrian openings to gain access to the homes and to take advantage of a quick escape route. Now neighborhood groups have brought the problem to the attention of their City Council representatives and the wall openings are being closed.

## SOUTH SACRAMENTO COMMUNITY PLAN

Several aspects of land use and development influence crime rates. In response to the concerns over the pedestrian openings and a need for a Citywide security ordinance, Ordinance 84-056 was adopted on June 19, 1984 which relates to the safety aspects of Building Code requirements. The ordinance applies to all new residential units and sets forth certain safety measures. Ordinances such as this one are one method of addressing crime problems by the use of City policy.

An awareness of incompatible land uses and urban development design which is conducive to criminal activity should be cultivated in those who are shaping the South Sacramento Community Plan Update. The Handbook of Crime Prevention Bulletins: Crime Prevention Through Physical Planning, by the Southern California Association of Governments provides materials to increase the awareness of crime prevention possibilities in the physical planning process. This handbook is used by the Police Department representative on the Subdivision Review Committee which comments on all new subdivision proposals. An overview of the recommendations is set forth below:

### Industrial Parks

Considerations include straight and wide enough streets for effective patrol observation, vehicle or at least foot access in front and back of all buildings, clear visibility of buildings from the street, clustering of uses which are open late at night or through the night for the safety of employees and adequate circulation in and out of the industrial park. Parking lots and walkways should be well lit and close-in parking should be available for late hour workers. Access to roofs (such as flagpoles, standpipes, etc.) should be removed and access between buildings via interior passageways should be limited or avoided altogether. Walls, fences and landscaping should provide security and desirable buffer rather than a place for concealment for a would-be attacker. Security systems such as alarms and guards are encouraged, with the input of the local law enforcement agency. Where appropriate, the use of "security plants" (such as pyracantha and roses) should be considered.

### Commercial Development

Many of the same considerations for the industrial park development are applicable to commercial development. Vehicle access to the rear of the center is important. Dead-end streets and dark service entrances and alleys should be avoided. Adequate lighting of the parking lots, streets and buildings should be provided. Landscaping should be attractive but not conducive to concealment of criminals. Late hour parkers should be brought into close proximity to high volume traffic to reduce isolation. Where appropriate, security prints should be used.



Parking structures should be monitored and guarded. Interior malls should be sealed off after business hours so that the only building access points can be seen from the streets and parking areas surrounding it. Entrances should be held to a minimum and well lighted. Service entrances should also be well lit, visible and not situated so that they can be used by assailants for concealment.

Walkways should be well lit, situated to generate traffic at all times, wide enough to permit clear observation, provide for access by emergency vehicles and landscaped for aesthetics, not concealment. There should be at least one time at night when no trucks or cars should be in the shopping center. An alarm system should be installed in commercial establishments and if there are shops in a mall which are open later than most, they should be clustered together for employee safety.

#### Residential Development

Local jurisdictions should enact an ordinance with delineates minimum security standards for all residential buildings. Sacramento has adopted such an ordinance. Some guidelines for residential development follow. Street patterns and lot plans should maximize the ability of neighbors to watch each others properties and encourage block or neighborhood orientation to make strangers in the neighborhood more obvious. Houses should be situated so as to facilitate patrol observation (for example, homes on flag lots are difficult to observe from the street). Cul-de-sacs should be relatively short so as not to hinder patrols. Patrol cars should be able to turn around in them. The backs of homes and cul-de-sacs should not border on open park areas or other possible escape routes such as thoroughfares. Streets should be well lit and wide enough for clear observation. There should be sufficient off street parking to that cars are generally off the street at night. Entrances to homes should be clearly visible to the street or neighbors and should be well lit. Residences should be clearly numbered. As in other developments, walkways should be well lit and observable without indentations or landscaping which would provide concealment. Residences should be buffered from other types of uses such as schools, commercial developments etc. Buffers include high walls or park land or major streets. Alarm systems are encouraged to be included in the homes and the safety measures set forth in the City's new ordinance 84-056 should be included in all new residential development. Apartment complexes have special security needs. Emergency vehicles should be able to drive through the complex. In large apartment complexes, the apartment buildings should be set back sufficiently from the perimeter streets to deter the casual passerby from entering the complex. The complex and streets and pathways should be well lit, landscaped for aesthetics and not concealment and should allow observation by neighbors activity within the complex. Apartments should be arranged

and numbered so as to allow quick emergency response by fire or police departments. Access control discourages entry by anyone who is not a resident or a guest.

### Public Buildings

Public buildings should be easily observable from the adjacent streets and unlocked doors during the evening hours should be restricted, preferably to one only. Recesses, offsets and vegetation should not be areas of concealment. Escalators are preferred over elevators and public information and payment counters should be located on the ground floor close to the entrance.

### Public Parks and Open Space

Street patterns through or around a park should permit observation of park areas by regular police units or park patrol units. At least emergency vehicle access should be provided through the park. High volume park activities should be located close to the patrol observation points. Off street parking should be readily observed from patrol, and well lit. Buildings should be located near well traveled streets and walkways should be routed through areas where there are usually some people to reduce isolation. Recreational equipment should be located close to other activity centers, should be either secured at night or well lit and located close to patrol roads.

The Handbook discusses other types of land uses and goes into some detail regarding construction methods which are likely to hinder crime.

## EXHIBIT B4

### FIRE PROTECTION

The City of Sacramento Fire Department serves the incorporated portion of South Sacramento. The unincorporated area is served by Fruitridge Fire District, Pacific Fire District and Florin Fire District. Fruitridge Fire District and the City of Sacramento recently effected an agreement whereby Fruitridge will contract with the City of Sacramento for Fire protection. The City will retain the Fruitridge District's firefighters, but will close the District's station since the area is already within the service radii of City stations. The District will pay the City for fire service with its revenue from property taxes and the special district augmentation fund.

The City of Sacramento operates eighteen fire stations throughout the City. The stations house eighteen engine and nine truck companies located to serve a maximum effective service radius of two miles.

The Insurance Service Organization rates fire service provided by fire departments. The Organization's (ISO) rating system is based on factor such as training, availability of manpower, availability of adequate fire flow (water requirements), and location and equipping of stations. A major consideration in selecting the location of future stations is to comply with the ISO requirements for running time or distance to urban development which will maintain the service rating. The rating classification system used by ISO is the generally accepted standard of service quality. The scale goes from one to ten on a descending scale. Therefore, a score of 1 would reflect the highest quality of fire service. Sacramento is one of the few departments in California to render a service with the very high rating of "Class 2". Most of the urban fire districts in the unincorporated area typically render Class 4 or 5 service.

The Department currently maintains a full time work force of 471 employees. A total of 442 of these employees are directly involved in fire suppression duty. The other employees are involved in the following activities: administration, fire prevention, training and safety, weed abatement and emergency planning.

The following analysis is part of the City of Sacramento Sphere of Influence document which was adopted by the Local Agency Formation Commission in October 1981.

#### IMPACTS OF FUTURE GROWTH

Fire protection is very elastic in terms of capacity, that is, once a fully manned, equipped station is in place, it can accommodate a wide range of development density within its service

area. The City's approach to locating fire stations on the basis of a maximum of two mile run to any point in the station's service area virtually assures blanket coverage of the City. Variations in actual demand can be accommodated by the flexible response afforded by this system.

When new development occurs within the service radius of an existing station, then fire services can be delivered at a very low incremental cost; a cost which essentially represents the supplies and services consumed in the actual rendering of service. Infill development which results in the maximum utilization of service from any single station actually improves the cost effectiveness of the service.

Conversely, new development or annexation of territory which results in the need for a new station is often extremely costly on the basis of units served. The threshold population or dwelling density (in the case of residential development) which requires full fire protection service, is generally quite low. Actual demand may be virtually non-existent, but the potential demand requires that the capability be there. Unlike many other services, it is difficult to "phase in" fire protection by extending the existing service or by incrementally improving a minimal, or "frontier", service unit. Any attempt to do so will result in either relatively long response times, or an undermanned or underequipped first response, or both.

New growth within the present City boundaries can be accommodated with the existing or planned stations except in a few locations. Addition of new territory through annexation could alter the City's capability to render service.

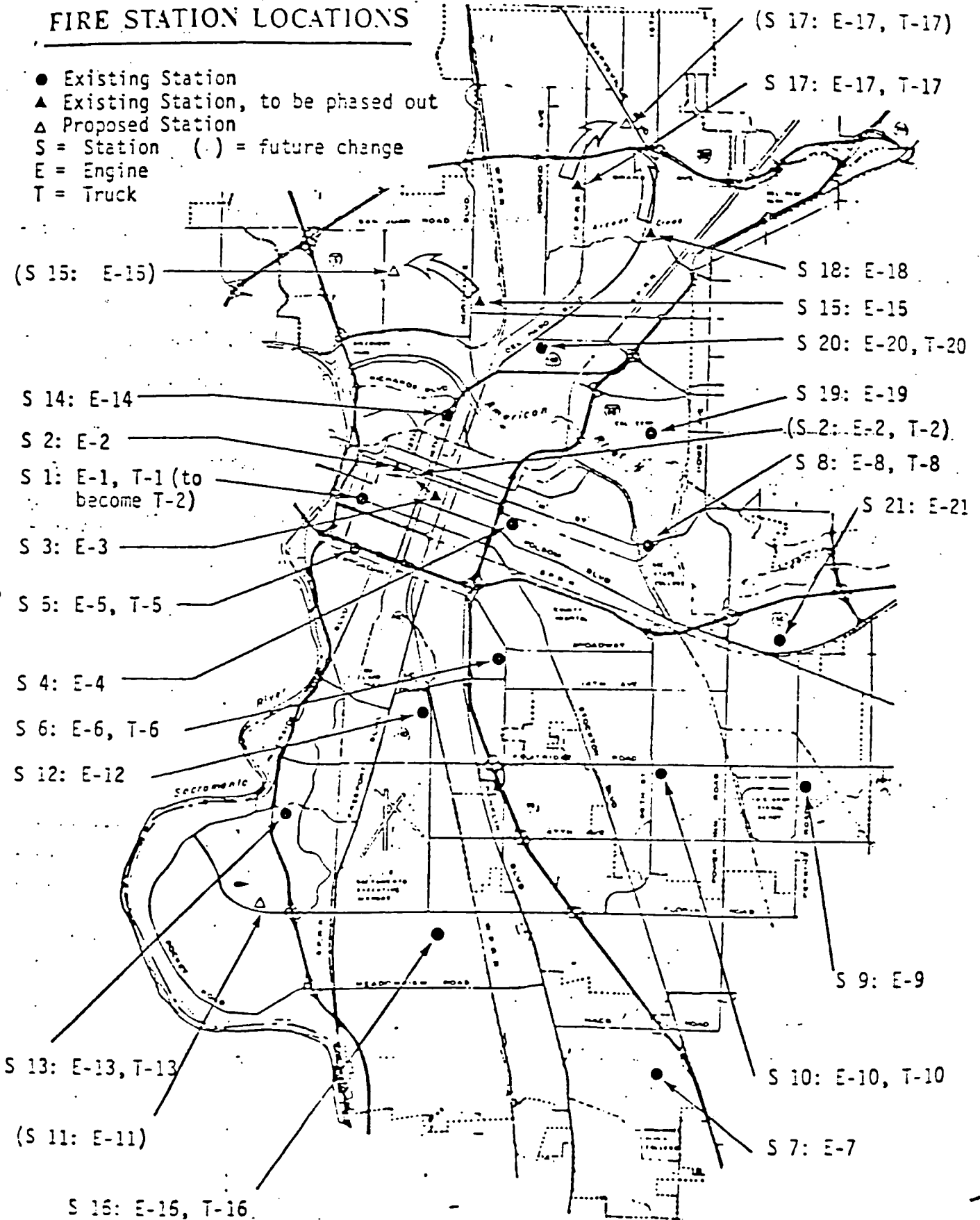
The Sphere of Influence report offers such options as closing redundant stations, utilizing stations which were part of a fire district from which territory has been annexed, and building new stations as alternative for the provision of fire service to either newly annexed territory or new growth areas.

One such growth area which will be of concern in the South Sacramento Community Plan is Laguna.

Source of information: LAFCO, City of Sacramento Sphere of Influence, October 21, 1981; City of Sacramento, Approved Budgets, 1982-1983, 1983-1984.

# FIRE STATION LOCATIONS

- Existing Station
- ▲ Existing Station, to be phased out
- △ Proposed Station
- S = Station ( ) = future change
- E = Engine
- T = Truck



(S 15: E-15)

S 14: E-14

S 2: E-2

S 1: E-1, T-1 (to become T-2)

S 3: E-3

S 5: E-5, T-5

S 4: E-4

S 6: E-6, T-6

S 12: E-12

S 13: E-13, T-13

(S 11: E-11)

S 16: E-15, T-16

(S 17: E-17, T-17)

S 17: E-17, T-17

S 18: E-18

S 15: E-15

S 20: E-20, T-20

S 19: E-19

(S 2: E-2, T-2)

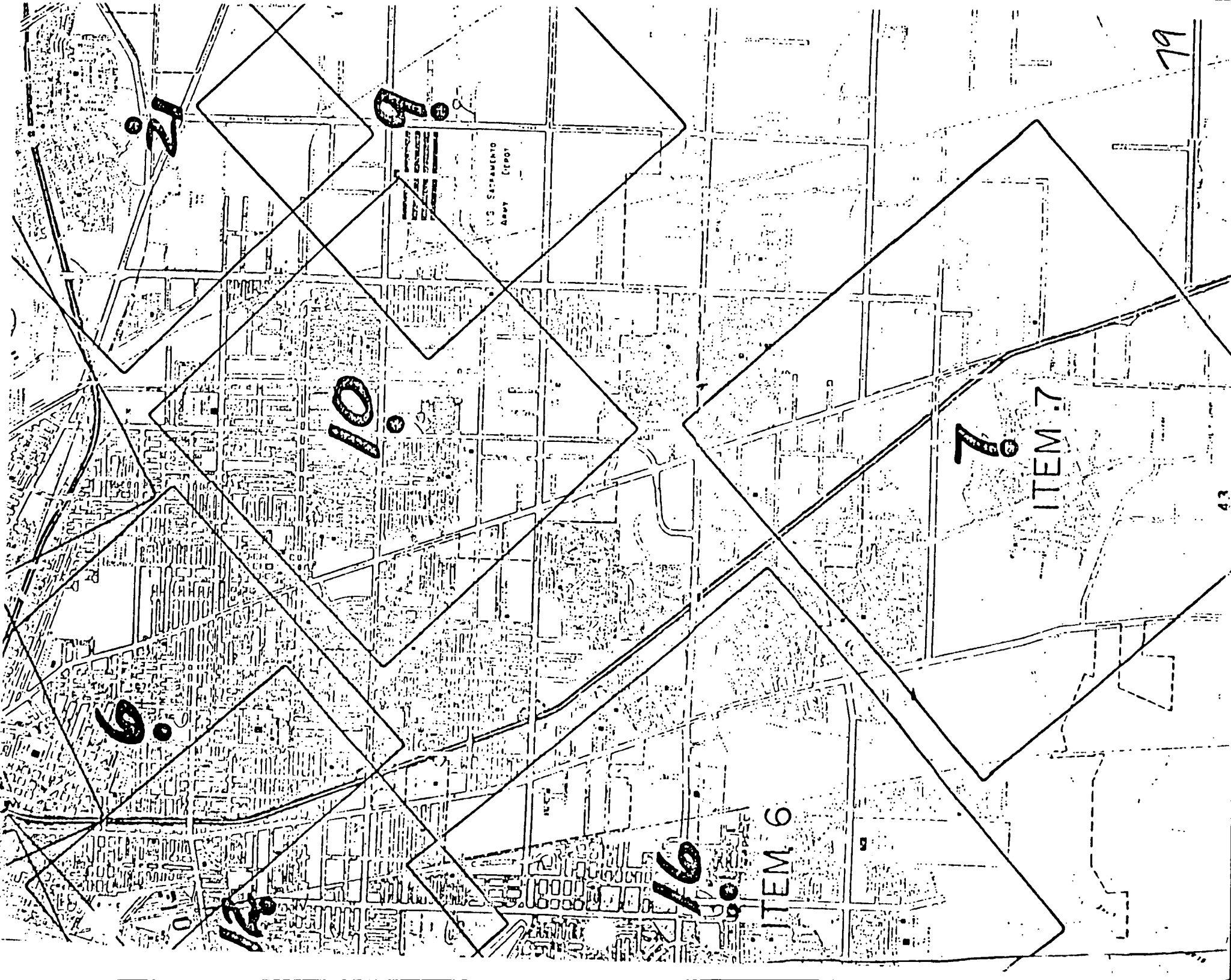
S 8: E-8, T-8

S 21: E-21

S 9: E-9

S 10: E-10, T-10

S 7: E-7



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ITEM 6

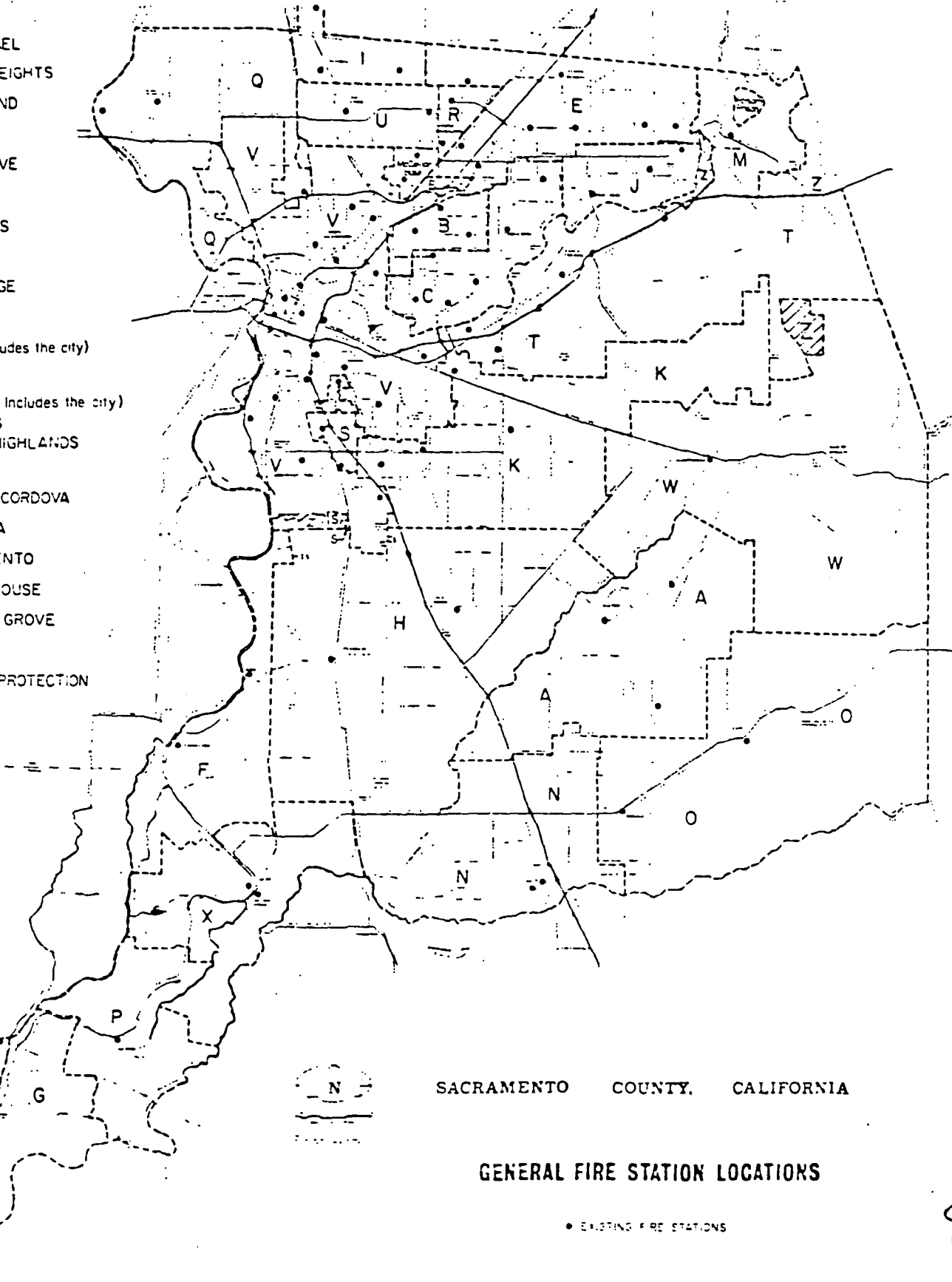
17

ITEM 7

US SACRAMENTO  
Army Corps

FIRE DISTRICTS

- A WILTON
- B ARCADE
- C ARDEN - CARMICHAEL
- E CITRUS HEIGHTS
- F COURTLAND
- G DELTA
- H ELK GROVE
- I ELVERTA
- J FAIR OAKS
- K FLORIN
- L FRUITRIDGE
- M FOLSOM
- N GALT (Includes the city)
- O HERALD
- P ISLETON (Includes the city)
- Q NATOMAS
- R NORTH HIGHLANDS
- S PACIFIC
- T RANCHO CORDOVA
- U RIO LINDA
- V SACRAMENTO
- W SLOUGHHOUSE
- X WALNUT GROVE
- Z NO FIRE PROTECTION



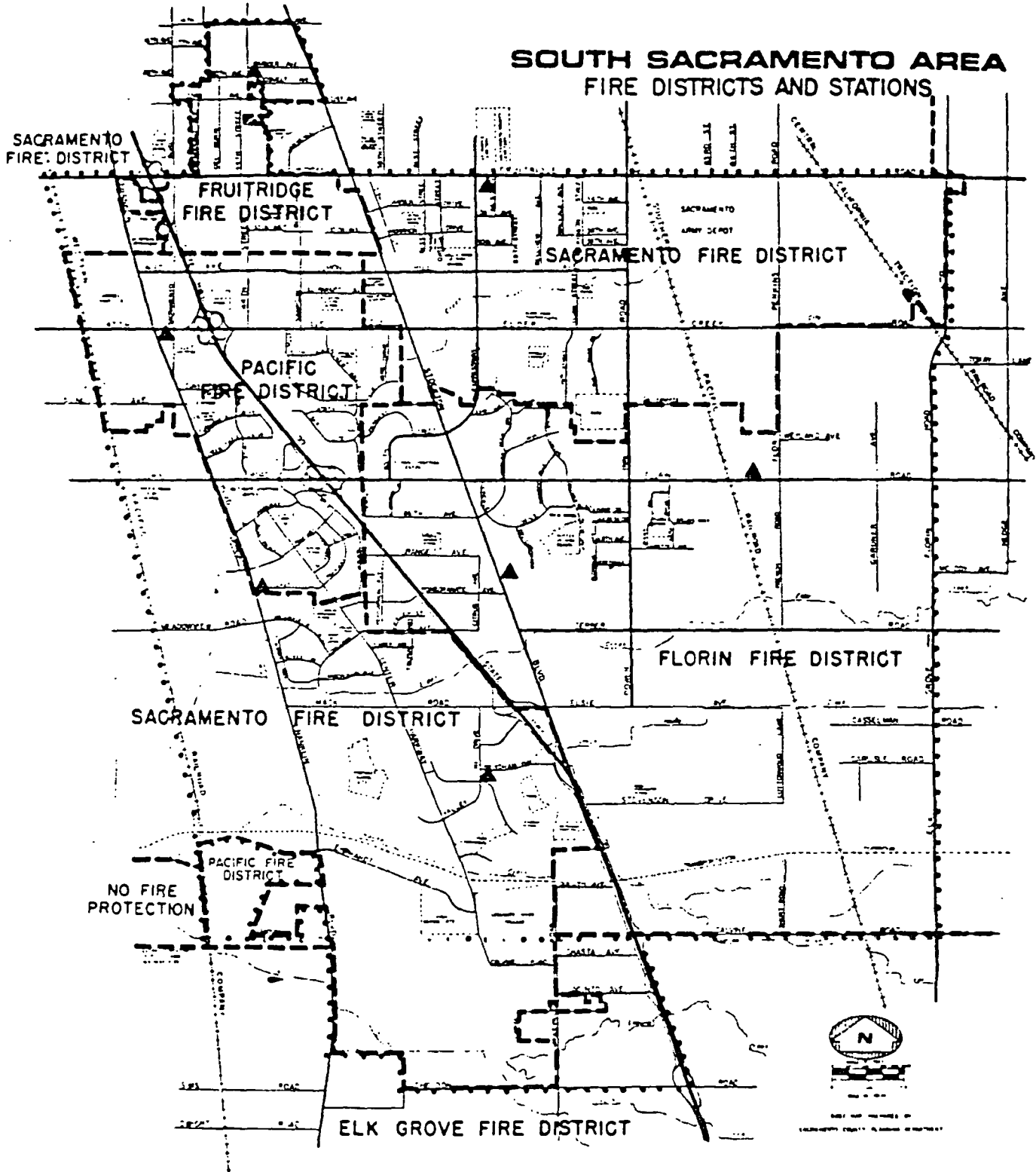
SACRAMENTO COUNTY, CALIFORNIA

GENERAL FIRE STATION LOCATIONS

• EXISTING FIRE STATIONS

80

### SOUTH SACRAMENTO AREA FIRE DISTRICTS AND STATIONS



- FIRE DISTRICT BOUNDARY
- ▲ EXISTING FIRE STATIONS
- ⊘ PROPOSED FIRE STATIONS (NONE)

..... PLAN AREA BOUNDARY  
 - - - - - SACRAMENTO CITY LIMITS





## EXHIBIT B5

### PARKS AND RECREATION PROGRAMS

#### THE PARKS AND COMMUNITY SERVICES DEPARTMENT

The following section briefly describes the structure and responsibilities of the City's Parks and Community Services Department. The Department is organized into divisions:

#### Recreation Division

The Recreation Division is responsible for the operation of 14 pools, 11 community centers, Fairytale Town, Mangan Rifle and Pistol Range, playfields, playgrounds, Recreation Center for the Handicapped, school gymnasiums, senior citizens centers, teen centers, tennis courts and Tiny Tot centers. The Division is also responsible for administering Camp Sacramento in the Sierra Nevadas and the Boat Harbor in Miller Park. The Division also runs recreation clinics, sports leagues and tournaments and various arts and leisure classes.

#### Parks Division

The Parks Division is responsible for all City Park and landscaping maintenance, downtown mall operations, gardening services for City Hall and other institutional grounds, park and grounds debris collection, chemical weed control in landscaped areas, street tree care, operation of the plant nursery, and the design and development of new parks and other landscaped areas. The parks division maintains street trees and has a number of capital improvement projects.

#### Golf Division

The Golf Division operates five golf courses at three sites: William Land Golf Course (9 holes), Bing Maloney Golf Course (18 holes near Executive Airport) and Haggin Oaks Golf Course (one 18 hole and two nine hole courses near Fulton Avenue).

#### Zoo Division

The zoo is located in William Land Park and contains over 700 animals representing 167 species.

#### Crocker Art Museum Division

The Crocker Art Museum, founded in 1885 by the widow of Judge Edwin Crocker, houses a permanent collection of 1,100 paintings, 3,000 Victorian art objects, 1,300 Old Master drawings and a large textiles collection. One aspect of the Division which may be of interest to South Sacramento is the Art Ark - a fifty foot mobile trailer that takes a museum quality exhibition to schools in outlying areas and which serves approximately 30,000 students annually.

## Metropolitan Arts Division

The Sacramento Metropolitan Arts Commission (SMCA) was established jointly in July 1977 by the Sacramento City Council and the Board of Supervisors to foster and develop support of the arts. The Commission administers four major programs: Artreach Community Artists Program, the Arts Resource Center, the Technical Assistance Program (to help arts groups and artists improve their management, administrative and marketing skills) and the Arts in Public Places Program.

## 1984 PARKS MASTER PLAN

With the help of a 50 percent matching grant from the National Park Service, the City of Sacramento embarked upon the creation of a parks and recreation master plan. Every aspect of City parks and recreation services was analyzed and inventoried. The plan was researched and drafted by a team which reported to the Director of Parks and Community Services in the Community Services Division. Five citizens committees representing four sub-areas of the City and the City as a whole prioritized community needs, helped set the plan policies and reviewed the draft reports. The Plan was approved by the City Council on May 30, 1984.

The Plan focused on six major study areas:

1. Sufficiency of park acreage and its location.
2. Rehabilitation of existing facilities.
3. Park and recreation services.
4. Personal safety and vandalism problems.
5. Development of new facilities.
6. Financing the system.

## PARK ACREAGE AND DEVELOPMENT

The major role of the Community Plan in providing parks and recreation services is the designation of park sites in the plan. The Community Services Department has traditionally purchased park sites one at a time as the need arose in a particular neighborhood. These sites varied in size and development potential. Therefore, no coordinated park system existed which matched park size with the level of neighborhood park needs anticipated from area population projections. During the Parks Master Plan process, the Department staff gathered information on park acreage used by the National Recreation and Park Association and modified these standards to fit Sacramento's needs. Now, City recreational facilities are listed under several categories according to the population served and the type of park. Three major types of sites are identified: 1) City owned recreation sites, 2) school sites, and 3) private recreational facilities. Parks are also categorized according to size: neighborhood, community and regional.

Map 25 indicates the Master Plan's recommendations for existing and future parks for South Sacramento. Table 6 lists those facilities now owned by the City, and their development status.

### City Parks

The Master Plan calls for a ratio of 10 park acres per thousand population. The categories of City parks are as follows:

1. Neighborhood Park - A park or playground developed primarily to serve the recreation needs of a small portion of the City. A neighborhood park serves an area within a one half mile radius of the park. The park is often situated adjacent to an elementary school and improvements are usually oriented toward the recreation needs of children. The size is generally from two to ten acres depending on the nature of the service area. In addition to landscaping, improvements might include a tot lot, children's play structures, and an unlighted sport field or court. The standard for this type of park is 2.5 acres per thousand residents of the City.
2. Community Park - A park developed primarily to meet the requirements of a large portion of the City. A community park serves an area within a three mile radius. The size is generally from six to sixty acres. In addition to neighborhood park elements, a community park might also have restrooms, large landscaped areas, a community center, a swimming pool, lighted sport fields, and specialized equipment not found in a neighborhood park. Some of the small-sized community parks may be dedicated to one particular use. Some elements in the park may be under lease to community groups. The standard for this type of park is 2.5 acres per thousand residents of the City.
3. City Regional Park - A park which has been developed with a wide range of improvements usually not found in local community or neighborhood facilities to meet the needs of the entire City population. The location serves an area within a 30-minute driving time radius and the size is generally larger than 75 acres. In addition to neighborhood and community park type improvements, the facility may include golf course, marina, amusement area, zoo, nature area, and other elements. Some elements in the park may be under lease to community groups. The standard for this type of park is five acres per thousand residents in the City.

NOTE: Lease Recreation Elements - Community and City Regional Parks may contain lands and/or elements owned

by the City, but leased through the Department of Parks and Community Services to community or other nonprofit groups for specific recreation activities. The nature and terms of the lease may vary, but such lands and/or facilities are available for public use when not being actively used for their leased activity. Permit or other restrictions may apply.

4. City Parkway - A linear park or closely interconnected system of City or school parks located along a roadway, waterway, bikeway, or other common corridor. The size varies and the overall shape is generally elongated and narrow. No separate standard of this type of facility has been established as it is a form of community or City regional park.
5. Landscaped and Dedicated Open Spaces - Lands owned by the City and developed, operated, or maintained by the Department of Parks and Community Services primarily to enhance the environmental beauty of the City. Active recreational uses of these sites may be non-existent or highly limited. No standard for this type of facility has been established.
6. School Parks - Increasingly, Community Services looks for ways to more efficiently provide park sites and recreational facilities. With shrinking financial resources the Department now encourages the development of parks on land owned by a school district and designated under special agreement with the Department of Parks and Community Services for joint development, operation or maintenance by both agencies to meet general public and school recreation needs. School yards may be used by the Department of Parks and Community Services for City sponsored athletic events. Table 7 lists Master Plan proposed school park sites within South Sacramento.

Maps 25 through 35 show detailed facilities within many of the existing South Sacramento parks classified above.

#### POLICIES

The policies of the Parks section of the Master Plan are set forth below:

1. The City of Sacramento shall provide a minimum of 2.5 acres of neighborhood and 2.5 acres of community park land per thousand population. The City shall also provide five acres of regional park land per thousand population. The land shall be located as follows:

- A. A neighborhood park within one-half mile of each resident.
  - B. A community park within three miles of each resident.
  - C. A City regional park within 30 minutes drive of each resident.
2. To be cost effective, the City shall utilize school sites, where feasible, rather than purchase park sites, to meet park acreage standards for neighborhood and community parks.
  3. Open space at school sites recognized in the Parks and Recreation Master Plan as meeting the open space/park requirements of the City shall be purchased by the City if the site is declared surplus by the school districts.
  4. Fee purchase of park and land shall be considered only after other methods of land acquisition or utilization are exhausted.
  5. In general, the City shall not consider acquisition of any sites less than one acre in size for utilization as a park except in areas found to be deficient according to the standards of the Master Plan.
  6. Upon receipt of 5-year census updates, the City shall review the park acreage plan for appropriate adjustment.
  7. The identification and acquisition of sites containing significant native plant communities, historical or archeological resources, or examples of ecological relationships, is a legitimate function of the Department. The purpose of such acquisitions shall be to make these environmental resources available for public visitation, education, and recreational use. Significant natural areas include, but are not limited to, native woodlands and savanna, riparian environments, historic sites and structures, as well as bird and animal habitat.

#### REHABILITATION

The Master Plan also addresses the need for removal or replacement of existing disfunctional equipment and facilities. Rehabilitation is the overhaul or repair of existing facilities to bring them back to their original use or up to legal codes. This does not include routine maintenance. Deterioration of park

facilities occurs due to aging of the facilities, heavy use and vandalism. Another kind of obsolescence is due to the change in park users. The handicapped are now more mobile due to technological advances and changes in social attitudes. Therefore, park facilities must be adapted for these users.

The Master Plan ranked rehabilitation projects in terms of their enhancement of park safety, effectiveness, enhancement of recreation values and enhancement of aesthetics.

Repair and rehabilitation of existing equipment shall have the highest priority in the Department's Capital Improvement Program. Next in importance shall be the basic development of undeveloped sites. Last in relative consideration shall be the additional development or redesign of already basically developed parks.

South Sacramento's park facility rehabilitation priorities are listed in Table 6.

#### FACILITY DEVELOPMENT

The City currently owns 21 empty parcels for future park use. Many of these sit vacant for up to 10 years before the City has the resources to develop them. The citizens committees were asked to develop policies to address four issues in park facility development:

1. Developing vacant parcels into parks.
2. Redevelopment or new development of existing parks.
3. Distribution of recreation elements around the City.
4. Citizen involvement in park planning.

The committee assigned recreation facilities to each type of park and set forth guidelines to help distribute activities to the property sized facilities.

The City has now adopted a policy to make at least minimal improvements on all undeveloped park sites (drainage, irrigation, turf and one play structure). Also, the planning area with the least number of developed acres per 1,000 population was ranked highest for development. The Master Plan recommends at least a minimum level of park development for all park sites and full development for parks in those areas most in need of park facilities. Table 7 shows the priority given Citywide to developing specific park-sites in South Sacramento.

The citizens committees also prioritized the need for additional elements in existing parks. Within the community's existing parks, priorities for their improvement were expressed. These are shown in Table 8. Table 9 indicates for all City areas the relative priority for various park elements (facilities).

TABLE 6

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REHABILITATION PRIORITIES AREA 4 - SOUTH SACRAMENTO

<u>PARK</u>	<u>ITEM</u>	<u>PRIORITY CATEGORY</u>	<u>CITYWIDE RANK</u>
Baer	Reconstruct play area	A	4
Maple School	Resurface tennis courts	B	2
Sim	Replace fence fabric at swimming pool	A	1
	Improve security lighting	A	3
Wood	Replace restroom fixtures	A	13
	Replace irrigation system	B	7
	Relocate and improve picnic area	C	7

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TABLE 7

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DEVELOPMENT PRIORITY FOR NEIGHBORHOOD  
AND COMMUNITY PARK LAND  
CATEGORY 1 - SOUTH SACRAMENTO PARKS  
IN WHICH ALL ACREAGE IS  
BASICALLY UNDEVELOPED

<u>PRIORITY #</u>	<u>PARK NAME</u>	<u>PLANNING AREA</u>
5	Valley Vista Park Site	4
7	Florin Reservoir Park Site	4
9	Mesa Grande Park Site	4
10	Camellia Park Site	4

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TABLE 8

EXISTING PARKS PRIORITIZED FOR IMPROVEMENTS COMMUNITY PLAN AREA 4 - SOUTH SACRAMENTO	
PLANNING AREA PRIORITY	PARK NAME
1	Deerfield School Park
2	Valley Vista Park/Rio Casadero School Park
3	Florin Reservoir Park
4	Sunrise Valley School Park
5	Mesa Grande Park
6	Camellia Park/School Park
7	Cosumnes/Valley School Park
8	Wood School Park
9	Burbank School Park
10	Nielsen Park/Mack School Park
11	Maple School Park
12	Sim Park
13	Wood Park/Leimbach School Park
14	Baer Park
15	Valley Hi Park
16	Cosumnes Area Park Site
17	Pollack Ranch Park

TABLE 9

RELATIVE PRIORITY OF RECREATION ELEMENT  
NEEDS BY PLANNING AREA

RECREATION ELEMENT	PLANNING AREA	1	2	3	4		5	6	7	8	9	11
					NORTH	SOUTH						
AQUATICS		4	7	10	5	8	10	10	0	-	-	9
BASEBALL		9	5	4	4	3	8	8	0	-	-	5
MULTI-USE ROOMS		11	11	8	8	7	11	11	0	-	-	6
OPEN PLAY		3	1	9	11	11	7	7	1	-	-	11
OUTDOOR COURTS		5	9	6	10	5	6	6	0	-	-	7
PICNIC AREA		1	3	7	2	2	4	4	0	-	-	3
PLAYGROUND APPARATUS		10	6	1	6	1	3	3	0	-	-	4
SOFTBALL		7	2	3	3	7	1	1	0	-	-	10
SOCCER		2	4	2	7	4	2	2	0	-	-	8
SPECIAL FACILITIES GYMS, ETC.		8	10	11	9	10	5	5	0	-	-	2
TENNIS		6	8	5	1	6	9	9	0	-	-	1

\*NO PRIORITY WAS ASSIGNED BY THE COMMITTEE BEYOND THE FIRST ITEM

\*\*THE COMMITTEE FELT THAT ALL RECREATION ELEMENTS WERE EQUAL AND URGENT IN PRIORITY.  
DECISIONS SHOULD BE MADE WHEN SITES ARE INDIVIDUALLY MASTER PLANNED.



The City must choose from among a large number of deserving park projects when the Capital Improvements Plan is formulated. The Parks Master Plan addresses the problem of insufficient funding for these projects by prioritization.

### PARKS AND RECREATION SERVICES

This Master Plan section discusses the City's level of service to the public and the City's ability to satisfy the community's recreation needs. This involves defining the clientele of City parks and recreation programs, finding ways to survey City residents about their recreation preferences, coordinating with private recreation suppliers and insuring that all parts of the City are adequately served.

The Master Plan discusses the relationship of the Parks and Recreation Division to other agencies and focuses on the City Planning Division in particular:

#### City Planning Division

"The parks and recreation system is an important consideration in the overall planning of the City of Sacramento. City government recognizes that the planning of open space dictates much of the form and character of the community. The Planning Division's concern for the preservation of environmental quality and the community's character as "City of the Trees" is evidenced in their support of this project. It is their intention to have the Master Plan and its policies incorporated as the Parks and Recreation Element of the City's General Plan. Some of this Department's long-range recommendations on future park and acquisitions have already been included in the land use elements of individual community plans. A close and vital relationship exists on a day-to-day basis as the Parks Division's Landscaped Architect is also responsible for reviewing all the landscape portions of City building permits."

The Park and Recreation Services Action Plan is an important statement of exactly how parks and recreation services are going to be provided to the residents of Sacramento in the future. The plan states that "base line" services will be offered in each community. These are general programs which offer a broad range of athletic, cultural and educational activities. These programs will be supported by the general fund, and, where appropriate, nominal fees. Non base line services will be provided by the use of other sources of funding such as grants, fund raisers and in-kind services. These include special events or activities geared toward a small special interest group.

### PERSONAL SAFETY AND VANDALISM

Sacramento residents have expressed a strong concern for their safety while using public park and recreational facilities. This

complaint was voiced by members of the South Sacramento Citizens Advisory Committee and deserves attention in the Community Plan. However, land use decisions and other policies set forth in the plan have less impact than action taken by the City Police and Parks and Community Services Departments. The residents at public meetings identified the most significant crime related problems at their local parks (see Table 12). The South Sacramento Community Plan might address land use policies that could help to reduce crime in parks.

### FINANCING

The Department of Parks and Community Services Budget for fiscal year 1983-1984 is listed in Table 13. Park development is costly and, therefore, new methods of financing such development should be explored. The Master Plan estimates that the average cost of park development per acre is \$15,000 for only basic improvements (site drainage, turf, irrigation, trees and street frontage). Multiplied by the 1,304 acres of undeveloped park land, the City is faced with approximately \$19,558,500 in basic park land improvements. With inflation this figure can be expected to rise. The present cost per year to maintain an acre of park land is \$3,500. Considering long range maintenance, repair and renovation, and full park development, some alternatives to the traditional methods of funding parks from shrinking City budgets are necessary. The Master Plan suggests some new financing concepts:

1. Increased corporate donations and bequests to the City.
2. Restructuring the permit and fee system.
3. Developing a citizen volunteer program.
4. Designating some parks as "enterprise parks" which pay for themselves through fees for special activities (such as golf).

### CITY PARKS IN SOUTH SACRAMENTO

There are currently 9 parks in South Sacramento which are at least partially developed. These parks are listed in Table 12 and their locations shown on Map 25. A plan of each park is also included in this report.

### SOUTH SACRAMENTO PARKS ISSUES

The South Sacramento Citizens Advisory Committee has emphasized the need for more parks, safer parks and more recreational programs for both adults and children in the Community. Three major issues in the area of parks and recreation have been identified by the committee:

1. More parks are needed in South Sacramento, especially in the Deerfield area. Limited City revenues make park development and maintenance difficult.
2. Parkways and greenbelts are needed in future developments, such as along Laguna Creek, as a means of providing more open space when South Sacramento is built out.
3. Residents fear for their safety when using some of the parks in South Sacramento.

PARK AND RECREATION SERVICES IN THE UNINCORPORATED AREA OF SOUTH SACRAMENTO

The only public park and recreation service provider in the unincorporated area of South Sacramento is the Southgate Recreation and Park District. While the County provides regional County parks and recreation programs, the Southgate District provides local services. Until fall of 1983, County Service Area 4A (Fruitridge Park District) provided park and recreation service to all of the unincorporated territory north of 47th Avenue in the Fruitridge Pocket. CSA4A was a dependent park district which was governed and funded by the County Board of Supervisors and which had an advisory board of citizens from the service area. Due to financial difficulties which were aggravated by the passage of Proposition 13 in 1978 and the difficulty of providing a full range of park and recreation facilities and programs to a small geographical area, a member of the Board of Supervisors recommended that CSA4A be annexed by the Southgate Recreation and Park District, a large and viable Recreation and Park District which offers a wide range of services to South Sacramento residents. The annexation was approved by the Local Agency Formation Commission and the Board of Supervisors. Now, only Southgate serves unincorporated South Sacramento. The eventual absorption of the County Service Areas by other special districts or the City was envisioned by the County Board of Supervisors when the County serve areas were first created as an interim measure to provide services to urbanizing areas within the County.

Southgate Recreation and Park District encompasses 17 1/2 square miles and contains 21 parks. It serves a population of between 45,000 and 50,000. Sixty-six acres of parkland are developed and another sixty six acres are underdeveloped.

The District was established on August 27, 1956 under the Public Resources Code Section 5780. Southgate is governed by a Board of Directors which is elected with staggered terms on November General Elections. There are five members of the Board. Since the District's annexation of CSA4A, it has added approximately \$185,020,970 to its assessed valuation and has strengthened its tax base, but has also added to its service responsibility.

TABLE 10

## COMMUNITY PLANNING AREA 4 - SOUTH SACRAMENTO

<u>LOCATION</u>	<u>NATURE OF PROBLEM</u>	<u>SEVERITY OF PROBLEM</u>	<u>POSSIBLE SOLUTIONS</u>
All Parks	Use of drugs and alcohol	At times urgent, serious and annoying	Park rangers

TABLE 11

## COMMUNITY SERVICES BUDGET

<u>DIVISION</u>	<u>1983-84 BUDGET</u>	<u>% OF TOTAL</u>
Administration	\$ 441,301	2.6
Crocker Art Museum	417,595	2.5
Golf Division	1,684,482	10.0
Metro Arts Division	215,247	1.3
Museum & History Division	321,189	0.9
Parks Division	6,315,166	37.6
Tree Services	2,073,774	12.5
Recreation Division	3,551,020	21.2
Recreation Trusts	517,475	3.1
Boat Harbor	345,337	2.0
Camp Sacramento	146,308	0.9
Zoo Division	744,531	4.4
TOTALS	\$16,773,425	100.00

TABLE 12

## CITY OWNED PARK FACILITIES IN SOUTH SACRAMENTO

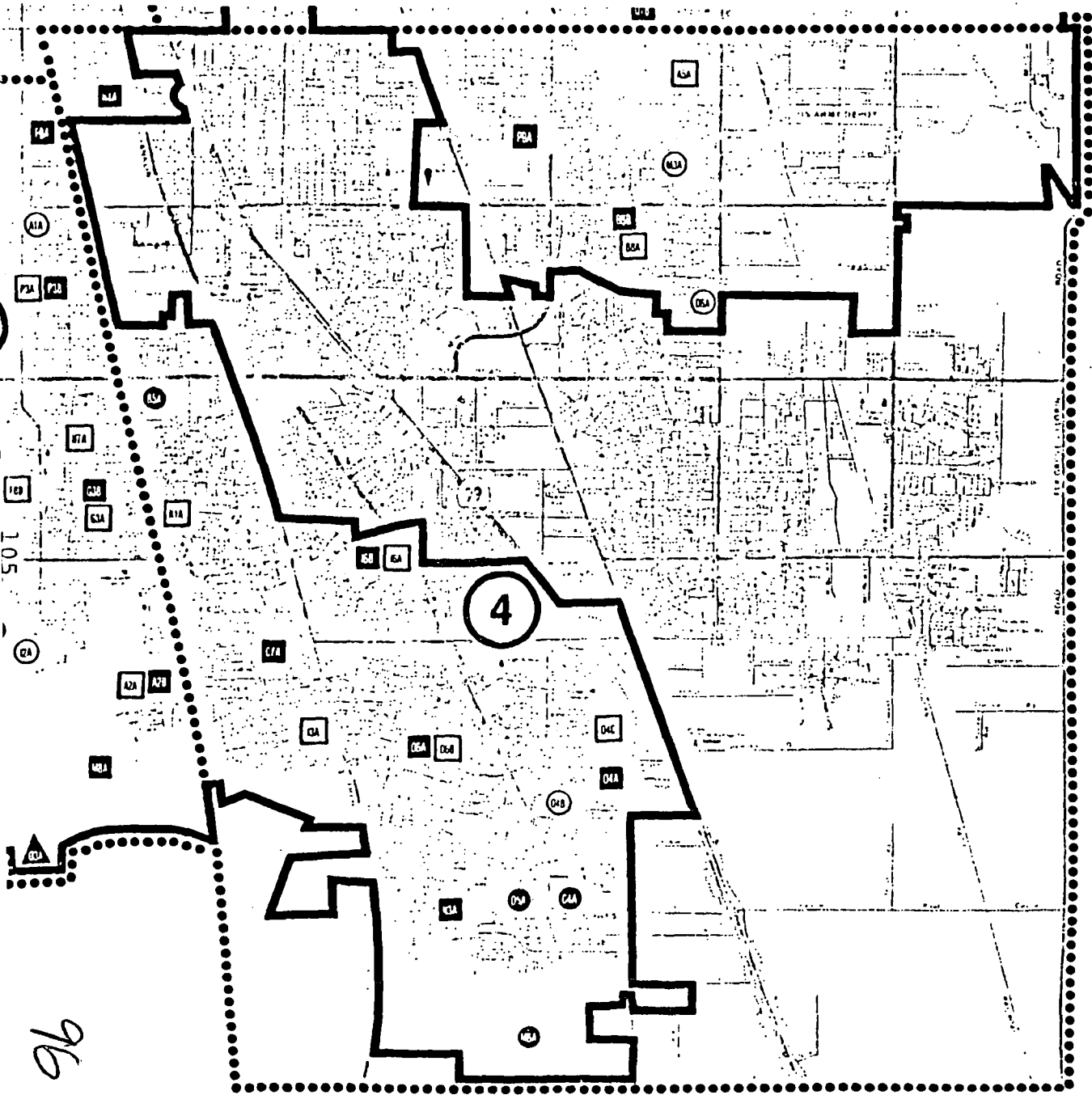
<u>NAME OF PARK</u>	<u>TYPE OF PARK</u>	<u>NUMBER OF ACRES</u>	<u>DEVELOPED ACRES</u>	<u>FACILITIES</u>
Baer Park	Neighborhood	4.05	4.05	Volleyball, basketball, tot lot, wading pool, adventure area, restrooms, 2 softball fields
Camellia Park Site	Neighborhood	7	5	School, playground developed
Florin Reservoir Park	Community	16.13	0	
Mesa Grande Park	Neighborhood	6.3	0	
Nielsen Park	Neighborhood	13.21	13.21	Tennis courts, tot lot, soccer field, adventure area (in conjunction with Mack School)
Pollock Ranch Park	Neighborhood	5.94	5.94	Basketball court, tot lot, adventure area
Sim Park	Community	13.76	13.76	Baseball diamond, softball field, restrooms, tot lot, wading pool, basketball courts, adventure area, swimming pool, community center
Valley Hi Park	Neighborhood	26.99	21.17	Basketball court, tot lot, adventure area, softball field, soccer field
Valley Vista Park	Neighborhood	15.50	5	School, playground developed
Wood Park	Neighborhood	5.6	5.6	Volleyball court, basketball court, tot lot, restrooms
Maple School	School Site	1.06	1.06	Tennis courts on school site

TABLE 13

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PROPOSED PARKS		
<u>MAP #</u>	<u>NAME</u>	<u>TYPE</u>
B5A	Burbank School Park	Community
B8B	Camellia School Park	Neighborhood
C4A	Cosumnes School Park	Community
C7A	Deerfield School Park	Neighborhood
O4A	Leimbach School Park	Neighborhood
I6B	Mack School Park	Neighborhood
H4A	Maple School Park	Neighborhood
O6A	Rio Casadero School Park	Neighborhood
M6A	South of Cosumnes Area Park	Community
N3A	Sunrise School Park	Neighborhood
O5A	Valley School Park	Community
P94	Wood School Park	Neighborhood

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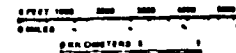
# Area 4

FOR AREA LOCATION, PLEASE REFER TO FULL SCALE MAP



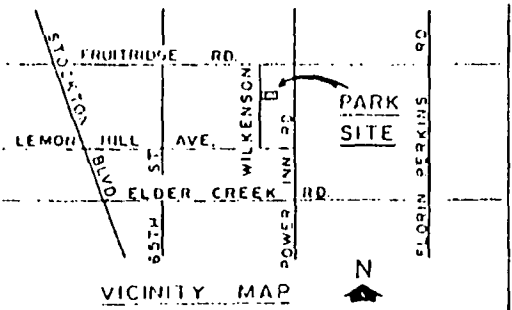
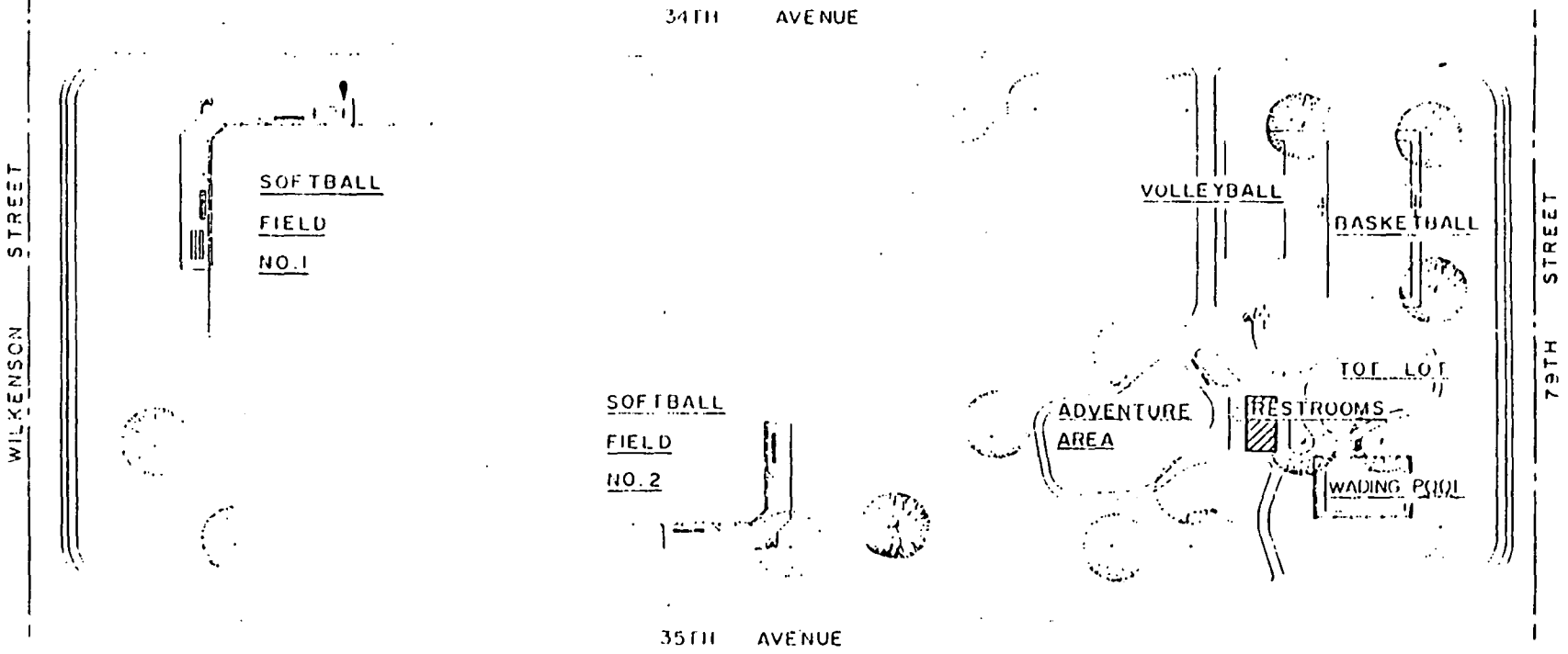
- CITY LIMITS
- PLANNING AREA BOUNDARY
- △ EXISTING REGIONAL PARKS
- ▲ PROPOSED REGIONAL PARKS
- EXISTING COMMUNITY PARKS
- PROPOSED COMMUNITY PARKS
- EXISTING NEIGHBORHOOD PARKS
- PROPOSED NEIGHBORHOOD PARKS

FOR PARK NAMES, PLEASE REFER TO SEPERATE LOCATOR IN BACK OF DOCUMENT.



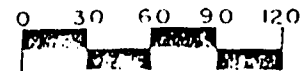
96

106



LEGEND

- ⬇ ACTIVITY LIGHT
- ⬆ DRINKING FOUNTAIN
- ⬇ PARK LIGHT



67

<p>DATE BY</p> <p>DESIGNED BY</p> <p>DATE 7/82</p> <p>FIELD NUMBER</p> <p>SCALE</p>	<p>DRAWN BY S. LANGELOTT</p> <p>LANDSCAPE ARCHITECTURE</p>
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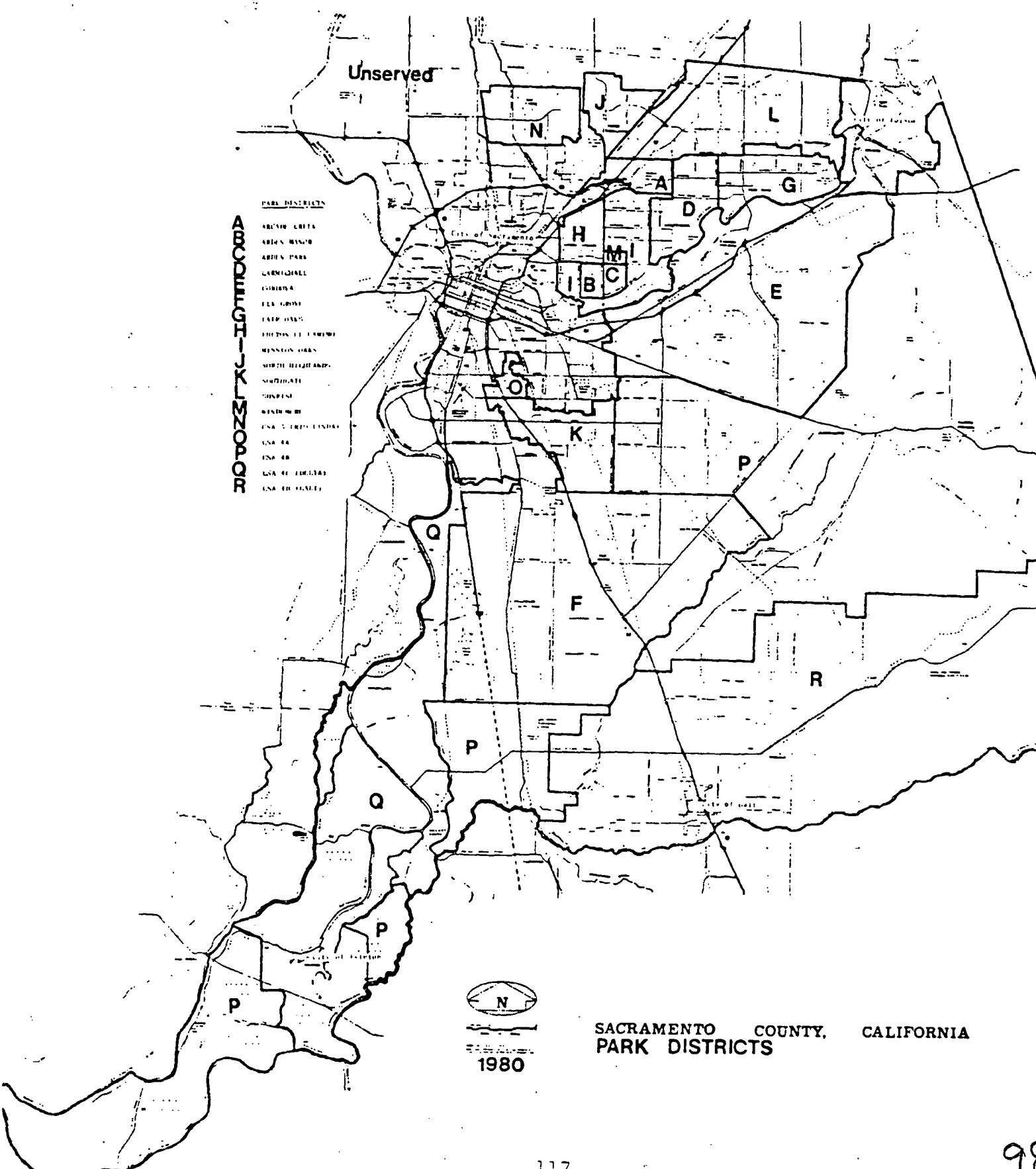
**CITY OF SACRAMENTO**  
 DEPARTMENT OF COMMUNITY SERV.



**BAER PARK (4.05 AC)**

<p>26</p>	<p>DATE</p>
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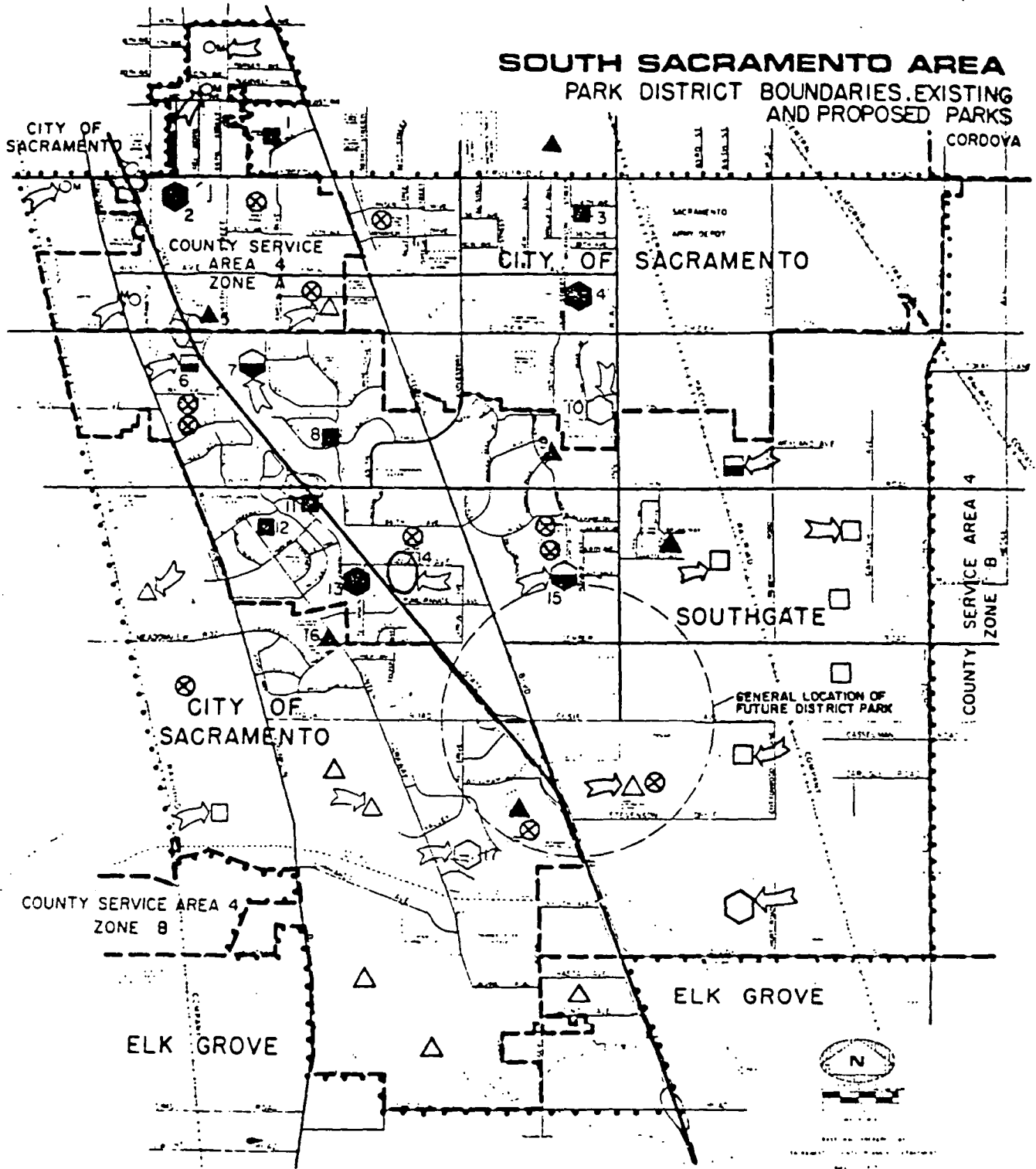


- PARK DISTRICTS**
- ARROYO CIEGA
  - ARROYO MANO
  - ARROYO PARK
  - CARNegie
  - COVINA
  - ELA GROSS
  - ELA GROSS
  - ELTON H. LAWREN
  - MINNION OAKS
  - NORTH HIGHLAND
  - NORTHLAKE
  - SHORELINE
  - WINDY HILL
  - USA 7 TRIP LINDA
  - USA 44
  - USA 48
  - USA 41 (HOLLY)
  - USA 40 (HALL)



**SACRAMENTO COUNTY, CALIFORNIA  
PARK DISTRICTS**

# SOUTH SACRAMENTO AREA PARK DISTRICT BOUNDARIES, EXISTING AND PROPOSED PARKS



NOTE: PARTIALLY SOLID PARKS INDICATES SOME FACILITIES.

**EXISTING PARKS**

- DISTRICT PARK
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- NEIGHBORHOOD PARK ADJOINING SCHOOL

**PROPOSED PARK**

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- NEIGHBORHOOD PARK ADJOINING SCHOOL
- MINI PARK

PARK DISTRICT ACTION NEEDED BEFORE 1985

JOINT USE PARK/SCHOOL

**PARK DISTRICT BOUNDARIES**

.....

**PARKS**

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 LAWRENCE PARK             | 10 RESERVOIR COMMUNITY PARK |
| 2 FRUITRIDGE COMMUNITY PARK | 11 CROFOOT PARK             |
| 3 BAER PARK                 | 12 ROYAL PARK               |
| 4 SIM COMMUNITY PARK        | 13 FLORIN CREEK COMM. PARK  |
| 5 PACIFIC PARK              | 14 TRAIL-HEAD DISTRICT PARK |
| 6 BOWLING GREEN PARK        | 15 RUTTER COMMUNITY PARK    |
| 7 NICHOLAS COMMUNITY PARK   | 16 NIELSEN PARK             |
| 8 SKY PARK                  | 17 VALLEY HI COMMUNITY PARK |
| 9 SAM KENNEDY PARK          |                             |

**EXHIBIT B6**

DEPARTMENT OF  
PUBLIC WORKS  
  
DEVELOPMENT SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

927 TENTH STREET  
ROOM 100  
SACRAMENTO, CA  
95814 2795

916-449-8210  
FAX 916-449-8678

July 20, 1990

**TO:** Steve Peterson, Senior Planner, Planning and Development Department

**FROM:** Terence W. Moore, Supervising Engineer, Development Services *TM*

**SUBJECT:** **WHITE HOUSE ROAD REORGANIZATION (M90-020, 021);  
COSUMNES RIVER COLLEGE SPHERE OF INFLUENCE  
AMENDMENT**

In your memo of May 8, 1990, you requested information from the Department of Public Works regarding serving infrastructure to the proposed White House Road reorganization, as well as the Cosumnes River College sphere of influence area. We would, therefore, like to make the following comments regarding the extension of Public Works' facilities.

As to the White House reorganization, it is City policy that developers be responsible for the extension of public work infrastructure into their development areas. Thus, after annexation, as the White House Road properties apply for development within the city, a condition of that development would be the extension of water, sewer and drainage into their specific areas of development. If extensive off-site extensions are required, the City may consider the utilization of a fee district, or other financing mechanism, to assist the developers and insure that other benefitting parties contribute their fair share to the off-site extensions. This rationale would also hold true for other reorganizations that may take place within the Cosumnes River College sphere of influence area.

As to the extension of public works infrastructure into the larger sphere of influence area, again the City would use an assessment district or other similar financing mechanism to extend needed services. The City would not instigate the proceedings, but rather would react to the wishes of the community if such a district was requested by petition. It is not City policy to extend infrastructure into a new annexed area at the City's expense. Once City infrastructure has been extended into the annexed area, the existing property owners are not required to hook up to the service; they may do so if and when they wish. It is important to realize that water service cannot be extended from the city into the sphere of influence area unless the properties being served have completed annexation to the city. As property owners hook up to the water and sewer services, development fees will be charged in accordance with the attached fee schedules. Please note, these schedules may be revised each fiscal year.

Steve Peterson  
White House Rd. Reorganization  
Sphere of Influence Amendment  
July 20, 1990  
Page 2

However, there are a few properties within the Cosumnes River College annexation area that could easily hook up to city infrastructure. As development within the city's Laguna Creek Assessment District takes place, sewer, water and drainage extensions are being made in Jacinto Avenue easterly of Bruceville Road. This infrastructure will extend approximately 1500' easterly of the Bruceville Road-Jacinto Avenue intersection. Therefore, the City pipelines will be in place to serve the county properties that are northerly and southerly of these improvements. However, as mentioned above, no water service could be provided until annexation to the city is complete. These new facilities also provide a starting point for the extension of infrastructure into the sphere of influence area as development occurs.

In the past, we have met with property owners in the Cosumnes River College annexation area and explained the City's policies outlined above. Enclosed is a copy of the information distributed to the property owners at those meetings. If you have further questions regarding our response, please feel free to contact me at your convenience.

TWM:jd  
TM6-02.D

Enclosure

cc: Robert Lee, Deputy Director of Public Works



DEPARTMENT OF  
PUBLIC WORKS

DEVELOPMENT SERVICES  
DIVISION

TERENCE W. MOORE  
DIVISION MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

927 TENTH STREET  
ROOM 100  
SACRAMENTO, CA  
95811-2795

916-449-8210

**PROPOSED COSUMNES RIVER COLLEGE  
AREA ANNEXATION  
GENERAL PUBLIC WORKS INFORMATION**

The following information was provided to area property owners at a meeting in Sacramento City Hall, July 25, 1989. This intent of this information is to indicate the costs associated with annexing to the City of Sacramento as they pertain to water and sewer services.

- If your property is subject to the Sacramento County Laguna Public Facilities Financing Plan (Mello-Roos), it will continue to be subject to the plan if you annex to the City.
- If annexation is completed, extension of sewer and water lines into the annexed area would be accomplished by the formation of an assessment district. As a property owner, you will be asked to participate in the district.
- If and when service is available, you are not required to hook-up to the service. You may do so if you wish.
- If you desire to hook-up to the water service, development fees will be charged for the water service or meter size in accordance with the attached fee schedule. Normal residential water service is one inch (1"). Installation charges will be charged if the street must be excavated between the main and the property line in order to extend service.
- If you desire to hook-up to the sewer service, development fees will be charged in accordance with the attached fee schedule. Normal residential tap size is four inches (4"). Installation charges will be charged if the service must be extended from the sewer main to the property line.
- If you intend to develop your property, you will not be required to pay the County Roadway Development Fee or the Development Fee Surcharge if you annex. However, you will be required to pay the City's Major Street Construction Tax. The attachment shows a comparison of fees for the "Danekas Properties" located northerly of the proposed annexation area.
- If you intend to subdivide, you must compare City water development fees with the fees charged by County Zone 40, for your specific site.

If you have more specific questions regarding sewer and water hook-up fees, please contact Mr. Paul Favilla, 449-2092. If you have questions regarding assessment districts, call Mr. Ron Wicky, 449-5628. Questions regarding development within the City should be directed to Mr. Glenn Marshall, 449-5517.

TM:dk  
TM1-01:B

Steve Peterson  
White House Rd. Reorganization  
Sphere of Influence Amendment  
July 20, 1990  
Page 2

However, there are a few properties within the Cosumnes River College annexation area that could easily hook up to city infrastructure. As development within the city's Laguna Creek Assessment District takes place, sewer, water and drainage extensions are being made in Jacinto Avenue easterly of Bruceville Road. This infrastructure will extend approximately 1500' easterly of the Bruceville Road-Jacinto Avenue intersection. Therefore, the City pipelines will be in place to serve the county properties that are northerly and southerly of these improvements. However, as mentioned above, no water service could be provided until annexation to the city is complete. These new facilities also provide a starting point for the extension of infrastructure into the sphere of influence area as development occurs.

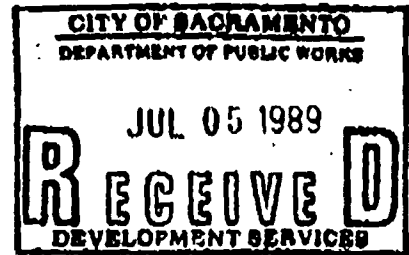
In the past, we have met with property owners in the Cosumnes River College annexation area and explained the City's policies outlined above. Enclosed is a copy of the information distributed to the property owners at those meetings. If you have further questions regarding our response, please feel free to contact me at your convenience.

TWM:jd  
TM6-02.D

Enclosure

cc: Robert Lee, Deputy Director of Public Works

7/1/89



**INSTALLATION CHARGES - WATER**

Non. Dia.	Streets & Alleys	Easements	Metered (add)
1"	646.00	179.00	326.00
1 1/2"	694.00	257.00	488.00
2"	968.00	431.00	562.00
3"	N/A	N/A	1,034.00
4"	1,612.00	898.00	1,344.00
6"	1,764.00	1,160.00	2,069.00
8"	2,221.00	1,523.00	3,124.00
10"	2,625.00	1,895.00	4,809.00

**I. WATER SERVICE FEE**

Restoration of service following discontinuance 60.50  
 Vacancy credit service fee 30.25

**II. WATER MAIN CONSTRUCTION CHARGE**

Full cost recovery

When costs not recorded, charge per linear foot 4.84

**III. WATER SERVICE DEVELOPMENT FEES**

Water Service of Meter Size, Inches

1"	326.00
1 1/2"	488.00
2"	562.00
3"	1,034.00
4"	1,344.00
6"	2,069.00
8"	3,124.00
10"	4,809.00

**Non-Residential**

In addition to the above fee based on size, a fee of \$2,612.50 per acre

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

10

7/1/89

7-1-89

~~SEWER~~ SERVICE ESTIMATE

Total Tap Fee \$ \_\_\_\_\_

Subdivision: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Service Address: \_\_\_\_\_ Contact: \_\_\_\_\_  
 See Plan No.: \_\_\_\_\_ Telephone: \_\_\_\_\_

Streets & Alleys

Exist Main Size	Tap Size	No.	X	Street 1/2 Sect	X	Cost/Foot \$	+	M.H.*	+	Dev** Fee \$	=	Cost
	4"		X		X	91.42	+		+	123.54	=	
	6"		X		X	96.36	+		+	277.68	=	
	8"		X		X	101.30	+		+	494.17	=	
	10"		X		X	106.24	+		+	771.85	=	
	12"		X		X	111.18	+		+	1111.89	=	
	14"		X		X	116.12	+		+		=	

Total \$ \_\_\_\_\_

Easement Tap

Exist Main Size	Tap Size	No.	X	Cost/Foot \$	+	M.H.*	+	Dev** Fee \$	=	Cost
	4"		X	382.40	+		+	123.54	=	
	6"		X	413.29	+		+	277.68	=	
	8"		X	444.18	+		+	494.17	=	
	10"		X	475.07	+		+	771.85	=	
	12"		X	505.96	+		+	1111.89	=	
	14"		X	536.85	+		+		=	

Total \$ \_\_\_\_\_

\* Size on size & 8" or larger requires M.H. @ 1,200.00  
 \*\* Sewer only. **NOTE: OVER FOR SEWER**

NOTE: Sewer tap into M.H. no extra charge per Crawford (9/22/88)

NOTE: OVER FOR WATER

105



*Steele ✓  
Lisa K. ✓  
Budgette ✓  
H. ✓  
Diana ✓*

RECEIVED  
AUG 21 1987



Planning and Development

*Please return. [Signature]*

DEPARTMENT OF  
PUBLIC WORKS  
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2073  
  
916-449-5283

MELVIN H. JOHNSON  
DIRECTOR  
LESLIE M. FRINK  
DEPUTY DIRECTOR  
REGINALD YOUNG  
DEPUTY DIRECTOR

August 19, 1987

MEMORANDUM

TO: David R. Martinez, Deputy City Manager  
SUBJECT: COUNTY'S LAGUNA PROJECT INFRASTRUCTURE FINANCING

I have talked to County staff concerning the subject matter, particularly their Mello-Roos District. Basically, the Laguna Mello-Roos District will provide for \$47.5 million of infrastructure (mostly transportation items) with the tax to be applied to 4,500 acres. The County staff's initial proposal was for \$90 million of infrastructure to be financed in this manner. However, the developers said that they could not "afford" to carry that amount and the lower amount was agreed upon after negotiations. The developers in this case were primarily AKT Developments and McKuen and Steele. Our current plan for North Natomas is to possibly finance as much as \$440 million of infrastructure with a Mello-Roos District and for the tax to be applied to approximately 4,800 acres.

The \$47.5 million raised with the Laguna Mello-Roos District bond sale will pay for on- and off-site roadway improvements, including one new interchange and improvements to two others; a contribution to Regional Transit for a park-and-ride lot, and a contribution to the Elk Grove Community Services District for two fire stations. The original \$90 million amount was reduced through negotiations by eliminating some of the on-site roadways, reducing the size of some road improvements, and eliminating five projects. The projects eliminated will be paid for by a development fee which will be collected when building permits are issued. These five projects will be constructed when sufficient development fee funds have been collected. Not included in the original \$90 million were such items as libraries, schools, Regional Transit improvements (other than a park-and-ride lot), police, and park improvements. The Board of Supervisors eliminated these items from consideration for inclusion in any guaranteed financing plan for the Laguna area.

David R. Martinez  
August 19, 1987  
Page 2

The water, sewer and drainage infrastructure will be built and paid for by the developers and reimbursement agreements entered into with the County. Under these reimbursement agreements, the County will collect a connection fee when building permits are issued and will reimburse the developers with this fee. One notable difference in the infrastructure for North Natomas and that for Laguna is the drainage system. The drainage system for the Laguna area is basically a gravity system with some small new canals and channel improvements to existing waterways. Consequently, it is not necessary for the developers to build large expensive canals and pump stations such as those required in North Natomas.

As far as guarantees from the developers are concerned, there were no development agreements. Tentative maps were filed with the condition that no final maps could be filed or building permits issued until a financing mechanism was in place. In this case, the financing mechanism was not considered to be in place, until an election had been held on the Mello-Roos District and the development fees approved by the Board of Supervisors. After the Mello-Roos election was held, but before the bonds were sold, the developers were required to pay a fee of approximately \$2,000 per equivalent dwelling unit to obtain building permits. Once the bonds were sold, this amount was reimbursed. It took four years from initial discussions with the Laguna developers on a financing mechanism until a Mello-Roos District was agreed to and voted upon and development fees established.

*MJ*  
Melvin H. Johnson  
Director of Public Works

MHJ:slb

cc: Walter J. Slipe, City Manager  
James R. Jackson, City Attorney  
Tom Friery, City Treasurer  
Jack Crist, Deputy City Manager  
Bob Wall, Acting Director of Planning and Development  
Marty Van Duyn, Director of Planning

# COUNTY OF SACRAMENTO



## WATER QUALITY DIVISION

**ROBERT F. SHANKS, Chief**

COLLECTION SYSTEM, S. WALTON  
ENGINEERING SECTION, J. P. GAFFNEY  
TREATMENT PLANT, W. H. KIDO

## DEPARTMENT OF PUBLIC WORKS

DOUGLAS M. FRALEIGH, Director  
F. I. HODGKINS, Deputy Director  
TERRY T. TICE, Deputy Director

June 18, 1990  
G100.400

City of Sacramento  
Planning & Development  
Planning Division  
1231 - I Street, Room 200  
Sacramento, CA 95814

Attention: Mr. Steve Peterson, Senior Planner

Gentlemen:

Subject: Cosumnes River College Sphere of Influence  
Amendment/Whitehouse Road Reorganization (M90-020 & 021)

In response to your Department's memo of May 8, 1990, requesting comments regarding the above subject, the Sacramento County Water Quality Division staff, responding for the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District No. 1 of Sacramento County (CSD-1) provide the following:

The subject area is located within the Sphere of Influence of both the SRCSD and CSD-1, however current land use zoning in the area is not compatible with the annexation policy of the Districts (refer to attached J. P. Gaffney memo of March 12, 1990). Annexation is required for sewer service to be provided by SRCSD and CSD-1.

Should the current City of Sacramento annexation proposal result in future zoning changes and successful annexation to SRCSD and CSD-1, it is anticipated that the area north of a line extending east-west between Bruceville Road and U.S. Highway 99, about midway between Shasta Avenue and Jacinto Road (refer to attached Exhibit), would require construction of a new trunk sewer in Bruceville Road connecting to the 102-inch Central Interceptor. The southerly portions of the subject area could be served by the existing Bruceville Trunk sewer and an extension of the existing 30-inch Sheldon Trunk, currently terminating at the intersection of Bruceville Road and Sheldon Road. It is anticipated that changes in the current land use zoning could require construction of a sewer paralleling the existing Bruceville Trunk sewer to provide sufficient capacity.

Current CSD-1 policy provides for District participation in funding construction of trunk sewers (pipelines with wastewater carrying capacity of one million gallons per day or more of peak wet weather flow). All other local collector sewers must be owner financed.

City of Sacramento  
Attn: Mr. Steve Peterson, Sr. Planner  
June 18, 1990  
Page 2

In the event that the subject area is annexed to the SRCSD and CSD-1, affected properties would be subject to the same conditions as any other property receiving sanitary sewer service from SRCSD and CSD-1. This would include conformance to each District's Connection Fee Ordinance, Sewer Rate Ordinance, and Sewer Use Ordinance. Currently the SRCSD Capital Investment Equalization (CIE) Fee is \$4,315 (minimum ) per gross acre. The current CSD-1 Trunk Fee is \$1,475 (minimum) per gross acre. Additional CSD-1 in-lieu fees and service construction charges may also apply. Sewer Use Charges would apply in accordance with the most current Sewer Rate Ordinance of each District.

Any questions regarding this matter should be referred to Mike Maggi at (916) 855-8279.

Very truly yours,



Michael A. Maggi

MAM:mm

Attachments

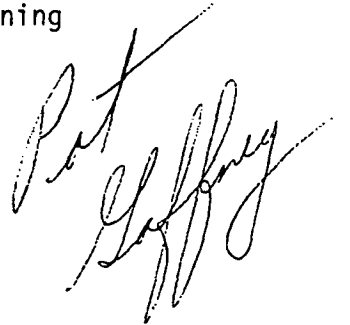
cc: J. P. Gaffney  
V. F. Scotti  
M. Watson

**COUNTY OF SACRAMENTO**  
Department of Public Works  
Water Quality Division Memorandum

March 12, 1990  
G200.500.1

To: Bob Davison, Public Infrastructure Planning  
and Financing Section

From: Pat Gaffney, Water Quality Division



Subject: WHITEHOUSE ROAD REORGANIZATION (7-90)

The following is in response to Mr. Fraleigh's letter of February 21, 1990, and also a direct communication to this Division from LAFCo dated February 13, 1990, relative to the subject reorganization. Inasmuch as the applicant's letter of February 9, 1990, accompanying the LAFCo Application Information Form indicated the request was for annexation to the City of Sacramento, the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District No. 1 are affected agencies.

Though the subject property is within the Sphere of Influence of both SRCSD and CSD-1, and sewer service can be provided by an extension of existing facilities, annexation at this time cannot be considered because its AR-5 zoning is not a land use designation that is compatible with the annexation policy of the districts. As a result, the property has not been included within the "mass annexation" area currently under consideration for inclusion within the boundaries of each district.

Should you want to discuss any of the above, please do not hesitate to contact me at 855-8255.

JPG:mm

cc: V. F. Scotti  
P. Groff  
M. Maggi  
H. Muller  
LAFCo

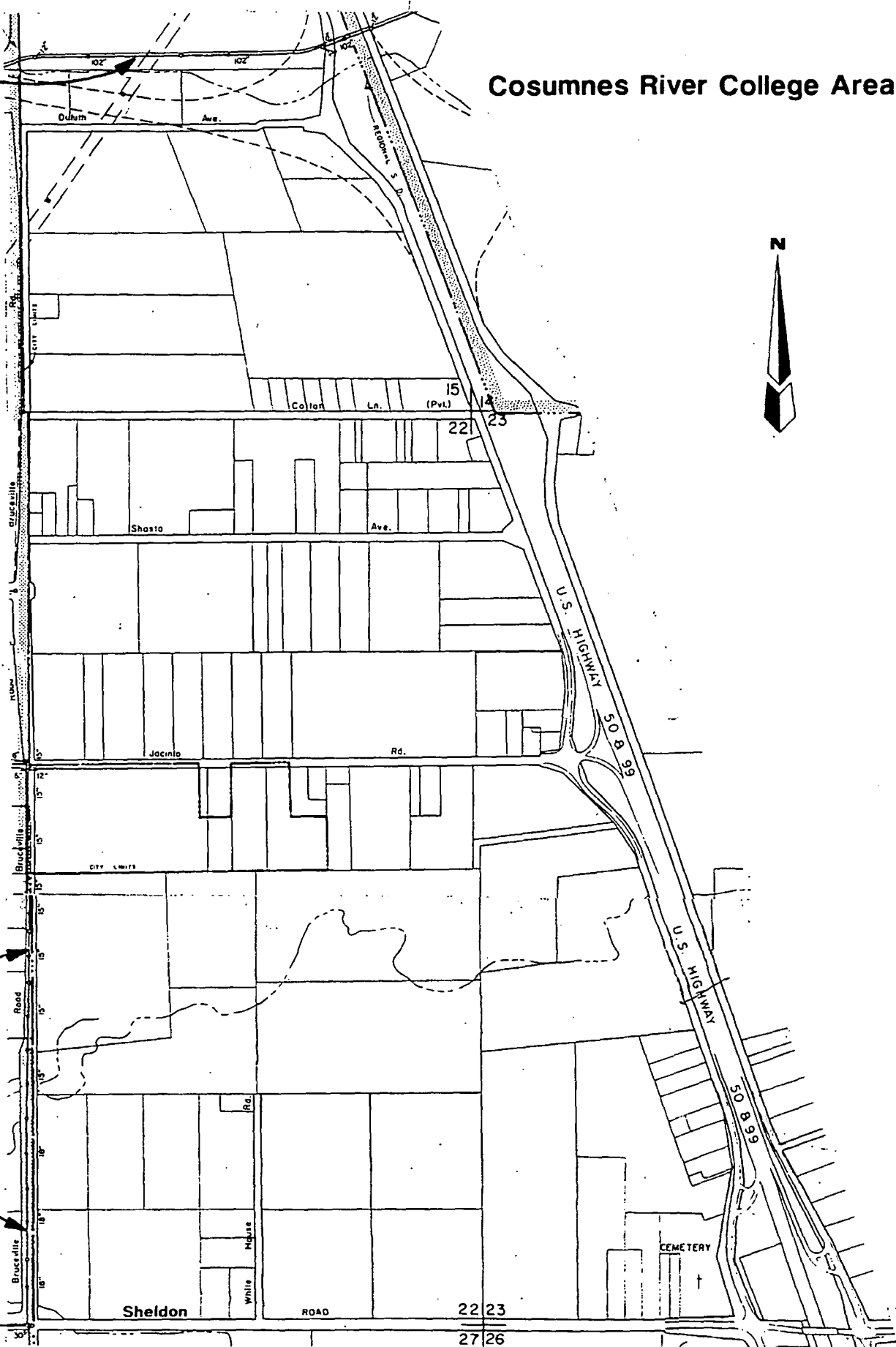
# Cosumnes River College Area

Central Interceptor  
(SRCSD)



Bruceville Trunk  
(CSD-1)

Sheldon Trunk  
(CSD-1)



SRCSD Sacramento Regional County Sanitation District  
CSD-1 County Sanitation District No.1

111

## EXHIBIT B9

### Memorandum

TO: Don Lockhart  
Advanced Planning

FROM: Ruth Anne Keister *RAK*  
Environmental Services

DATE: June 15, 1990

RE: M90-020&021

Regarding the above project, attached is a memo to Diana Parker dated June 15, 1990), the County's Negative Declaration (Control No. 90-LFE-0222), and an April 4, 1990 list and location of County projects (approved and unapproved) for the site. It should be noted that while the County's Negative Declaration states that the proposal included amending the City's Sphere of Influence, their review only the 40± acre reorganization area. The attached memo to Diana Parker addresses potential environmental impacts for the entire 400± acre subject amendment to the City's Sphere of Influence (including the proposed Whitehouse Road reorganization).

Potential environmental impacts are the following:

Water: North Fork Laguna Creek Floodplain and associated wetlands

Plant/Animal Life: Vernal pools, Tricolored Blackbird, and the Giant Garter Snake

Land Use: Conflict between City and County designations

Cultural Resources: High sensitivity historic resources in the southeast portion of the subject site

If you have any questions, please feel free to contact me at x2037.

cc: Diana Parker

# CITY ENVIRONMENTAL SERVICES DIVISION INITIAL COMMENTS

## Memorandum

TO: Diana Parker

FROM: Ruth Anne Keister *RAK*

DATE: June 15, 1990

RE: Consumnes River College Sphere of Influence Amendment/Whitehouse Road Reorganization (M90-020&021)

### Project Description:

The City of Sacramento is currently examining a possible annexation of land and amendment to the Sphere of Influence (SOI) for an area near Consumnes River College. The potential annexation area is an approximately square parcel bound by Bruceville Road on the west, Sheldon Road on the south, and Whitehouse Road on the east (50± acres) (See Attachment A). The subject annexation area is not within the current City's SOI. Consequently, increasing the SOI boundaries to Sheldon Road on the South, Bruceville Road on the West, Highway 99 on the East, and the existing city limit boundary on the north (400± acres) would allow for the subject annexation (See Attachment B). The entire 400± acre site was examined for potentially significant environmental effects. Included at the end of this memo are the County's Negative Declaration prepared for the 40± acre site (Control No. 90-LFE-0222) and a list of the County's current projects in the area.

### Potential Environmental Effects:

Potentially significant environmental effects for the entire 400± acre area include: water, animal/plant life, land use, public services/energy/utilities, recreation, and cultural resources.

#### **Air**

Development of the 400± acre site, under the City's current urban designation of primarily mixed residential, could lead to impacts on air quality. However these impact were assessed in the 1986-2006 SGPU DEIR. The traffic model used in the General Plan included information from the "entire Sacramento region" (1986-2006 SGPU DEIR, pg. Y-51). (This



also, obviously, assessed impacts on traffic and circulation).

### **Water**

According to Sacramento County's Official Flood Insurance Rate Map dated November 15, 1989, most of the subject site is within zone "X" (outside the 500-year floodplain), however, zone "AE" (base flood elevations determined) existing along the North Fork of Laguna Creek. (See Attachment C for exact location.) The Negative Declaration prepared by the County (Control No. 90-LFE-0222, pg. 7), states that the 40± site is also located within the Morrison Creek drainage basin.

### **Plant/Animal Life**

Three significant natural communities potentially exist on or near the site: the North Hardpan Vernal Pool, the Tricolored Blackbird, and the Giant Garter Snake (California Natural Diversity Database, Department of Fish and Game, April 25, 1988). (See Attachment D for exact location of specific and general sightings). In addition, wetlands exist along the North Fork of Laguna Creek (County Neg. Dec., Control No. 90-LFE-0222, initial study checklist).

The vernal pool has a specific range, and is still presumed in existence, south of Sheldon Road, and west of Highway 99.

The Tricolored Blackbird has a general range extending into the subject site. It is presumed still in the area, North of Sheldon Road, West of Bruceville Road, and S. of Consumnes River College (seen in 1983 by Holland and Davis). Specific range sightings include the following observations: "colony of 50 adults and fledgling young nesting in cattails and blackberry" (Hosea, R. C. 1986). Most likely, this habitat is in the Strawberry Creek area. The Tricolored Blackbird is on the Federal Endangered Species list, but not on California's (Pers. Conv. Sabrina Okamura-Johnson, 6-8-90).

The Giant Garter Snake has a specific range just outside the southwest boundaries of the subject site. It was last seen in 1976 on Sheldon Road, 3 miles west of Bruceville Road. It is presumed still existing (Hanson Study, 1980).

### **Population**

Development of the 400± acre site, under the City's current urban designation of primarily mixed residential, could lead to impacts on population. However these impacts were assessed in the 1986-2006 SGPU DEIR.

### **Land Use**

There is a potential conflict between City and County land use designations. The County

General Plan Land use Map designates the site for agricultural-residential, open space, and residential uses (See Attachment E). The City General Plan designates most of the area for mixed residential, with a small portion as a Special Planning District (adjacent to Consumnes River College). (Specific discussion of county and equivalent city zoning is contained in the memo to Carol from Steve Peterson, dated May 8, 1990.) No prime agricultural soils exist in the area (Weir, 1950).

### **Transportation/Circulation**

Development of the 400± acre site, under the City's current urban designation of primarily mixed residential, could lead to impacts on transportation and circulation. However they were assessed in the 1986-2006 SGPU DEIR. Sheldon Road west of Bruceville Road is presently considered to be a thoroughfare (Sacramento County Major Street and Highway Plan), and Highway 99 shows a volume of 24300. With development in this area, traffic would be expected to increase on Sheldon Road, potentially Bruceville, and probably Highway 99.

### **Public Services/Energy/Utilities**

According to the Negative Declaration prepared by the County (pg. 6) the site, under the City's urban zoning, is compatible with the annexation policies of the Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District No. 1 (CSD-1). In addition, extension of sewer facilities from sewer lines along Sheldon and Bruceville Road would allow for sewer service to the area.

If the annexation is approved, a detachment from the Metropolitan Storm Drain Maintenance District, the Sacramento County Water Agency Zone 40, the County Water Maintenance District, County Service Area No. 1 (providing street lighting), Elk Grove Community Services District (providing fire services), and Elk Grove-Consumnes Cemetery District must be obtained, and services would have to be provided by the City. (County of Sacramento, Negative Declaration, Control No. 90-LFE-0222, pp. 8-9.)

### **Recreation**

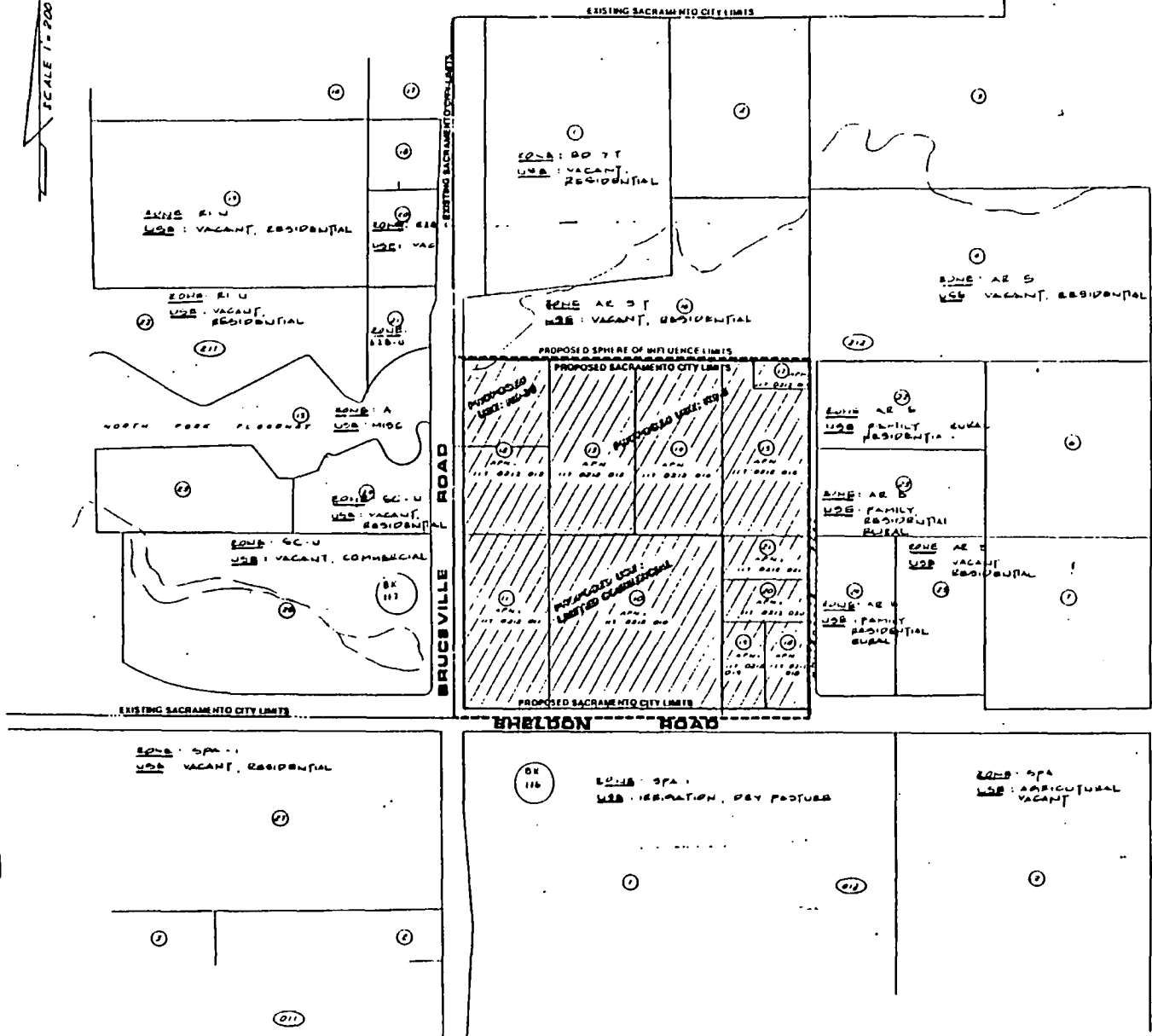
In addition to losing fire services from a detachment of Elk Grove Community Services District, park and recreation services would also be lost, and would have to be provided by the City (County's Neg. Dec., pg. 8).

### **Cultural Resources**

The southeast corner of the proposed SOI amended area is listed as having "high sensitivity historic resources" according to the County Cultural Resources Sensitivity Map, prepared by Marianne Russo, N. Central Information Center, Department of Anthropology, California State University, Sacramento. (See Attachment F for exact location.)

C  
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F  
S  
A  
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R

SCALE 7-200



# ANNEXATION

FOR  
**WHITEHOUSE ANNEXATION**

OFFICE: 1500  
SACRAMENTO COUNTY, CALIFORNIA

COUNTY OF SACRAMENTO CALIFORNIA  
JAN 14, 1990

**APN: #** 117-0212-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021

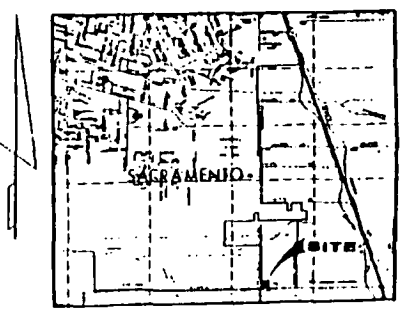
**ENGINEERING:** GERMAN-WONG & ASSOCIATES, INC.  
SURVEYOR & ENGINEER (CIVIL) & LAND PLANNING  
201 LINDSEY WAY, SUITE 2 SACRAMENTO, CALIFORNIA 95834  
PHONE 531-0410

**DEVELOPER:** JAY SMITH - BNA SERVICES  
2041 HALLMARK DRIVE  
SACRAMENTO, CA 95820

**USE:** VACANT RESIDENTIAL 10, 11, 12, 13, 14  
FAMILY RESIDENTIAL 11, 12, 13, 14  
FAMILY RESIDENTIAL RURAL 20  
MOBILE HOME 19

**ACREAGE:** 46.89 2/3 AC

Attachment A



VICINITY MAP

SACRAMENTO DIST.	GERMAN-WONG & ASSOCIATES, INC. SURVEYING ENGINEERING AND LAND PLANNING 701 LATHROP WAY, SUITE 7 SACRAMENTO, CALIFORNIA 95815 PHONE 531-0410	DESIGNED BY: G.W.A.	SCALE: 1"=200'	NO. DATE	REVISION	BY
		DRAWN BY: J.S.				
THIS BOOK NO. _____		CHECKED BY: _____				
		SUBMITTED BY: _____				

**ANNEXATION EXHIBIT**  
NE CORNER OF SHELDON ROAD  
& BRUCSVILLE ROAD  
SACRAMENTO COUNTY CALIFORNIA

DATE: 1/14/90  
SHEET: 1/1

116

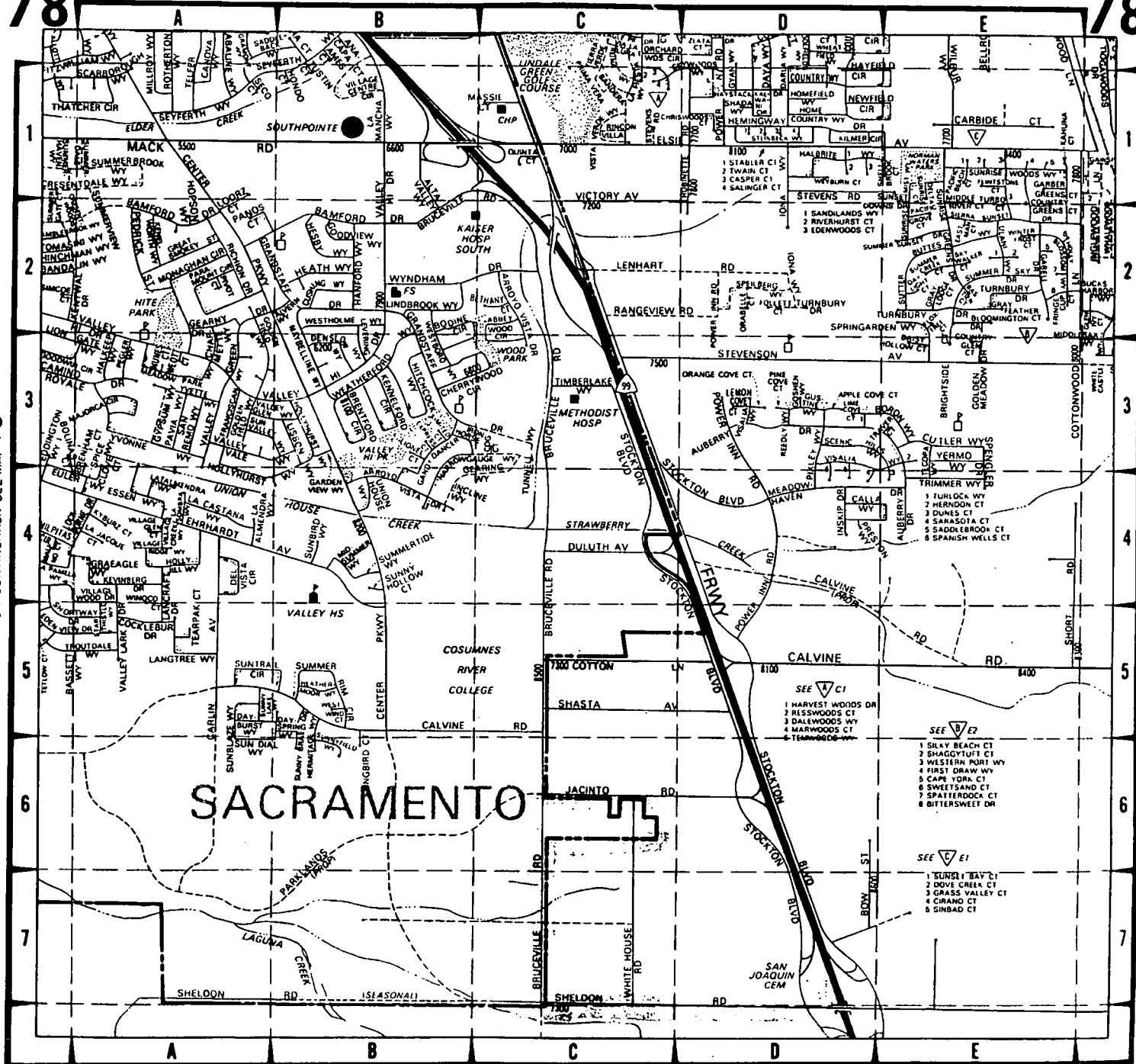
78

FOR CONTINUATION SEE MAP 76

78

SACRAMENTO CO.

FOR CONTINUATION SEE MAP 75



SACRAMENTO

2,160,

2,163,

FOR CONTINUATION SEE MAP 96

2,172,

2,175,

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286,

284,

282,

280,

278,

276,

274,

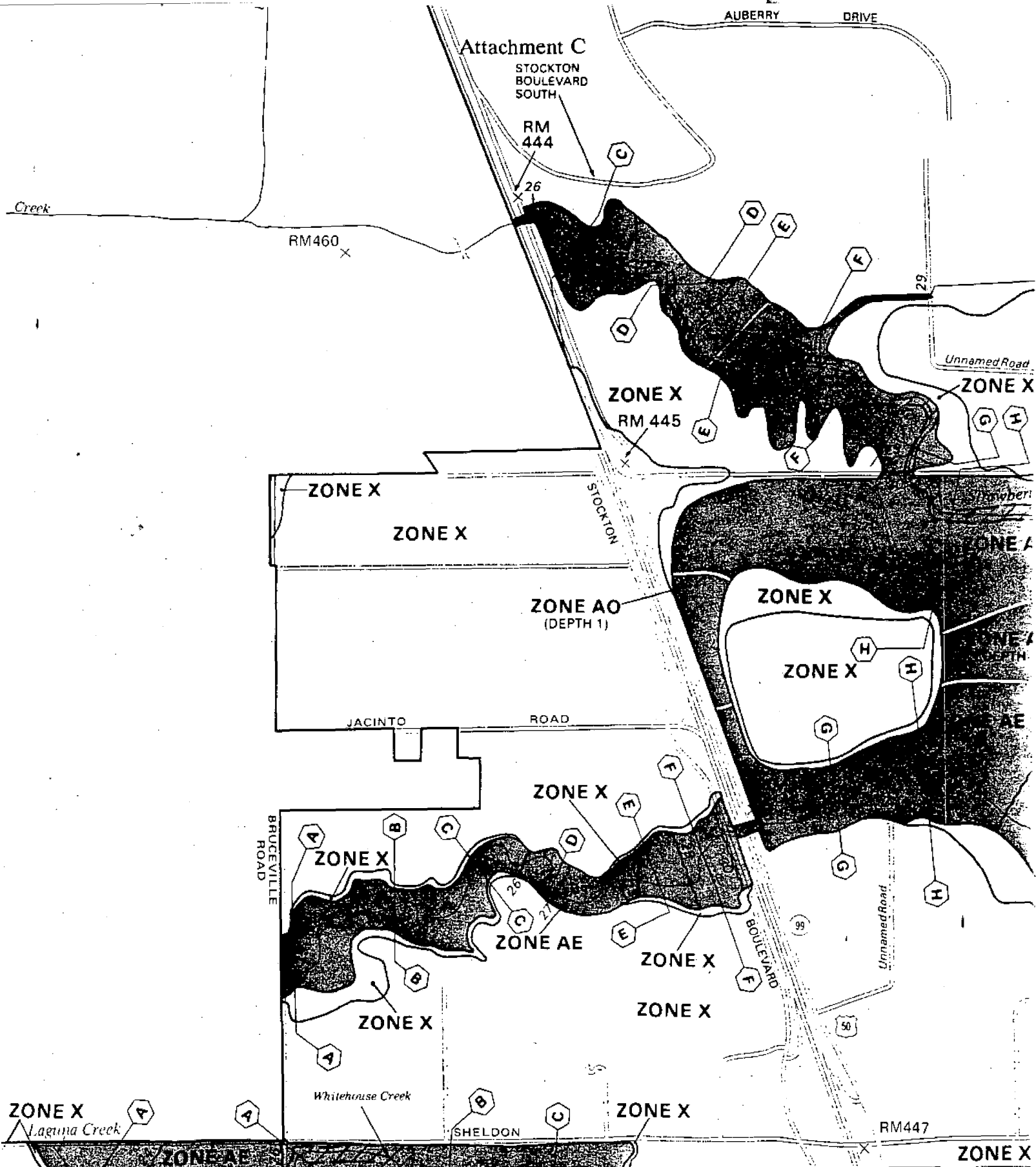
272,

270,

268,

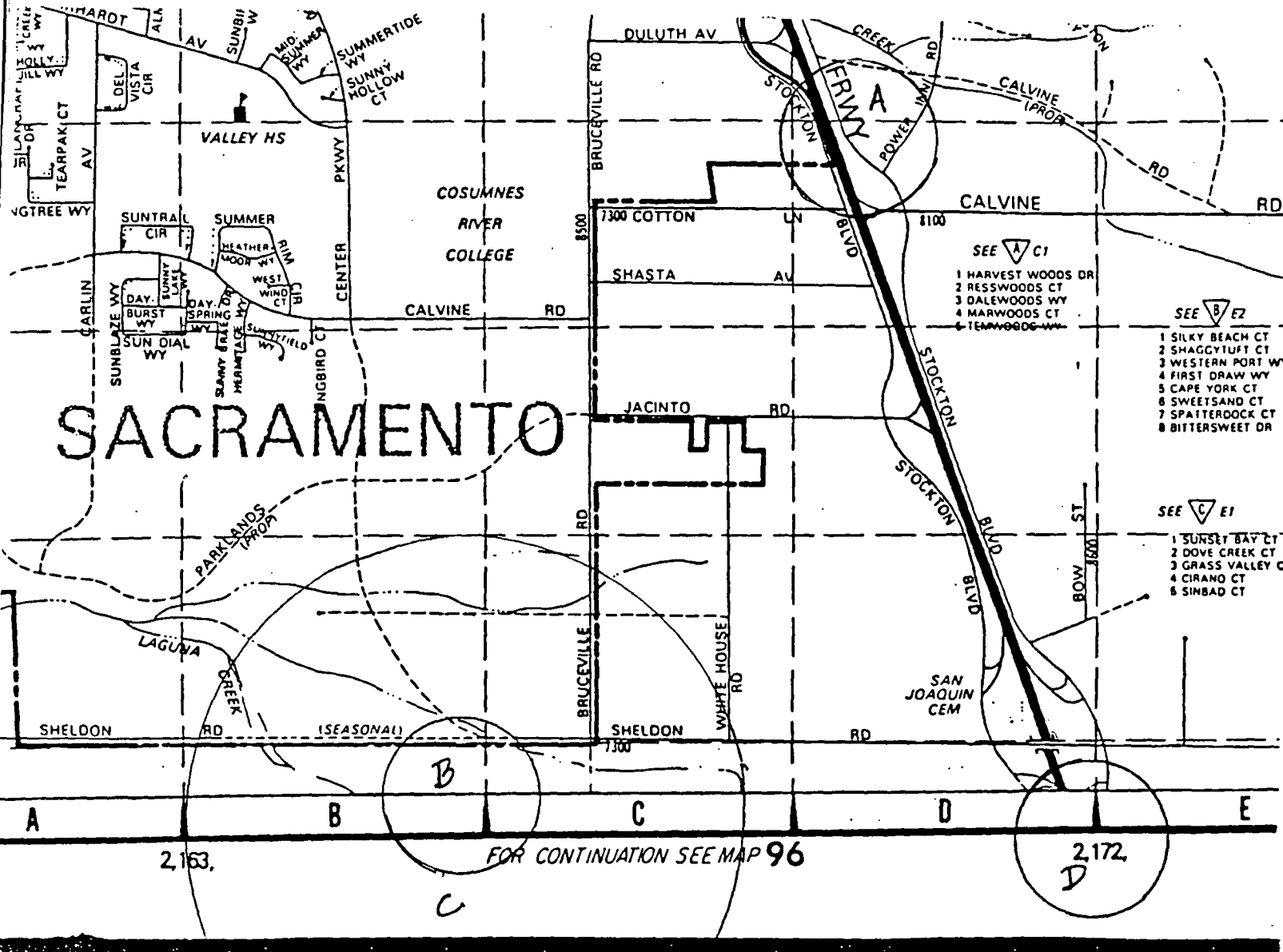
Attachment B

FOR CONTINUATION SEE MAP 77



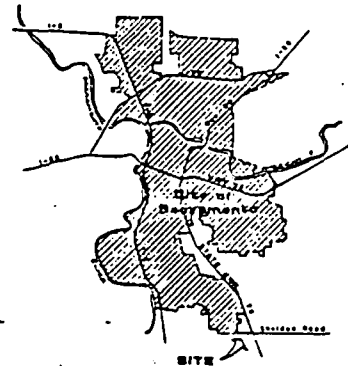
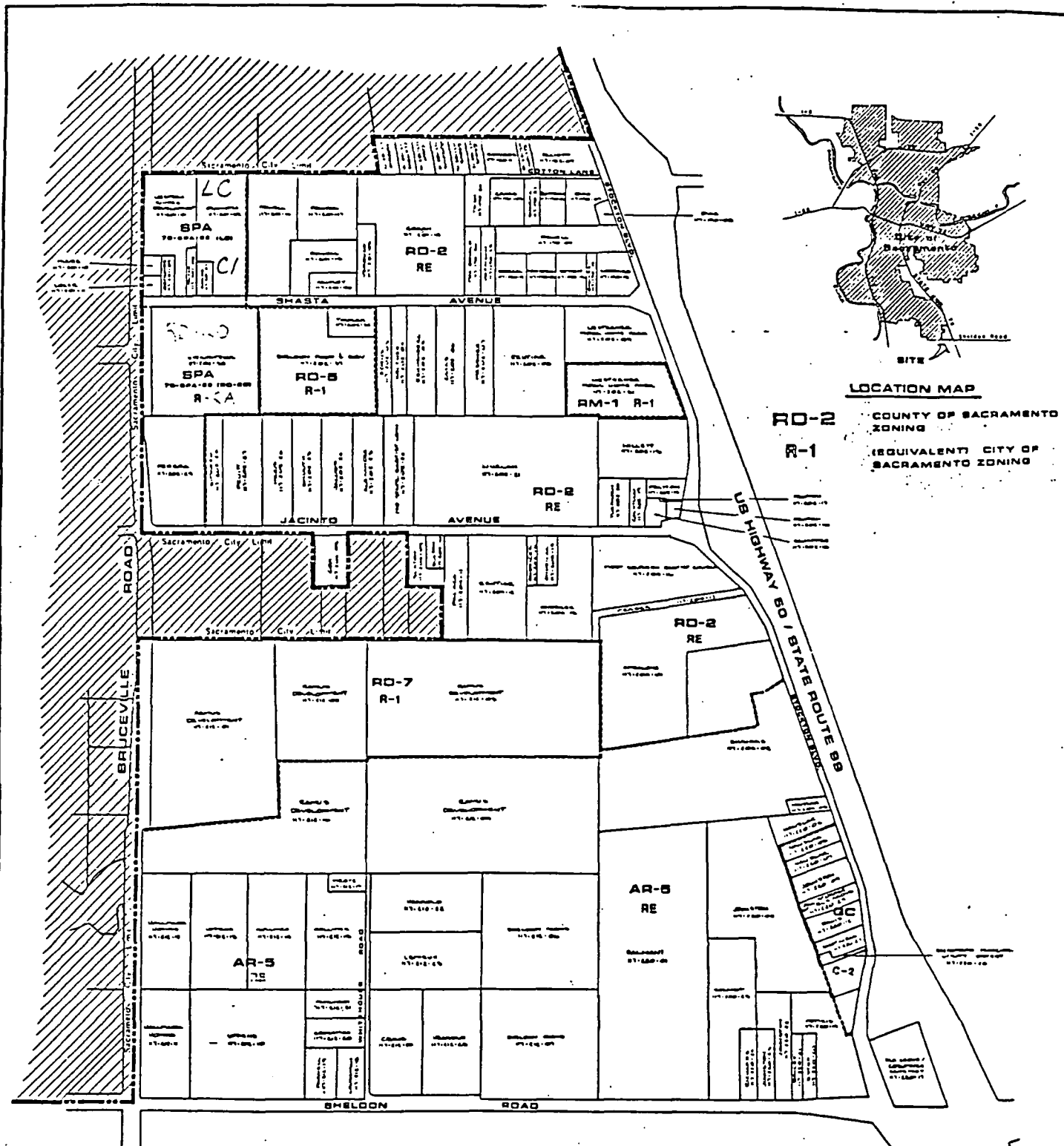
LIMIT OF FLOODWAY

JOINS PANEL 0320



- A = TRICOLORED BLACKBIRD
- B = GIANT GARTER SNAKE
- C = TRICOLORED BLACKBIRD
- D = N. HARDPAN VERNAL POOL

Attachment E



LOCATION MAP

RO-2  
R-1  
COUNTY OF SACRAMENTO ZONING  
(EQUIVALENT) CITY OF SACRAMENTO ZONING

COSUMNES RIVER COLLEGE AREA



Attachment F

