APPROVED

NOV 2 1999

OFFICE OF THE CITY CLERK

3.2

DEPARTMENT OF
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

CITY OF SACRAMENTO

CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING
916-264-5381
FAX 916-264-8329

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: **Northpointe Park Master Parcel Reconfiguration** (P99-077)

LOCATION: South of Club Center Drive, between the East Drain and the City Limits (APN: 225-1060-019, 021, 028, 029, and 030)

COUNCIL DISTRICT: District 1

RECOMMENDATION: The Planning Commission and staff recommend that the City Council:

A. Ratify the Tiered Negative Declaration;

B. Adopt the attached resolution approving the Mitigation Monitoring Plan;

C. Adopt the attached resolution approving the General Plan Amendment to modify the land use designation on Lots I, O, and P in Northpointe Park;

D. Adopt the attached resolution approving the North Natomas Community Plan to modify the land use designations on Lots I, N, O, P, and W in Northpointe Park; and

E. Adopt the attached ordinance approving the Rezone of five parcels, Lots I, N, O, P, and W in Northpointe Park.

CONTACT PERSONS: Carol Shearly, Associate Planner, 264-5893
Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: November 2, 1999 (afternoon)

SUMMARY: The applicant is seeking to amend the land uses south of Club Center Drive (formerly North Loop Road) in the Northpointe Park PUD and to subdivide two master parcel lots into single family lots. Specifically, the following amendments are proposed: 1) shift the high density residential lot from the periphery of the site (Lot O) to the village center (Lot I); 2) eliminate three acres of convenience commercial uses; 3) relocate the day care center (Lot W) across the street; and 4) add 16 acres of low

density uses and eliminate 15 acres of medium density residential uses. The basic issues involved with the proposal are: 1) elimination of the commercial uses, and 2) reduction of the medium density uses.

COMMISSION ACTION: On September 23, 1999, on consent, the Planning Commission recommended approval of the General Plan Amendment, 1994 North Natomas Community Plan Amendment, and Rezone of five master parcels in Northpointe Park. Also, in the same action, the Commission approved a Tentative Map to subdivide Lots N, O, and P into single family lots and a Tentative Map to reconfigure three master parcels to move the proposed day care center across the street.

BACKGROUND INFORMATION: On December, 19, 1996, the City Planning Commission approved the Tentative Subdivision Map and the Tentative Master Parcel Map for Northpointe Park on 945 gross acres. And, on February 4, 1997, the City Council approved first stage entitlements for Northpointe Park including a Development Agreement, plan amendments, rezone, and Planned Unit Development Guidelines and Schematic Plan (P96-058). The southern portion of Northpointe Park is currently under construction with single family homes, drainage facilities, and an elementary school.

The applicant is requesting amendments to the land uses within a portion of the Northpointe Park PUD. Table 1 below defines the existing and proposed land use designations and zoning for each of the five master parcels. The overall net change of the proposal is 73 fewer dwelling units.

TABLE 1
Master Parcel Reconfiguration

Lot	Net Acres	General Plan Designation from / to	Community Plan Designation from / to	Rezone from / to
I	9.6 ac	Low Density / Medium Density	Medium Density / High Density	R-2A-PUD / R-3-PUD
N	5.9 ac	No change	Medium Density / Low Density	R-2A-PUD / R-1-PUD
O	7.2 ac	Medium Density / Low Density	High Density / Low Density	R-3-PUD / R-1-PUD
P	3.0 ac	Comm/Neigh Commercial and Office / Low Density	Convenience Commercial / Low Density	C-1-PUD / R-1-PUD
W	1.0 ac	No change	Day Care Center moved across the street	R-3-PUD / R-2A-PUD

The project application was distributed to the following neighborhood associations: North Natomas Community Association (NNCA), Natomas Community Association (NCA), Valley View Acres Community Association (VVA), and the Environmental Council of Sacramento (ECOS). The applicant submitted the project to the NCA Planning Committee on July 20, 1999. NCA supports the project for the following reasons: 1) overall loss of high density units; 2) "corralling" the high density uses with other uses, such as the East Drain and water quality pond, to decrease the future expansion of the high density use; and 3) relocating the day care center closer to the community center. A representative from Legal Services of Northern California picked up a copy of the Commission staff report; although no comments were received from them to date.

Staff recommends approval of the project in that: 1) high density uses are moved to the village center which helps support the future bus transit center and improve the feasibility of the retail in the village center, 2) large single family lots are proposed along the eastern periphery of the plan area; and 3) the day care center is moved closer to the village center.

FINANCIAL CONSIDERATIONS: The property owner(s) shall participate in the 1999 North Natomas Financing Plan Update, as adopted and as may be amended periodically.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Tiered Negative Declaration has been prepared. The Tiered Negative Declaration was tiered off the 1986 North Natomas Community Plan Environmental Impact Report (86 EIR), the Supplement to the 86 EIR prepared for the 1994 North Natomas Community Plan, and the Negative Declaration prepared for the Northpointe Park PUD (P96-058). The analysis and mitigation conducted for these previous environmental documents are reaffirmed, where applicable. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated additional mandatory mitigation measures into the project plans to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures address the Habitat Conservation Plan, short term construction mitigation, and cultural resources impacts.

POLICY CONSIDERATIONS: The proposal is consistent with the following policies of the General Plan and 1994 North Natomas Community Plan: 1) locate residential density near transit, 2) provide upscale housing, 3) anticipate sites for institutional uses (i.e., day care center), and 4) provide a variety of housing types within each neighborhood. A convenience commercial site is proposed to be eliminated; however, the neighborhood commercial site located in the village center is retained.

MBE/WBE: No procurement of goods or services is proposed for this project.

Respectfully submitted,

GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

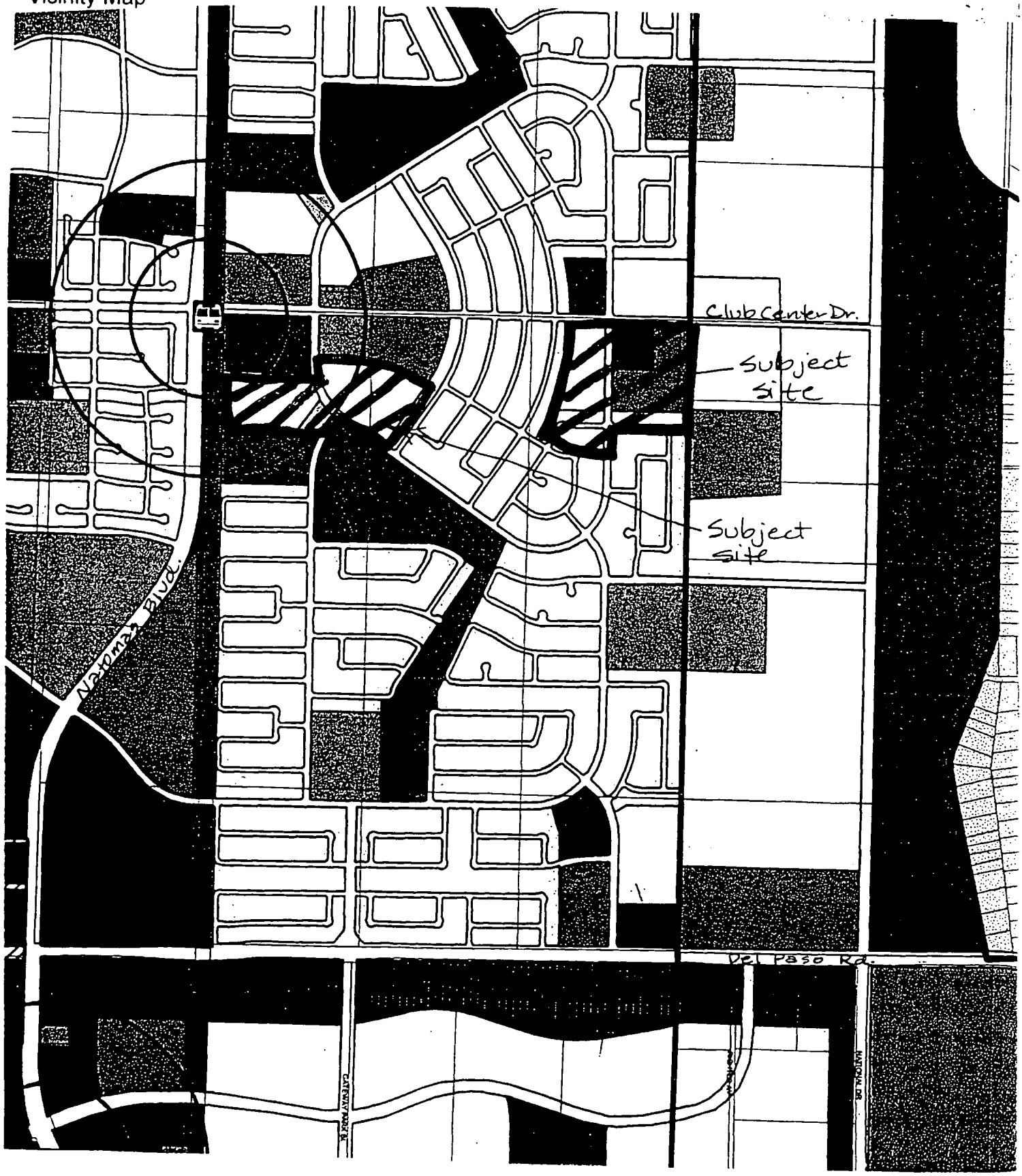
APPROVED:

JACK CRIST
Deputy City Manager

Attachments:
Vicinity Map
Resolution Approving General Plan Amendment
Resolution Approving North Natomas Community Plan Amendment
Ordinance Adopting Rezone

P99-077

Vicinity Map



4

RESOLUTION NO. 99-627

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
NOV 2 1999
OFFICE OF THE CITY CLERK

ON DATE OF _____

A RESOLUTION TO APPROVE THE MITIGATION MONITORING PLAN FOR THE NORTHPOINTE PARK MASTER PARCEL RECONFIGURATION FOR LOTS I, N, O, P, AND W IN THE NORTHPOINTE PARK PUD LOCATED SOUTH OF CLUB CENTER DRIVE, BETWEEN THE EAST DRAIN AND CITY LIMITS IN THE NORTH NATOMAS COMMUNITY PLAN AREA

(P99-077) (APN: 225-1060-019,021, 028, 029, AND 030)

WHEREAS, the City Planning Commission conducted a public hearing on September 23, 1999, and recommended approval of the plan amendments and rezone for property located at the above described location;

WHEREAS, a Tiered Negative Declaration has been prepared for the project in accordance with CEQA and the Planning Commission and City Council have considered it;

WHEREAS, the Environmental Corrdinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implemetnation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires the Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

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

1. The Mitigation Monitoring Plan for the Northpointe Park Master Parcel Reconfiguration (P99-077) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated September 1, 1999.

_____
MAYOR

ATTEST:

_____
CITY CLERK

P99-077

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Neighborhoods, Planning and Development Services Department, Planning Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Northpointe Park Master Parcel Reconfiguration - P99-077
Applicant - Name: Lennar Communities (Don Barnett - (916) 783-3224)
Address: 2240 Douglas Boulevard, Ste 200, Roseville, CA 95661

Project Location / Legal description of Property (if recorded):
South of Club Center Drive, between the East Drain and the City limits
Assessor's Parcel Number: 225-1060-019, 021, 028, 029, 030

SECTION 2: GENERAL INFORMATION

The project as approved includes three mitigation measure. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment 1 of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the above-mentioned applicant. Mitigation measures from the previous Negative Declaration for Northpointe Park PUD project (P96-058) shall apply to this project, if applicable.

SECTION 3: PLAN CONTENTS

1. BIOLOGICAL RESOURCES

Mitigation Measure #1: The applicant shall participate in the Natomas Basin Habitat Conservation Plan (HCP). At the time of grading permit, the applicant shall pay the HCP fee adopted by City Council on August 7, 1997 - Ordinance No. 97-046 and Resolution No. 97-459, and as updated periodically.

Entities Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning and Development Services Department- Planning Division

Mitigation Measure #2: The applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:

   a. watering exposed soils;
   b. covering exposed soils with straw or other materials;
   c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
   d. covering trucks containing loose and dry soil; and
   e. providing interim drainage measures during the construction period.

3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

Entities Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning and Development Services Department- Planning Division

2. CULTURAL RESOURCES

Mitigation Measure #3: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, the applicant shall stop work immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entities Responsible for Ensuring Compliance:
City of Sacramento, Neighborhoods, Planning and Development Services Department- Planning Division

RESOLUTION NO. 99-628

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
NOV 2 1999
OFFICE OF THE CITY CLERK

ON DATE OF _____

A RESOLUTION TO AMEND THE GENERAL PLAN AND NORTH NATOMAS COMMUNITY PLAN DESIGNATIONS FOR LOTS I, N, O, P, AND W IN THE NORTHPOINTE PARK PUD LOCATED SOUTH OF CLUB CENTER DRIVE, BETWEEN THE EAST DRAIN AND CITY LIMITS IN THE NORTH NATOMAS COMMUNITY PLAN AREA

(P99-077) (APN: 225-1060-019,021, 028, 029, AND 030)

WHEREAS, the City Planning Commission conducted a public hearing on September 23, 1999, and recommended approval of the plan amendments and rezone for property located at the above described location;

WHEREAS, a Tiered Negative Declaration has been prepared for the project in accordance with CEQA and the Planning Commission and City Council have considered it;

WHEREAS, the City Council conducted a public hearing on _____ ___, to consider amending the General Plan designation on Lots I, O, and P and the North Natomas Community Plan designation on Lots I, N, O, P, and W of the Northpointe Park PUD. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The proposed plan amendments are compatible with the surrounding uses;

2. The subject site is suitable for mixed use, residential development; and

3. The proposal is consistent with the policies of the General Plan and the 1994 North Natomas Community Plan related to density near transit, upscale housing, institutional uses, and variety of housing types within each neighborhood.

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

1. As depicted on Exhibit 1, the General Plan land use designations for Lots I, O, and P of the Northpointe Park PUD shall be as follows: Lot I - Medium Density Residential; Lot O - Low Density Residential; and Lot P - Low Density Residential.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. As depicted on Exhibit 2, the North Natomas Community Plan land designations for Lots I, N, O, P, and W of the Northpointe Park PUD shall be as follows: Lot I - High Density Residential; Lot N - Low Density; Lot O - Low Density; Lot P - Low Density; and Lot W - Institution - Day Care Center.

_____
MAYOR

ATTEST:

_____
CITY CLERK

P99-077

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

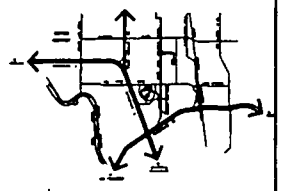
DATE ADOPTED: _____

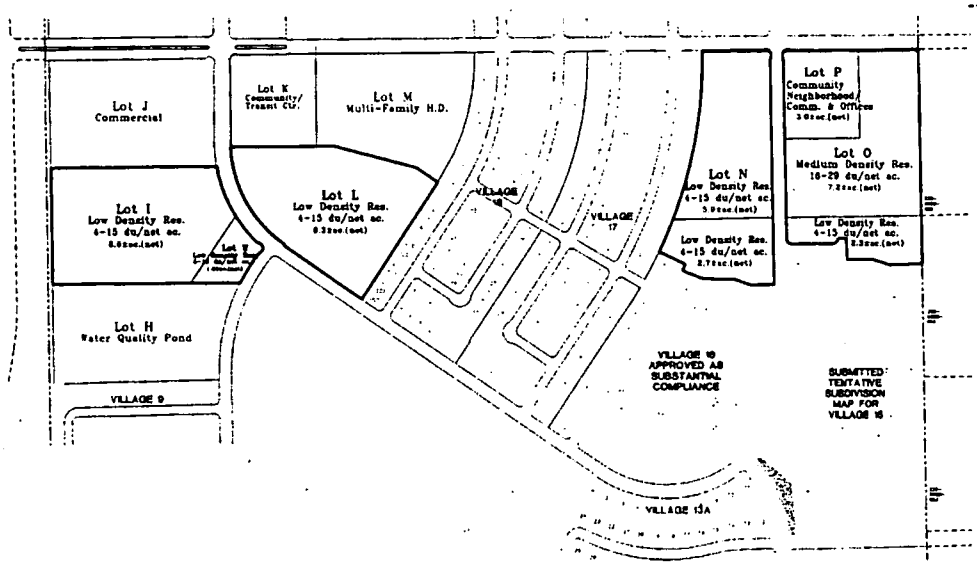
Exhibit 1

General Plan Amendment for

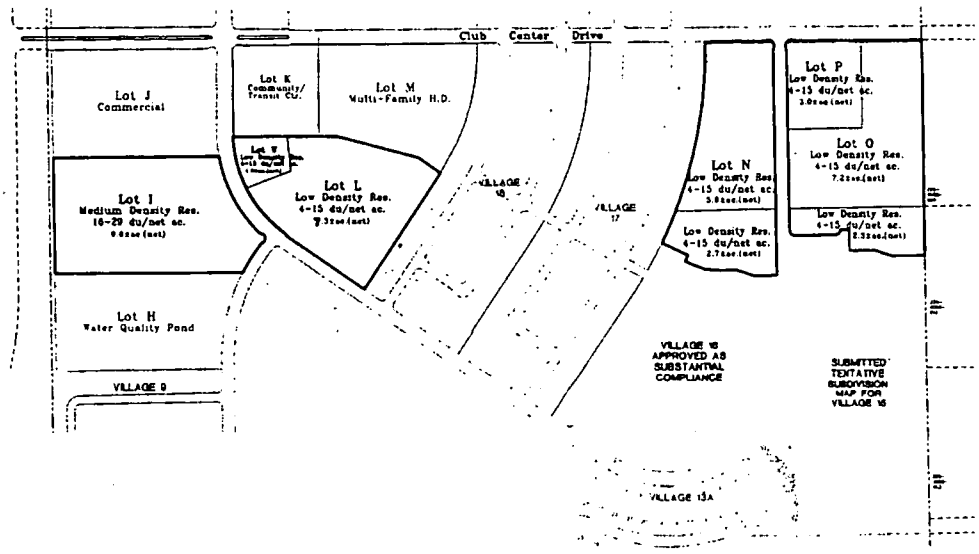
NORTHPOINTE PARK–LOTS I, L, N, O, P & W

City of Sacramento, California



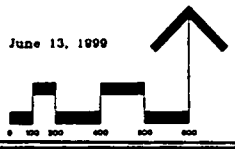


Existing General Plan



Proposed General Plan

June 13, 1999



The Spink Corporation

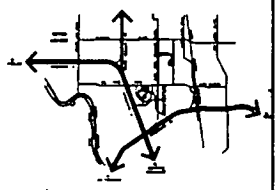
FOR CITY CLERK USE ONLY

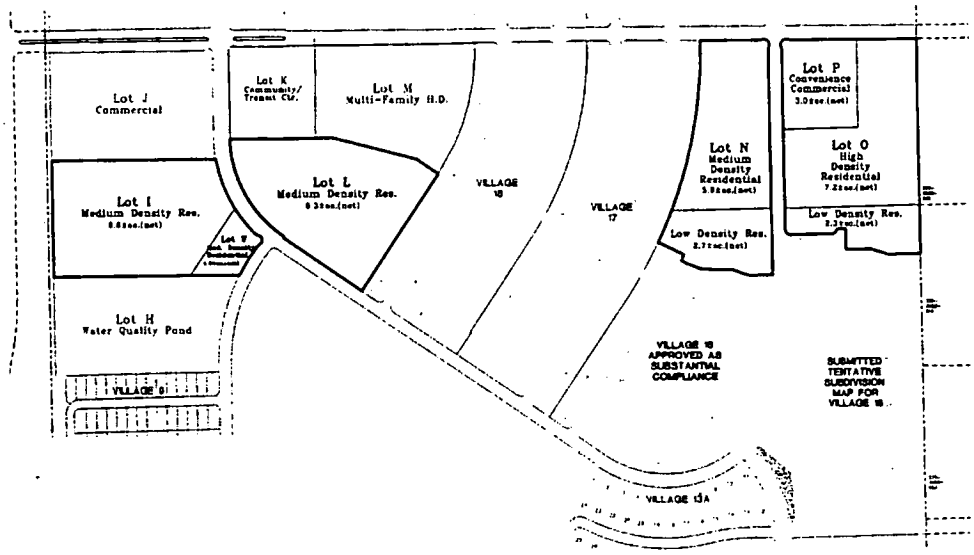
RESOLUTION NO.: _____

DATE ADOPTED: _____

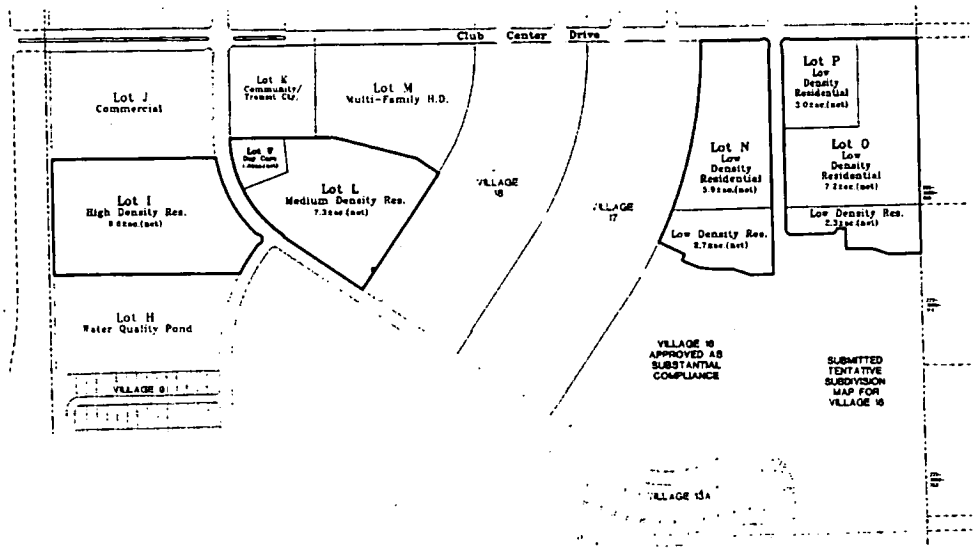
Community Plan Amendment for
NORTHPOINTE PARK–LOTS I, L, N, O, P & W

City of Sacramento, California





Existing Communuty Plan



Proposed Community Plan

June 13, 1999

0 100 200 400 600 800

The Spink Corporation

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO. 99-057

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED

NOV 2 1999

OFFICE OF THE CITY CLERK

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTIES LOCATED SOUTH OF CLUB CENTER DRIVE, BETWEEN THE EAST DRAIN AND THE CITY LIMITS WITHIN THE NORTHPOINTE PARK PUD FROM THE R-2A-PUD, R-3-PUD, AND C-1-PUD ZONES AND PLACING THE SAME IN THE R-1-PUD, R-2A-PUD, AND R-3-PUD ZONES OR MORE RESTRICTIVE ZONES

(P99-077) (APN: 225-1060-019, 021, 028, 029, and 030)

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

SECTION 1

The territory described in the attached exhibit which is located south of Club Center Drive between the East Drain and the City limits, consists of five parcels - Lots I, N, O, P, and W. Lot I in the R-2A-PUD zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the R-3-PUD zone. Lot N in the R-2A-PUD zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the R-1-PUD zone. Lot O in the R-3-PUD zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the R-1-PUD zone. Lot P in the C-1-PUD zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the R-1-PUD zone. Lot W in the R-3-PUD zone established by Ordinance No. 99-015, as amended, is hereby removed from said zone and placed in the R-2A-PUD zone.

This action rezoning the properties described in the attached exhibit is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on September 23, 1999, in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015.

c. The applicant shall comply with the Mitigation Monitoring Plan approved for the previous Negative Declaration for the Northpointe Park PUD (P96-058) on file at the Neighborhoods, Planning and Development Services Department.

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. 99-015, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

_____
MAYOR

ATTEST:

_____
CITY CLERK

P99-077

FOR CITY CLERK USE ONLY

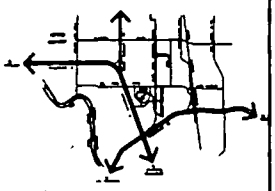
ORDINANCE NO.: _____

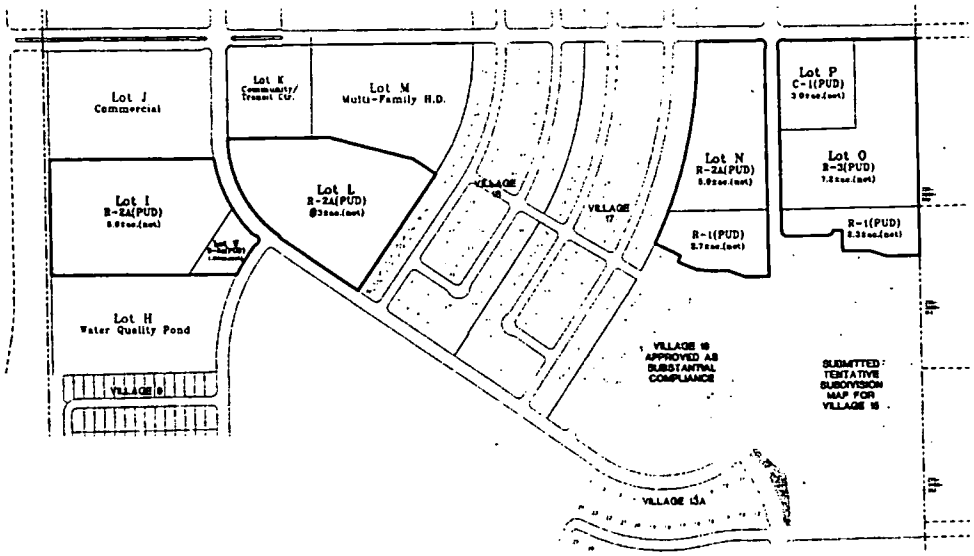
DATE ADOPTED: _____

Rezone Exhibit for

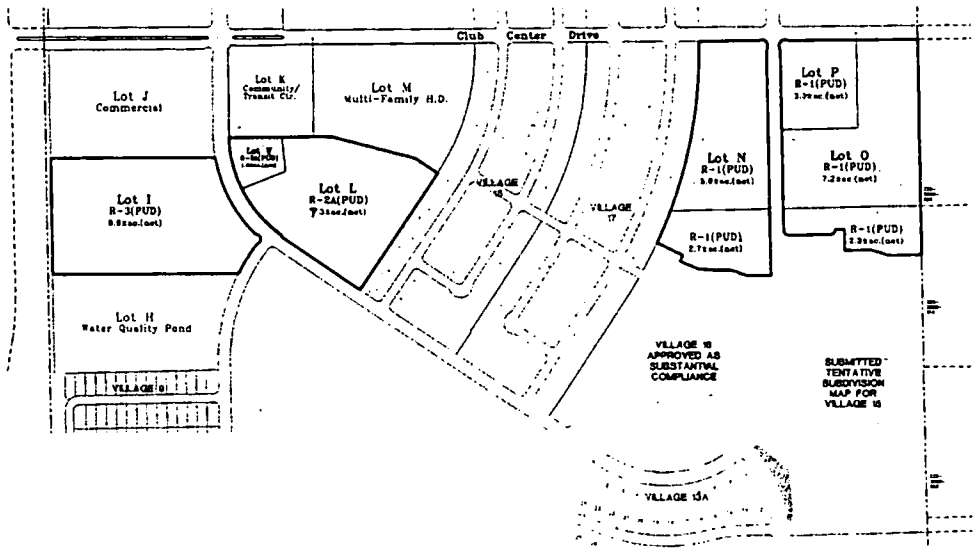
NORTHPOINTE PARK-LOTS I, L, N, O, P & W

City of Sacramento, California



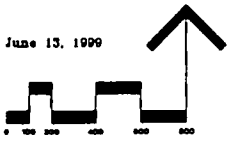


Existing Zone



Proposed Zone

June 13, 1999



The Spink Corporation

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____