

ORDINANCE NO. 2005-058

ADOPTED BY THE SACRAMENTO CITY COUNCIL

July 26, 2005

**RELATING TO THE APPROVAL OF A DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BEAZER
HOMES HOLDINGS CORP., A DELAWARE CORPORATION, FOR
PROPERTY LOCATED SOUTH EAST OF THE INTERSECTION OF
ARENA BOULEVARD AND EAST COMMERCE WAY, IN NORTH
NATOMAS, SACRAMENTO, CA.**

**(APNs: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036)
(P04-236)**

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

SECTION 1

This Ordinance incorporates, and by this Ordinance makes part hereof, that certain Development Agreement, by and between the City of Sacramento and Beazer Homes Holdings Corp., A Delaware Corporation, which is attached hereto.

SECTION 2

The City Council

1. The agreement is consistent with the City's goals, policies, standards and objectives, and the general plan;
2. The project should be consistent with the City's economic, social, environmental or planning goals, policies, and community plan;
3. The project would be undertaken in a manner proposed in the absence of a development agreement;
4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;
5. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving Natomas Field (P04-236) July 26, 2005 resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public;

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6. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations,

SECTION 3

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

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Adopted by the City of Sacramento City Council on July 26, 2005 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None


Abstain: None

Absent: None



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Passed for Publication: June 28, 2005; Published: July 1, 2005

Effective: August 25, 2005