



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

JUN 25 1985

OFFICE OF THE
CITY CLERK

May 29, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Matz Reorganization (Annexation to City of Sacramento and Detachment from Various Special Districts)(M85-022)

Attached you will find the unanimously approved Ordinance, Resolution and staff report on the Matz Annexation submitted to the Planning Commission on May 2, 1985. This 32 acre area, unincorporated pocket west of Bruceville Road and north of Sheldon Road, is comprised of two Matz parcels totalling 30 acres and two one acre parcels individually owned by the Zimmermans and by Ms. Chesbro. The annexation was initiated by the property owners in order to receive city services, particularly water.

Planning Commission and staff recommend approval of this reorganization and rezoning to Agriculture (A).

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

ML:pkb
attachments
M85-022

FILED
JUN 4 1985
Cont to 6-8-85
BY THE CITY CLERK
OFFICE OF THE CITY CLERK

June 4, 1985
All Districts

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 5/2
 ITEM NO. 1 FILE P M 85822

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP 2630
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Annexation

Location: Matz Annexation

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>
<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. 1

	YES	NO	MOTION	SECOND
Ferris	Absent			
Fong	Absent			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	Absent			
Augusta	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER Prozone and Standard Annexation
- 2

ORDINANCE NO. 85-064 ~~26~~ 26

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED
BY THE CITY OF SACRAMENTO COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED,
BY PREZONING PROPERTY WITHIN THE MATZ REORGANI-
ZATION AREA AND DESIGNATING SAME FOR THE A ZONE
AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE
TO TAKE EFFECT IMMEDIATELY
(M85-022)

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

SECTION 1.

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

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

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

SECTION 2.

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

SECTION 3.

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

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SECTION 4.

Emergency

This ordinance is hereby declared to be an emergency ordinance to take effect immediately. The facts constituting the emergency are the need to have the zoning provided for in this ordinance in effect at the time the Matz Reorganization takes effect.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M85-022

482
842
26

RESOLUTION No. 85

Adopted by The Sacramento City Council on date of

RESOLUTION TO APPROVE THE MATZ REORGANIZATION
(M85-022)

WHEREAS, the Sacramento Local Agency Formation Commission has considered and approved the Matz Reorganization; and,

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

WHEREAS, the Matz Reorganization site lies within the adopted Sphere of Influence for the City of Sacramento; and,

WHEREAS, the City of Sacramento will be capable of providing services to the Matz Reorganization site.

THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, that the Matz Reorganization, consisting of annexation of the subject property described herein to the City of Sacramento and the detachment of that property from the Elk Grove - Cosumnes Cemetery District, Elk Grove Fire Protection District, the Elk Grove Recreation and Park District and the Metropolitan Storm Drain Maintenance District.

MAYOR

ATTEST:

CITY CLERK

M85-022

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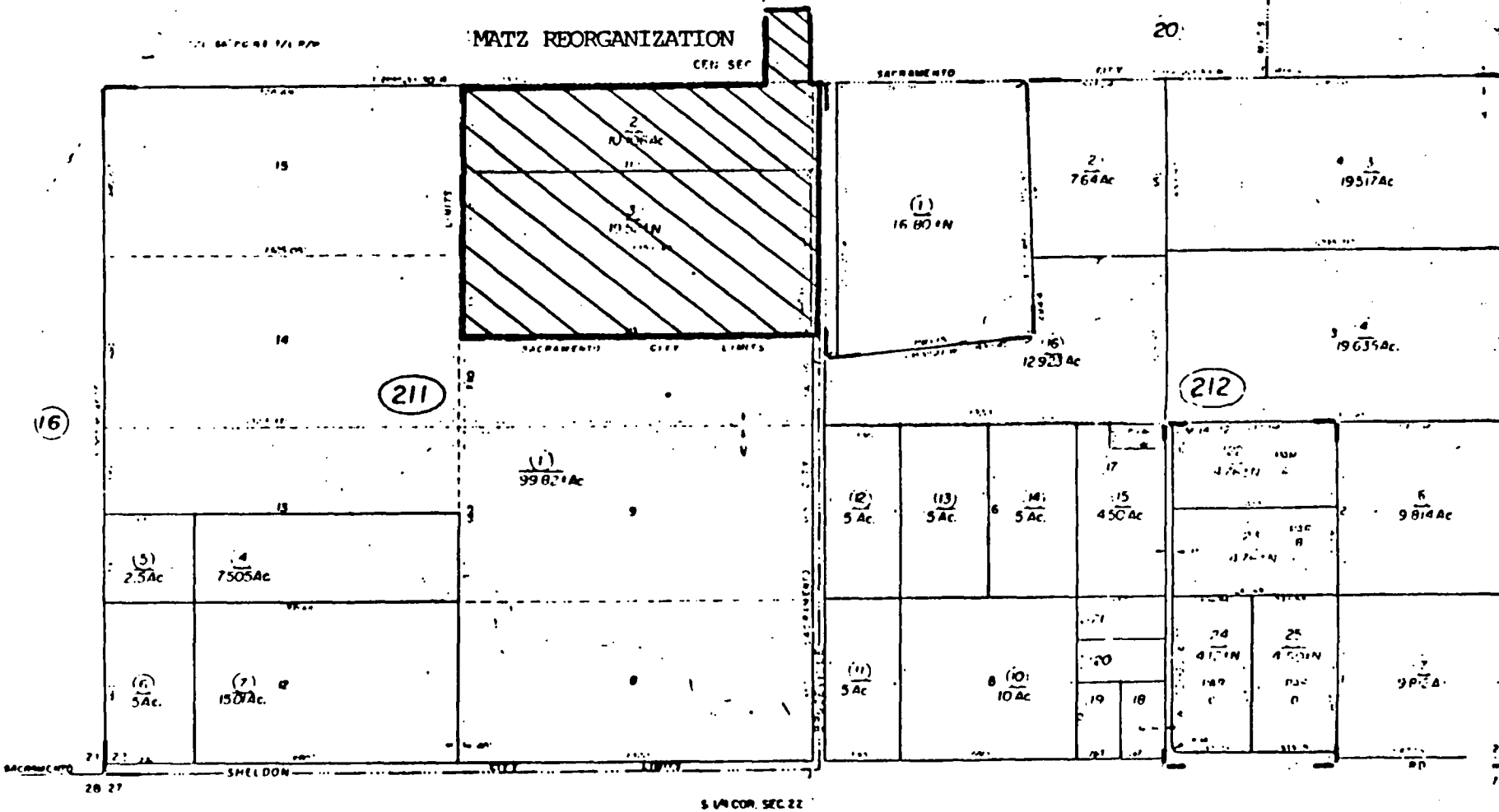
5 1/2 SEC. 22, T. 7 N., R. 5 E., M. D. B. & M.

Tax Area Code

MATZ REORGANIZATION

CITY SEC

20



4
5

Hewitt Subdivision No. 1, R.M. Bk. 13, Pg. 43

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

CITY & COUNTY OF SACRAMENTO
Assessor's Map Bk. 11
County of Sacramento

EXHIBIT
216

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Planning Commission
Sacramento, California

Members in Session

SUBJECT: Matz Reorganization and Prezone (M85-022)

SUMMARY

Property owner Robert Matz initiated the annexation of his property to the City of Sacramento. This proposal included two of Mr. Matz's parcels of approximately 30 acres, and two other parcels belonging to other property owners (Mr. and Mrs. Wilbur Zimmerman and Ms. Lou Chesbro) to the north of the Matz property. These two contiguous parcels contain approximately one acre each and were included in the reorganization in order to avoid the creation of an island of uninhabited territory.

On April 3, 1985, the Sacramento Local Agency Formation Commission approved the annexation of the subject property to the City of Sacramento and detachment of this property from the Elk Grove - Cosumnes Cemetery District, the Elk Grove Fire Protection District, the Elk Grove Recreation and Park District, and the Metro Storm Drain Maintenance District. The enabling legislation for such action is contained in the Knox Nisbet Act and the District Reorganization Act. LAFCO has directed the City of Sacramento to process this reorganization and to prezone the property.

BACKGROUND INFORMATION

The subject area, situated on Bruceville Road, consists of approximately thirty acres and is bounded by the City of Sacramento on three sides. There are two single family homes on the site, but the land is primarily in agricultural (grazing) use. The proposed South Sacramento Community Plan Land Use designations for the subject property are Residential (4-8 du/na), Residential (11-21 du/na) and possibly 5 acres of a school site. Those land uses are only tentative staff proposals and have not yet been reviewed by the Planning Commission, the City Council or the community. The current Community Plan designation is Low Density Residential and a portion of a school site. The zoning is A (agricultural).

The area within the proposed Matz Reorganization is uninhabited within the definition of Government Code Section 56074 (fewer than twelve registered voters). Therefore, this reorganization cannot be sent to the voters upon sufficient protest. The reorganization may be terminated upon protest of property owners owning more than 50 percent of the assessed value of the land; however, in this case the proponent owns sufficient property to preclude any effective protest.

The proponent initiated this reorganization in order to receive City services for development, particularly City water. There is currently no water supply to the Matz property. The property owner has stated to LAFCO that he plans to build multiple family residential units on the site.

None of the affected special districts have expressed opposition to this reorganization.

FINANCIAL DATA

The City will receive \$1,467 annually as its share of the property tax on the subject property until the property is reassessed. This figure represents the City's 33.428% share of the property tax.

PREZONING

As with all vacant property, staff recommends that the subject parcels be prezoned to A, Agriculture. This prezone designation allows the City to ensure that standard City infrastructure is provided to the annexing property and that the proposed assessment district is formed before development occurs.

ENVIRONMENTAL REVIEW

As the Lead Agency for projects involving changes of organization, LAFCO has determined that the project will not have a significant effect on the environment. It has been determined that this reorganization is exempt from the provisions of CEQA.

RECOMMENDATION

It is recommended that the City Planning Commission:

1. Adopt the attached Resolution prezoning the subject property to the A (Agriculture) holding zone.
2. Recommend to the City Council that it adopt the Matz Reorganization.

Respectfully submitted,

Gary Struelens for
 Marty Van Duyn
 Planning Director

JR:lao
 attachments
 M85-022

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION INITIATING PROCEEDINGS FOR THE MATZ REORGANIZATION: ANNEXATION TO THE CITY OF SACRAMENTO, DETACHMENT FROM THE ELK GROVE-COSUMNES CEMETERY DISTRICT, ELK GROVE FIRE PROTECTION DISTRICT, THE ELK GROVE RECREATION AND PARK DISTRICT AND THE METRO STORM DRAIN MAINTENANCE DISTRICT. (M85-022)

WHEREAS, the Sacramento Local Agency Formation Commission has approved the Matz Reorganization,

WHEREAS, LAFCO has designated the City of Sacramento as the conducting authority for the purpose of processing the Matz Reorganization and for holding hearings and making determinations regarding the Matz Reorganization,

WHEREAS, Government Code Section 56430, District Reorganization Act states: The conducting authority shall adopt a resolution initiating proceedings for a reorganization, which resolution shall comply with the Commission's resolution making determinations and shall fix a time, date and place of hearing on the proposed reorganization which shall be not less than fifteen days nor more than sixty days after the date of adoption of the resolution initiating proceedings.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Matz Reorganization involves annexation of described territory in Exhibit A attached hereto and incorporated herein by reference to the city of Sacramento and detachment of said territory from the Elk Grove-Cosumnes Cemetery District, Elk Grove Fire Protection District, Elk Grove Recreation and Park District, and Metro Storm Drain Maintenance District.
- B. The reorganization was initiated by petition of Robert Matz, property owner, to LAFCO.
- C. Robert Matz initiated this reorganization in order to obtain City water and other City services. The applicant's parcels are surrounded on three sides by the City and the only connection to the County is on the east side across Bruceville Road.
- D. The County of Sacramento and the City of Sacramento encourage annexation of areas included within the City of Sacramento Community Plans and the City of Sacramento Sphere of Influence when there is a need for the provision of municipal services precedent to development of those areas. This property is within the City of Sacramento's Sphere of Influence.

- E. As conducting authority for the Matz reorganization, the City of Sacramento shall hold a public hearing on Tuesday, June 4, 1985, at 7:30 p.m. in the City Council Chambers. A prezone for the subject properties shall also be considered at this time.
- F. Any interested person desiring to make a written protest against the Matz Reorganization shall do so by written communication filed with the City Clerk not later than the hour set for hearing (7:30 p.m. on June 25, 1985). A written protest by a landowner shall contain a description sufficient to identify the land owned by him.

MAYOR

ATTEST:

CITY CLERK

M85-022