



PASSED FOR
PUBLICATION
& CONTINUED
TO 6.24.97

1.12

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

DEVELOPMENT
SERVICES
916-264-5381
FAX 916-264-5328

June 6, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1) AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND ALLEGHANY PROPERTIES, INC. FOR PROPERTIES LOCATED IN QUAD 1 OF NORTH NATOMAS, SPECIFICALLY AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD (AREA #1); AT THE SOUTHWEST CORNER OF STADIUM BOULEVARD (ARENA/ NORTH MARKET) AND THE EAST DRAIN (AREA #2); AND EAST OF INTERSTATE 5, BETWEEN DEL PASO ROAD AND SAN JUAN ROAD (AREA #3) (P96-082, P96-083, AND P96-084) (APN: Area #1: 225-0070-054 Area #2: 225-0150-038, 047, 048, 049, and 050 Area #3: 225-0070-043, 049, 075; 225-0140-016, 017; 225-0150-031, 033, 044, 045, 046; 225-0180-038, 039; and 225-0310-013, and 014)

2) AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS ADMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEL PASO ROAD AND TRUXEL ROAD - (ARENA BOULEVARD), BOUNDED BY THE EAST DRAINAGE CANAL TO THE EAST SACRAMENTO, CA. (P96-082) (APNs: 225-0070-054)

LOCATION AND DISTRICT: Southeast Corner of Del Paso Road and Truxel Road
District 1

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to June 24, 1997.

Alleghany Properties - Area #1 Rezone - P96-082
June 6, 1997

CONTACT PERSON: Don Lockhart, Associate Planner, 264-7584

FOR COUNCIL MEETING OF: June 17, 1997

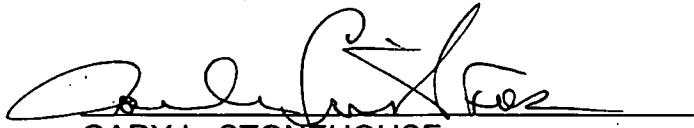
SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
PLANNING AND DEVELOPMENT
DEPARTMENT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND ALLEGHANY PROPERTIES, INC. FOR PROPERTIES LOCATED IN QUAD 1 OF NORTH NATOMAS, SPECIFICALLY AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD (AREA #1); AT THE SOUTHWEST CORNER OF STADIUM BOULEVARD (ARENA/ NORTH MARKET) AND THE EAST DRAIN (AREA #2); AND EAST OF INTERSTATE 5, BETWEEN DEL PASO ROAD AND SAN JUAN ROAD (AREA #3) (P96-082, P96-083, AND P96-084) (APN: Area #1: 225-0070-054 Area #2: 225-0150-038, 047, 048, 049, and 050 Area #3: 225-0070-043, 049, 075; 225-0140-016, 017; 225-0150-031, 033, 044, 045, 046; 225-0180-038, 039; and 225-0310-013, and 014)

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

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Alleghany Properties, Inc., a copy of which is attached hereto.

SECTION 2.

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
P96-082, P96-083, P96-084

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEL PASO ROAD AND TRUXEL ROAD - (ARENA BOULEVARD), BOUNDED BY THE EAST DRAINAGE CANAL TO THE EAST SACRAMENTO, CA. (P96-082) (APNs: 225-0070-054)

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

SECTION 1

The territory described in the attached exhibit which is located at the southeast corner of Del Paso Road and Truxel Road - (Arena Boulevard), bounded by the East Drainage Canal to the east 46± gross acres Agriculture-Open Space (A-OS) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 27.8± gross acres Employment Center-50 (EC-50), 2.1± gross acres Employment Center-40 (EC-40), 11.6± gross acres Multi-Family (R-2B), (6.5± to remain A-OS, Detention Basin). This action rezoning the property 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.
- 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 May 22, 1997, on file 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. 2550, Fourth Series.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning and Development 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. 2550, Fourth Series, 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. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
P96-082

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

P96-082

1.12



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING SERVICES
916-264-7037
FAX 916-264-7185

May 29, 1997

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: Grace Garcia, Typist Clerk III

SUBJECT: **REQUEST TO SCHEDULE HEARING - AFTERNOON (COUNCIL CONTROVERSY)**

1. **P96-082 Alleghany Properties - Area #1 Rezone**
Entitlements for 56± gross vacant acres, in the North Natomas Community Plan (NNCP) area, at the southeast corner of Del Paso Rd. and Truxel Rd. (Arena Boulevard), bounded by the East Drainage Canal on the east. APN: 225-0070-054 (D1) (Don Lockhart, 264-7584)
- A. **Negative Declaration;**
 - B. **Mitigation Monitoring Plan;**
 - C. **Development Agreement** between the City of Sacramento and Alleghany Properties, Inc.;
 - D. **Rezone** of 46 gross acres - to 27.8± gross acres from A-OS to EC-50 PUD, for 2.1± acres from A-OS to EC-40 PUD, for 11.6 acres from A-OS PUD to R-2B-PUD (6.5± to remain A-OS - Detention Basin);
 - E. **PUD Designation** for 555± gross acres for Alleghany Properties - Natomas Development Areas 1, 2 & 3 and establish PUD Guidelines.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on June 24, 1997.

Attachments

PFP DATE: 6-17-97
 HEARING DATE: 6-24-97 AFTERNOON
 FINAL COUNCIL ACTION: _____

P96-082 - ALLEGHANY PROPERTIES - AREA #1

Entitlements necessary to reconfigure (subdivide), and rezone a site totaling 56 ± gross vacant acres.

- A. **Negative Declaration**
- B. **Mitigation Monitoring Plan**
- C. **Development Agreement between the City of Sacramento and Alleghany Properties (for City Council action)**
- D. **Rezone of 46 ± gross acres - to 27.8 ± gross acres EC-50, 2.1 ± gross acres EC-40, 11.6 ± gross acres R-2B, (6.5 ± to remain A-OS, Detention Basin)**
- E. **PUD Designation for 555 ± gross acres for Alleghany Properties - Natomas Development Areas 1, 2 & 3, and establish PUD Guidelines**
- F. **Tentative Master Parcel Map for 46 ± gross acres from one parcel to four: 27.8 ± gross acres; 2.1 ± gross acres; 11.6 ± gross acres; 6.5 ± gross acres for EC-50, EC-40, R-2B and A-OS use.**

LOCATION: Located at the southeast corner of Del Paso Road and Truxel Road, (Arena Boulevard), bounded by the East Drainage Canal to the east.

APN: 225-0070-054
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Vail Engineering Corporation (Jeff Townsend) 929-3323 2033 Howe Avenue, Suite 220, Sacramento, CA 95825
OWNER:	Alleghany Properties, Inc. c/o David Bugatto 648-7700 2150 River Plaza Dr. Ste. 155, Sacramento, CA 95833
PLANS BY:	Vail Engineering Corporation (Jeff Townsend) 929-3323 2033 Howe Avenue, Suite 220, Sacramento, CA 95825
APPLICATION FILED:	August 5, 1996
STAFF CONTACT:	Don Lockhart, 264-7584

Item No.	Project No.	Title/Location	Approved/ Denied
4	P96-082	Stage 1 Alleghany #1-ND, MMP, TMPM Don Lockhart, 264-7584	Approved

ACTION

Approve staff recommendations.

PUD Guidelines not included - condition ~~is~~ relating to PUDs made a part of Item No. 6.

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1		
	Yes	No	M/S
Donahue	✓		M
Duruiseau	✓		
Harvey (Chair)	✓		
Kennedy	✓		S
La Chappelle	✓		
Myers	✓		
Valencia	✓		
Yee	✓		

**** List "Proponents" and "Opponents" on reverse side of this page ****