

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**  
**1112 I Street, Suite #100**  
**Sacramento, California 95814**  
**(916) 874-6458**

March 2, 2005

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Impartial Analysis for Proposed Annexation**  
**Of Freeport to City of Sacramento** [A Reorganization 08-04]

CONTACT: Don Lockhart, Assistant Executive Officer

**RECOMMENDATION**

1. Approve the attached Impartial Analysis for the Proposed Annexation of the Community of Freeport to the City of Sacramento.
2. Instruct staff to forward the Impartial Analysis to the Sacramento County Registrar of Voters.

**DISCUSSION**

On February 15, 2005 the City Council, City of Sacramento, acted to call the special election for the Freeport Annexation (Reorganization 08-04). This item is attached to comply with Government Code Section 57144, which requires that within five days of the Council action, your Executive Officer submit an Impartial Analysis for the proposal to your Commission. This item will be discussed at the regular Commission meeting of March 2, 2005. The Commission approved Impartial Analysis must be forwarded to the Registrar of Voters for inclusion in the ballot book mailed to each voter.

Attached is a draft Impartial Analysis submitted for your review and approval. The Impartial Analysis describes the boundaries of the proposed annexation, the impact of annexation regarding taxes, fees, etc., how services will be provided, and other significant issues. An Impartial Analysis may not exceed 500 words. The current draft is 456 words. Staff has, as a courtesy, presented the Draft Impartial Analysis to City of Sacramento and to representatives of the community who oppose the annexation. To date, staff has received no negative comment.

Therefore, I recommend your Commission approve the Draft Impartial Analysis at your March 2, 2005 Commission hearing and direct me to forward the Analysis to the Registrar of Voters for inclusion in the ballot booklet.

***DRAFT***  
***IMPARTIAL ANALYSIS FOR***  
***PROPOSED ANNEXATION OF FREEPORT***  
***TO CITY OF SACRAMENTO***

This measure submits to registered voters the question of whether the community of Freeport should be annexed into the City of Sacramento.

General description of the annexation territory: That territory bounded on the west by the Sacramento River; north by Sacramento City Limits; east by I-5; and south by property line (including) Cavanaugh Golf Course, in unincorporated Sacramento County.

Upon annexation, the City of Sacramento will be responsible for providing general municipal government, law enforcement, fire, planning, building inspection, public works, utilities and animal control, as provided by the City Charter and adopted Ordinances. Municipal service levels will be substantially similar to services currently provided by the County of Sacramento; if annexed, future services could be expanded.

Annexation will have minimal financial impact upon residents or businesses. The annexation will not increase property taxes. Transient occupancy taxes, other taxes, assessments, fees, and parcel charges currently levied by the City of Sacramento will be imposed in accordance with City policies.

The Utility User Tax of 2.5% will increase to 7.5%. An Additional Library Services Assessment is made on all City parcels; the average is \$25.96 per year for single family residential.

LAFCo finds that the City of Sacramento has the capacity and resources to provide governmental and municipal services to Freeport in an efficient and accountable manner. If approved by the voters, the annexation will:

- Include Freeport within the City of Sacramento.
- Be effective upon the date specified in the Certificate of Completion to be filed with the Sacramento County Clerk-Recorder.
- Provide that all services for Freeport be provided by the City of Sacramento and that the City Council of the City of Sacramento will represent the community.
- Currently public water and sewer service is not available. If the annexation is approved, the residents of Freeport may then vote to approve an assessment

district for the construction of the necessary facilities to replace private wells and septic systems. Assessment fees per parcel have not been calculated for this infrastructure at this time. If available, residents will not be required to connect to public water/sewer service unless there is a public health and safety issue.

- The County of Sacramento will continue to provide mandated services in accordance with State law.

Voters who believe that the community of Freeport should be annexed into the City of Sacramento under the terms set forth should vote “YES” on this measure. Voters who believe that the community of Freeport should remain in the unincorporated territory of Sacramento County should vote "NO" on this measure.

This statement is an Impartial Analysis of Measure B. If you desire a copy of the ballot, please call Elections at 916-875-6451 and a copy will be mailed at no cost to you.

***APPROVED BY THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION ON MARCH 2, 2005.***

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Robert King Fong, Chair  
***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***

DL:Maf  
(Impartial Analysis – Freeport Reorganization MAF)