

17.8

[PACIFIC CENTRAL  
PROPERTIES II/  
CENTENNIAL WEST OF  
INTERSTATE 5]

ORDINANCE NO. 87-038

AN ORDINANCE OF THE CITY OF SACRAMENTO  
APPROVING A DEVELOPMENT AGREEMENT  
RELATIVE TO CERTAIN PROPERTIES IN THE  
NORTH NATOMAS COMMUNITY PLAN AREA

**APPROVED**  
BY THE CITY COUNCIL

MAY 5 1987

OFFICE OF THE  
CITY CLERK

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO AS FOLLOWS:

Section 1. This Ordinance incorporates, and by this reference makes a part hereof, that certain Development Agreement, substantially in the form on file with the City Clerk (hereafter the "Development Agreement"), by and between the City of Sacramento and certain parties (the "Developers"), relative to the development of certain property in the North Natomas Community Plan Area, as generally shown on the map attached hereto, being a portion of the property rezoned pursuant to the Capital Gateway II Application for rezoning and referred to, for reference only, as "Pacific Central Properties II/Centennial-West of Interstate 5".

Section 2. This Ordinance is adopted under the authority of Government Code Section 65864 et seq. and pursuant to the provisions of City Council Resolution No. 87-143 establishing procedures and requirements for consideration of development agreements pursuant to Government Code Section 65864 et seq., as amended and restated by City Council Resolution No. \_\_\_\_\_ (hereafter the "Procedural Resolution").

Section 3. The City Council, as required by Section 204 of the Procedural Resolution, hereby adopts the following findings in conjunction with the approval of the Development Agreement: (1) the Development Agreement is consistent with the General Plan of the City of Sacramento and the policies, goals, standards and objectives of the North Natomas Community Plan (hereafter

"Community Plan"); (2) the project should be encouraged in order to meet important economic, social, environmental or planning goals of the Community Plan; (3) the project would be unlikely to proceed in the manner proposed in the absence of a Development Agreement; (4) the Developers will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit; (5) the Developers will participate in monitoring programs and other programs established pursuant to the Community Plan, including financial participation as required, from which the general public will benefit; and (6) the Developers have made commitments to a high standard of quality and agreed to development limitations beyond those required by existing City codes.

The City Council further finds and determines that the Development Agreement and the entering into thereof by the City is consistent with the terms and conditions of that extension of time granted by the State Office of Planning and Research on January 20, 1987, as modified on April 15, 1987, for revisions to the City's General Plan.

Section 4. The City Council hereby approves the Development Agreement, substantially in the form on file with the City Clerk, subject to such minor and clarifying changes consistent with the terms thereof as may be approved by the City Attorney prior to execution thereof, including but not limited to completion of references, addition of exact titles and designations of parties constituting the Developers, completion of Exhibit A thereto pertaining to legal descriptions of parcels and ownership thereof, and conformity of all exhibits thereto.

Section 5. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance.

Section 6. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the Procedural Resolution and the terms of the Development Agreement, including approval of certain amendments as authorized therein.

Section 7. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption. The effective date of the Development Agreement shall be the effective date of this Ordinance.

Section 8. Within ten (10) days after the effective date of the Development Agreement, the City Clerk shall record the Development Agreement and this Ordinance with the County Recorder of the County of Sacramento.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1987, by the following vote:

PASSED FOR PUBLICATION:

AYES:

NOES:

ABSENT:

EFFECTIVE:

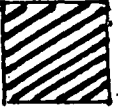
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



REZONE EXHIBIT  
**CAPITAL GATEWAY  
 UNIT '2**  
 CITY OF SACRAMENTO, CALIFORNIA

Subject  
 Properties  
 (Pacific  
 Central  
 Properties II  
 Centennial--  
 West of  
 Interstate 5

Parcel No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
17-001	10,000	10,000	10,000
17-002	10,000	10,000	10,000
17-003	10,000	10,000	10,000
17-004	10,000	10,000	10,000
17-005	10,000	10,000	10,000
17-006	10,000	10,000	10,000
17-007	10,000	10,000	10,000
17-008	10,000	10,000	10,000
17-009	10,000	10,000	10,000
17-010	10,000	10,000	10,000
17-011	10,000	10,000	10,000
17-012	10,000	10,000	10,000
17-013	10,000	10,000	10,000
17-014	10,000	10,000	10,000
17-015	10,000	10,000	10,000
17-016	10,000	10,000	10,000
17-017	10,000	10,000	10,000
17-018	10,000	10,000	10,000
17-019	10,000	10,000	10,000
17-020	10,000	10,000	10,000
17-021	10,000	10,000	10,000
17-022	10,000	10,000	10,000
17-023	10,000	10,000	10,000
17-024	10,000	10,000	10,000
17-025	10,000	10,000	10,000
17-026	10,000	10,000	10,000
17-027	10,000	10,000	10,000
17-028	10,000	10,000	10,000
17-029	10,000	10,000	10,000
17-030	10,000	10,000	10,000
17-031	10,000	10,000	10,000
17-032	10,000	10,000	10,000
17-033	10,000	10,000	10,000
17-034	10,000	10,000	10,000
17-035	10,000	10,000	10,000
17-036	10,000	10,000	10,000
17-037	10,000	10,000	10,000
17-038	10,000	10,000	10,000
17-039	10,000	10,000	10,000
17-040	10,000	10,000	10,000
17-041	10,000	10,000	10,000
17-042	10,000	10,000	10,000
17-043	10,000	10,000	10,000
17-044	10,000	10,000	10,000
17-045	10,000	10,000	10,000
17-046	10,000	10,000	10,000
17-047	10,000	10,000	10,000
17-048	10,000	10,000	10,000
17-049	10,000	10,000	10,000
17-050	10,000	10,000	10,000
17-051	10,000	10,000	10,000
17-052	10,000	10,000	10,000
17-053	10,000	10,000	10,000
17-054	10,000	10,000	10,000
17-055	10,000	10,000	10,000
17-056	10,000	10,000	10,000
17-057	10,000	10,000	10,000
17-058	10,000	10,000	10,000
17-059	10,000	10,000	10,000
17-060	10,000	10,000	10,000
17-061	10,000	10,000	10,000
17-062	10,000	10,000	10,000
17-063	10,000	10,000	10,000
17-064	10,000	10,000	10,000
17-065	10,000	10,000	10,000
17-066	10,000	10,000	10,000
17-067	10,000	10,000	10,000
17-068	10,000	10,000	10,000
17-069	10,000	10,000	10,000
17-070	10,000	10,000	10,000
17-071	10,000	10,000	10,000
17-072	10,000	10,000	10,000
17-073	10,000	10,000	10,000
17-074	10,000	10,000	10,000
17-075	10,000	10,000	10,000
17-076	10,000	10,000	10,000
17-077	10,000	10,000	10,000
17-078	10,000	10,000	10,000
17-079	10,000	10,000	10,000
17-080	10,000	10,000	10,000
17-081	10,000	10,000	10,000
17-082	10,000	10,000	10,000
17-083	10,000	10,000	10,000
17-084	10,000	10,000	10,000
17-085	10,000	10,000	10,000
17-086	10,000	10,000	10,000
17-087	10,000	10,000	10,000
17-088	10,000	10,000	10,000
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17-093	10,000	10,000	10,000
17-094	10,000	10,000	10,000
17-095	10,000	10,000	10,000
17-096	10,000	10,000	10,000
17-097	10,000	10,000	10,000
17-098	10,000	10,000	10,000
17-099	10,000	10,000	10,000
17-100	10,000	10,000	10,000

- LEGEND**
- ADJACENT TO HIGHWAY
  - ADJACENT TO CANAL
  - ADJACENT TO RAILROAD
  - ADJACENT TO AIRPORT
  - ADJACENT TO WATERWAY
  - ADJACENT TO PARK
  - ADJACENT TO INDUSTRIAL ZONE
  - ADJACENT TO RESIDENTIAL ZONE
  - ADJACENT TO COMMERCIAL ZONE
  - ADJACENT TO OFFICE ZONE
  - ADJACENT TO MIXED USE ZONE
  - ADJACENT TO OTHER ZONE

**REVISIONS**

REVISION 1  
 JAN 7, 1997 - LOTS 17 THROUGH 20  
 JAN 20, 1997  
 FEBRUARY 10, 1997  
 MARCH 4, 1997  
 MARCH 15, 1997

