

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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February 7, 2007

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: Request from City of Citrus Heights to Waive LAFCo
Policies for Sphere of Influence Amendment and
Concurrent Annexation of Roseville Pointe

RECOMMENDATION

Approve the request from the city of Citrus Heights to consolidate a Sphere of Influence Amendment and Annexation of Roseville Pointe into one application for concurrent processing.

DISCUSSION

On January 8, 2007, the City of Citrus Heights requested that LAFCo waive its policy that discourages concurrent processing of a Sphere of Influence Amendment and an Annexation. The City has made this request for a number of reasons.

BACKGROUND

The City of Citrus Heights Sphere of Influence is coterminous with its City limit. The Commission approved this Sphere of Influence on December 1, 1999.

Roseville Pointe is located southeasterly of Roseville Road and north of Antelope Road. Essentially, this area is an unincorporated island. It abuts the Union Pacific Railyard in Roseville. The proposed Sphere of Influence Amendment and Annexation of Roseville Pointe is contiguous to the city limit. Except for two vacant parcels that are zoned commercial, the territory proposed for annexation consists of approximately 294 developed parcels zoned for residential uses.

The attached letter from the City of Citrus Heights enumerates several reasons for granting this exception:

- The subject territory is an unincorporated island that is isolated from the City of Citrus Heights.
- The subject territory is developed.
- The subject territory does not appear to create any significant political, environmental, fiscal or socio-economic issues that are at odds with annexation to the City of Citrus Heights.
- The residents desire to be part of the City of Citrus Heights.
- The subject territory was not included in the incorporation proceedings because it was not yet developed and was in the process of obtaining County approval for development.

The City of Citrus Heights and County of Sacramento are required to meet and confer on the Sphere of Influence Amendment to discuss technical issues related to the annexation. In addition, the City and County will need to adopt a Property Tax Exchange Agreement before LAFCo can conduct public hearings on this proposal. The City's request to modify the typical LAFCo process into one proposal will not affect the property tax exchange requirement.

Based on the reasons set forth in the request from the City of Citrus Heights, I recommend your Commission approve the wavier of LAFCo policies for the joint processing of a Sphere of Influence Amendment and Concurrent Annexation of Roseville Pointe.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

PB:Maf
Attachment
(Roseville Pointe)