

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 8/17/99



1.1  
3.2

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2904

PLANNING DIVISION  
916-264-5381  
FAX 916-264-5328

August 2, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF ELKHORN BOULEVARD AND WEST OF THE EAST DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE SINGLE FAMILY - ALTERNATIVE (R-1A{PUD}), FLOOD (F), & AOS ZONES TO 27.0± ACRES OF STANDARD SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD), 73.3± ACRES OF SINGLE FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A{PUD}), & 11.0± ACRES OF AGRICULTURE OPEN SPACE (AOS{PUD}) ZONES (APN: 201-0310-011, 012, 025) (P94-122)**

**LOCATION AND DISTRICT:** South of Elkhorn Boulevard and West of the East Drainage Canal  
D1

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to August 17, 1999.

**CONTACT PERSON:** Bridgette Williams, Associate Planner, 264-5000

**FOR COUNCIL MEETING OF:** August 10, 1999



North Natomas Estates Rezone - P94-122  
August 2, 1999

**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:**

ROBERT P. THOMAS  
CITY MANAGER

APPROVED:

  
\_\_\_\_\_  
JACK CRIST, DEPUTY CITY MANAGER  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

# 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 SOUTH OF ELKHORN BOULEVARD AND WEST OF THE EAST DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE SINGLE FAMILY-ALTERNATIVE (R-1A{PUD}), FLOOD (F), & AOS ZONES TO 27.0± ACRES OF STANDARD SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD), 73.3 ± ACRES OF SINGLE FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A{PUD}), & 11.0 ± ACRES OF AGRICULTURE OPEN SPACE (AOS{PUD}) ZONES**

(P94-122) (APN: 201-0310-011,012,025)

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 Elkhorn Boulevard, west of the East Drainage Canal, 111.3± acres of R-1A(PUD), Flood(F) & AOS zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 27.0± gross acres in the Standard Single Family- Planned Unit Development (R-1-PUD), 73.3± gross acres in the Single Family Alternative PUD (R-1A-PUD), & 11.0± gross acres in the Agriculture Open Space-PUD (AOS-PUD) zones.

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

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- 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 December 19, 1996, 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.
- 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

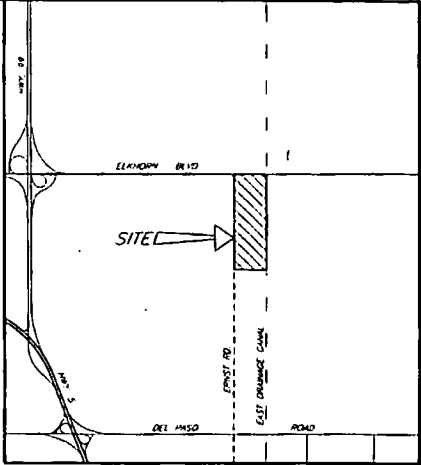
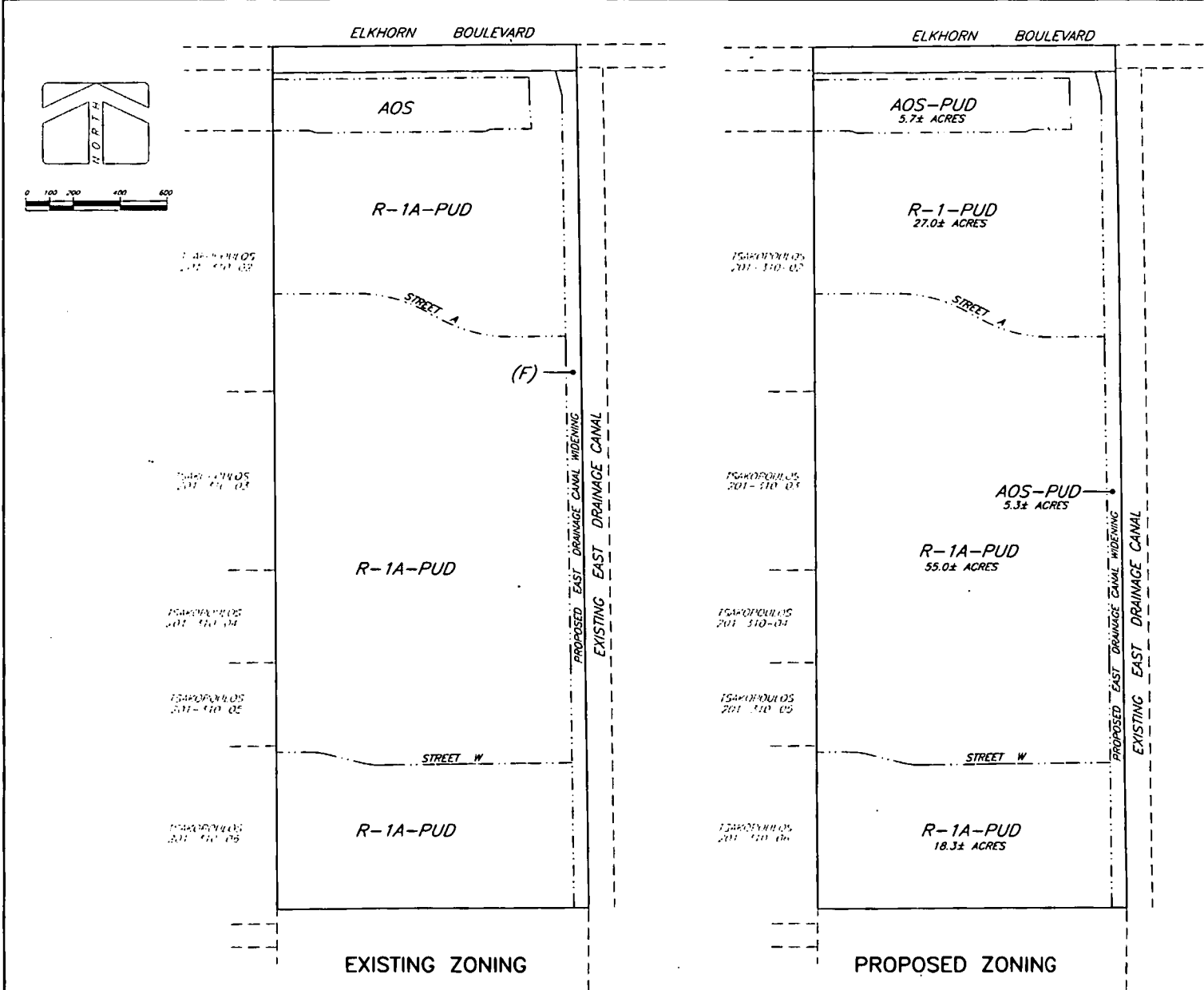
\_\_\_\_\_  
CITY CLERK

P94-122

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**DESCRIPTION:**  
 A PORTION OF LOT 109, ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "PLAN OF NATOMAS CENTRAL SUBDIVISION" 16 B.M. 3

- GENERAL NOTES:**
- SEWER SERVICE:**  
CITY OF SACRAMENTO
  - WATER SUPPLY:**  
CITY OF SACRAMENTO
  - FIRE PROTECTION:**  
CITY OF SACRAMENTO
  - ELECTRIC SERVICE:**  
S.M.U.D.
  - TELEPHONE SERVICE:**  
PACIFIC BELL
  - GAS SUPPLY:**  
P.G.&E.
  - SCHOOL DISTRICT:**  
GRANT JOINT UNION HIGH SCHOOL  
NATOMAS UNIFIED  
RIO LINDA UNION ELEMENTARY  
NATOMAS UNION ELEMENTARY
  - PARK DISTRICT:**  
CITY OF SACRAMENTO
  - IMPROVEMENTS:**  
CITY OF SACRAMENTO STANDARDS

NO.	DESCRIPTION	DATE	BENCHMARK	ELEV.

SCALE		drafted by: G.L.B.
horiz: 1"=200'		designed by: L.R.G.
vert: N/A		checked by: L.R.G.
9/30/98	364	94-06-45
date	field book	job number



**GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING**  
 SITE ENGINEERING - LAND PLANNING - SURVEYING  
 SPECIAL PROJECTS  
 8020 BUTLAND DRIVE, SUITE 10 - CARROLL, CA 95605 - PHONE (916) 331-4330  
 FAX # (916) 331-4430 / EMAIL: GFW@GFWENGINEER.NET  
 GLENN F. WILLIAMS (1926 - 1982)

REZONE EXHIBIT  
**NORTH NATOMAS ESTATES**  
 CITY OF SACRAMENTO CALIFORNIA

SHEET 1 OF 1 SHEETS

**CONTACT PERSON:** Bridgette Williams, Associate Planner 264-5000  
Scot Mende, Senior Planner 264-5894

**FOR COUNCIL MEETING OF:** August 17, 1999 (Afternoon)

**SUMMARY:**

The applicant proposes to subdivide property for future residential development consisting of 467 dwelling units on various lot sizes ranging from 4,500 sqft. to 6,000 sqft. The density ranges are between 5.6 dwelling units per net acres (du\na) to 7.6 du\na averaging 7.0 du\na. The proposal also includes a 5.7 ± acre detention pond, a 5.61 ± acre park site and a 5.3 ± acre open space landscape corridor along Truxel Road and Elkhorn Boulevard.

An elementary school site abuts the proposed park site on the adjacent Northborough Master Tentative Map west of the subject site. The park and school site location are the result of a swap of a park use from the Northborough piece (to the west) with a school use located on the subject site in order to better distribute park locations throughout the neighborhood.

**BACKGROUND:**

The project is consistent with goals and policies in both the City's General Plan and the North Natomas Community Plan. The proposed rezone will coincide with the proposed land uses described in the General Plan and Community Plan and will be consistent with proposed housing densities. A major portion of the site is already zoned R-1A(PUD). The most northern segment of the project area is proposed for R-1(PUD) and the open space detention basin and the drainage canal will be placed in the AOS(PUD) zone. The North Natomas Estates project will be incorporated into Neighborhood #9 which is consistent with the adopted North Natomas Community Plan and it provides a mixture of land uses and densities to the overall neighborhood.

The applicant also proposes to amend a portion (5.61± acres) of the General Plan, currently designated for low density residential, to a park designation. Also included in the proposal is an amendment to the North Natomas Community Plan for 5.61± acres from school use to open space for a park use. As previously mentioned above, these amendments result in a swap of a park use from the adjacent Northborough piece (to the west) with a school use located on the subject site.

With this project, the applicant also requested approval of the North Natomas Estates \Kaufman & Broad Tentative Map and Subdivision Modifications (these were approved by the Planning Commission on 6/24/99). Special Permit approval by Planning Commission will be required for all development other than single-family or two-family residential. Single-family or two-family residential development consistent with the Neighborhood #9 Development Guidelines will be subject to the review and approval of the Planning Director.

**COMMITTEE/COMMISSION ACTION:** The Planning Commission, on June 24, 1999, voted 7-0 recommending approval of the above-listed entitlements and approved the Tentative Map and Subdivision Modifications.


**FINANCIAL CONSIDERATIONS:** None.

**ENVIRONMENTAL CONSIDERATIONS:** The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated applicable mitigation measures into the project plans to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures address air quality, water, plant & animal life, human health, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

**POLICY CONSIDERATIONS:** The proposed project would be consistent with the policies of the General Plan and the North Natomas Community Plan. Policy language in both plans promotes the development of neighborhoods within North Natomas that provide a variety of housing densities and types, transit in close proximity to the homes and parks and schools.

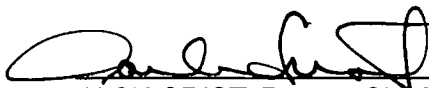
**ESBD CONSIDERATION:** None.

Respectfully Submitted,

  
GARY L. STONEHOUSE  
Planning Director

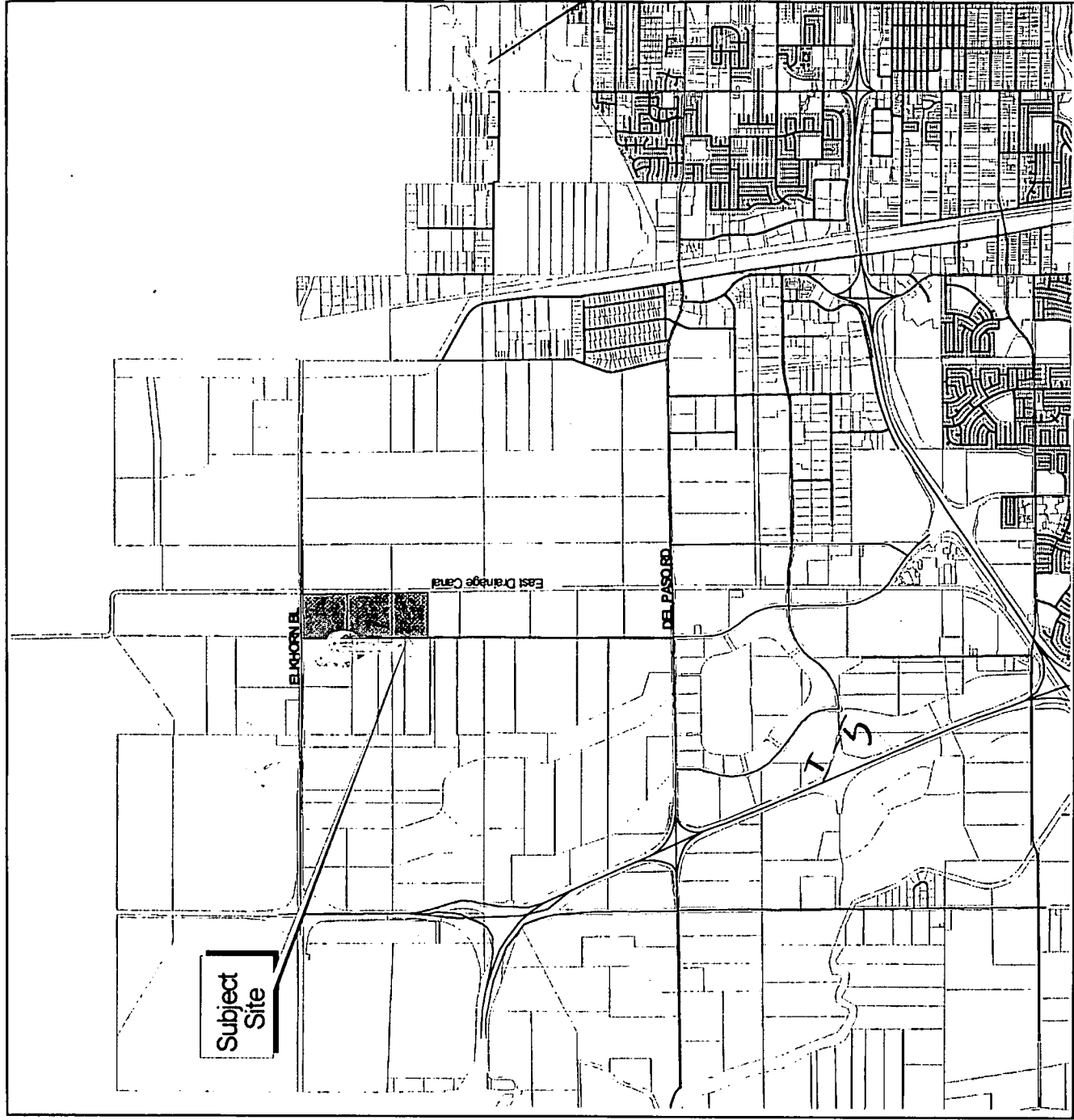
FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
City Manager

APPROVED:

  
JACK CRIST, Deputy City Manager  
Neighborhoods, Planning and  
Development Services

**Attachments:**

- |              |  |
|--------------|--|
| Attachment 1 | Vicinity Map   |
| Attachment 2 | Land Use & Zoning Map                                  |
| Attachment 3 | Resolution Adopting Mitigation Monitoring Plan         |
| Attachment 4 | Ordinance Approving Development Agreement              |
| Exhibit 4-A  | Development Agreement (On File in City Clerk's Office) |
| Attachment 5 | Resolution Adopting General Plan Amendment             |
| Exhibit 5-A  | General Plan Exhibit                                   |
| Attachment 6 | Resolution Adopting Community Plan Amendment(s)        |
| Exhibit 6-A  | Community Plan Exhibit                                 |
| Exhibit 6-B  | Community Plan Amendment/Northborough                  |
| Attachment 7 | Ordinance Approving Rezone                             |
| Exhibit 7-A  | Rezone Exhibit   |
| Attachment 8 | Tentative Map  |



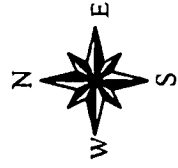
Subject Site

E. KROHN BL.

East Drainage Canal

DEL PASO RD.

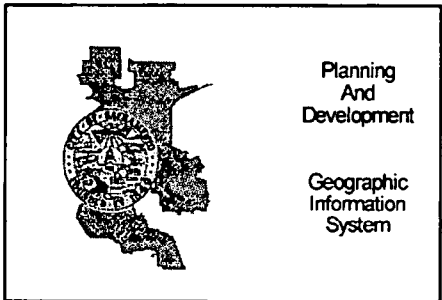
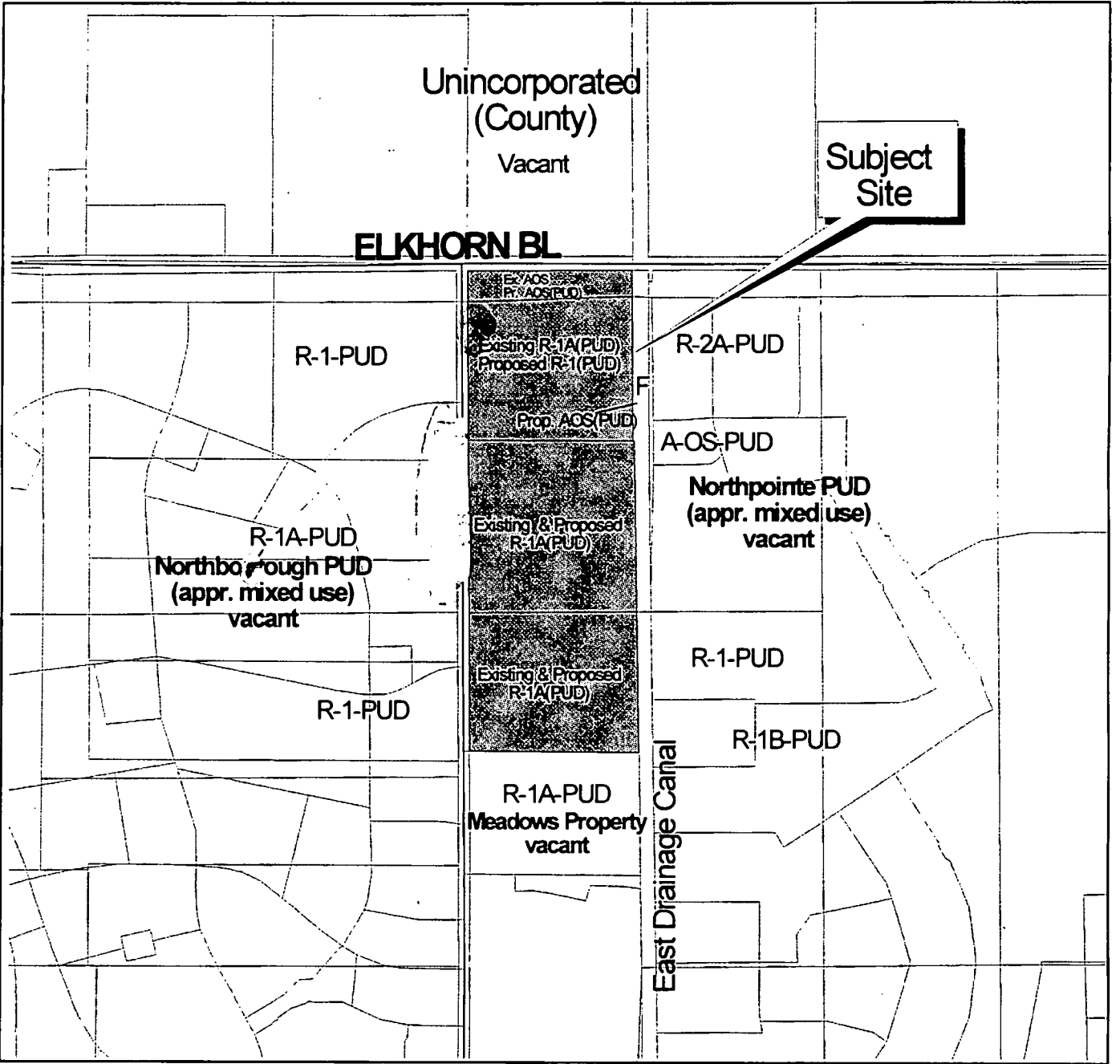
T-3



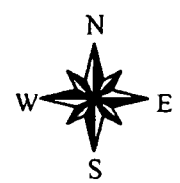
Vicinity Map  
P94-122

Planning  
And  
Development  
Geographic  
Information  
System





Land Use & Zoning Map  
P94-122



NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the North Natomas Estates Property (P94-122) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated May 17, 1999.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P94-122

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**RESOLUTION NO. 99-467**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED  
BY THE CITY COUNCIL

AUG 17 1999

ON DATE OF \_\_\_\_\_

OFFICE OF THE  
CITY CLERK

MITIGATION MONITORING PLAN FOR P94-122 FOR A GENERAL PLAN AMENDMENT, NORTH NATOMAS COMMUNITY PLAN AMENDMENT OF 5.61 ± ACRES FROM LOW DENSITY TO PARKS, RECREATION OPEN SPACE; A REZONE OF 111.3 ± ACRES FROM R-1A(PUD), F, & AOS TO 27 ± ACRES OF STANDARD SINGLE FAMILY R-1(PUD), 73.3 ± ACRES OF SINGLE FAMILY ALTERNATIVE R-1A(PUD), & 11.0 ± ACRES OF AGRICULTURE; AMENDMENT TO THE NEIGHBORHOOD #9 PUD TO INCLUDE NORTH NATOMAS ESTATES & AMEND THE GUIDELINES TO ORIENT DRIVEWAYS AWAY FROM INTERSECTIONS; A TENTATIVE MAP TO SUBDIVIDE THREE PARCELS INTO 467 SINGLE FAMILY LOTS A DETENTION POND A PARK SITE AND OPEN SPACE LANDSCAPE CORRIDORS; AND SUBDIVISION MODIFICATIONS TO WAIVE STANDARD STREET IMPROVEMENTS IN NORTH NATOMAS COMMUNITY PLAN AREA (APN:201-0310-011,012,025)

WHEREAS, the City Planning Commission & City Council held public hearings to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

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

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

*amended*  
**ORDINANCE NO. 99-040**

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 KAUFMAN & BROAD INVESTORS FOR  
PROPERTIES LOCATED SOUTH OF ELKHORN BOULEVARD AND WEST OF THE EAST  
DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA (P94-122)  
(APN: 201-0310-011,012,025)**

**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 Kaufman and Broad Investors, a copy of which is attached hereto, provided that Section II-B-3 at Exhibit C is deleted.

**SECTION 2.**

The Development Agreement attached hereto is hereby approved, and the City Manager is authorized to execute the 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 Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P94-122

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ORDINANCE NO.** 99-040

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL

AUG 17 1999

OFFICE OF THE  
CITY CLERK

**AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND KAUFMAN & BROAD INVESTORS FOR PROPERTIES LOCATED SOUTH OF ELKHORN BOULEVARD AND WEST OF THE EAST DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA (P94-122) (APN: 201-0310-011, 012, 025)**

**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 Kaufman and Broad Investors, a copy of which is attached hereto.

**SECTION 2.**

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

PASSED FOR PUBLICATION:

DATE ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P94-122

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

A COPY OF THE DEVELOPMENT AGREEMENT IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO  
PLANNING DIVISION  
1231 I STREET, SUITE 300  
SACRAMENTO, CA 95814  
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

**RESOLUTION NO. 99-468**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

**AUG 17 1999**

OFFICE OF THE  
CITY CLERK

RESOLUTION TO AMEND THE GENERAL PLAN FOR 5.61 ± ACRES FROM LOW DENSITY RESIDENTIAL (4-15 DU/NA) TO PARKS, RECREATION, OPEN SPACE FOR A FUTURE PARK SITE IN THE NORTH NATOMAS ESTATES RESIDENTIAL SUBDIVISION IN THE NORTH NATOMAS COMMUNITY PLAN AREA (P94-122) (APN:201-0310-011,012,025)

**WHEREAS**, the City Council conducted a public hearing on \_\_\_\_\_ concerning the above plan amendment and based on documentary and oral evidence at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for residential development; and
3. The proposal is consistent with the policies of the City's General Plan.

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

The area delineated on the attached exhibit is hereby designated on the City's General Plan as 5.61 ± acres of Parks, Recreation, Open Space use.

\_\_\_\_\_  
MAYOR

ATTEST:

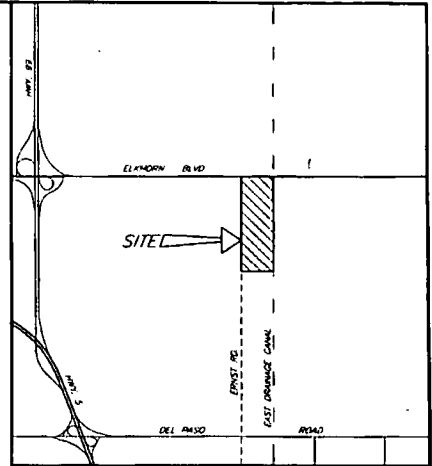
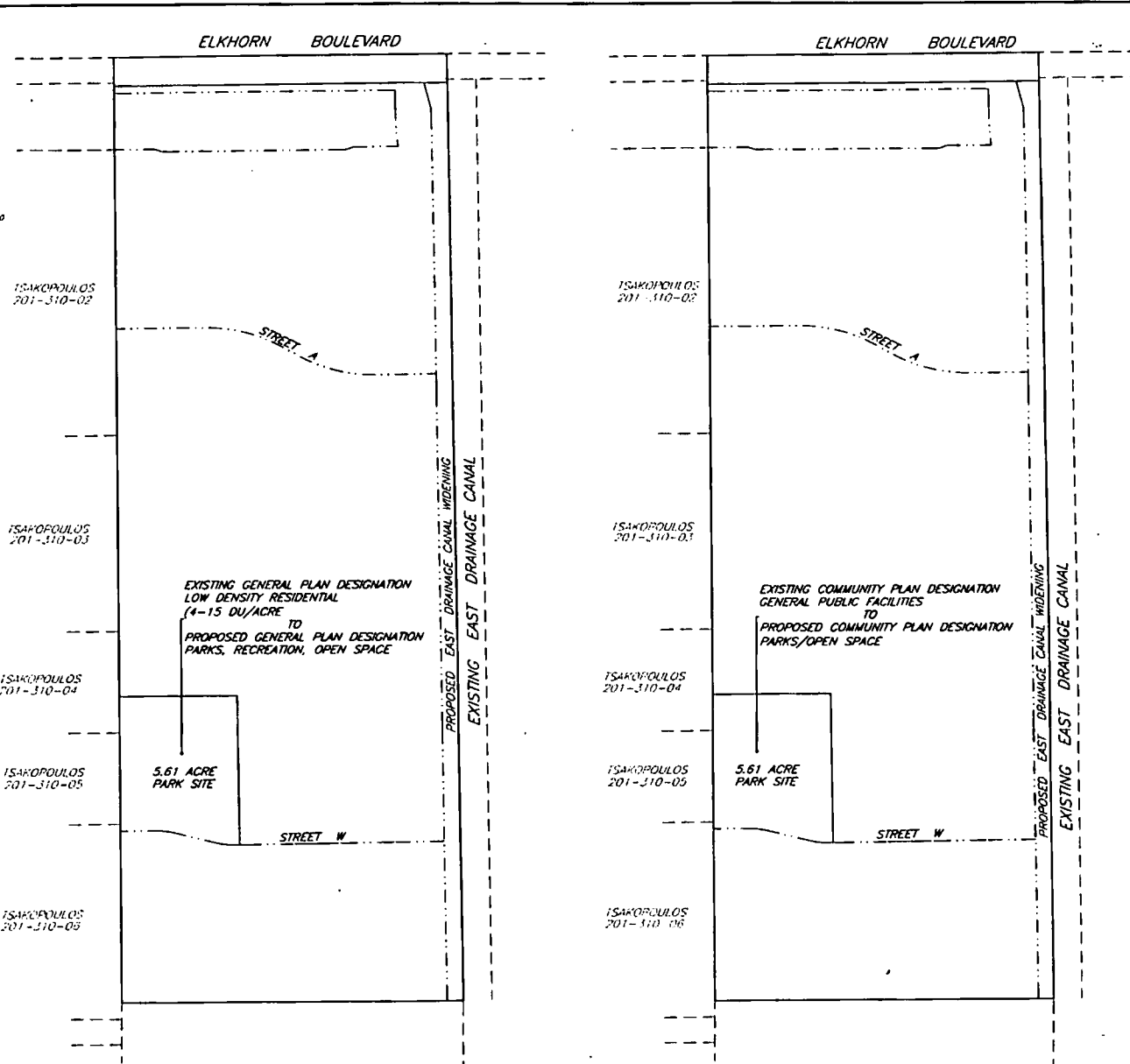
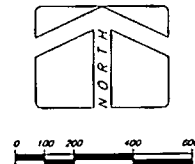
\_\_\_\_\_  
CITY CLERK

P94-122

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



VICINITY MAP  
NO SCALE

**DESCRIPTION:**  
A PORTION OF LOT 109 ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "PLAN OF NATOMAS CENTRAL SUBDIVISION" 16 B.M. 3

- GENERAL NOTES:**
- SEWER SERVICE:  
CITY OF SACRAMENTO
  - WATER SUPPLY:  
CITY OF SACRAMENTO
  - FIRE PROTECTION:  
CITY OF SACRAMENTO
  - ELECTRIC SERVICE:  
S.M.U.D.
  - TELEPHONE SERVICE:  
PACIFIC BELL
  - GAS SUPPLY:  
P.G.&E.
  - SCHOOL DISTRICT:  
GRANT JOINT UNION HIGH SCHOOL  
NATOMAS UNIFIED  
RIO LINDA UNION ELEMENTARY  
NATOMAS UNION ELEMENTARY
  - PARK DISTRICT:  
CITY OF SACRAMENTO
  - IMPROVEMENTS:  
CITY OF SACRAMENTO STANDARDS

GENERAL PLAN AMENDMENT

COMMUNITY PLAN AMENDMENT

NO.	DESCRIPTION	ELEVATION	BENCHMARK	DATE	SCALE	drafted by: G.L.B.		GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING SITE ENGINEERING - LAND PLANNING - SURVEYING SPECIAL PROJECTS 8020 RUTLAND DRIVE, SUITE 18 - CARROLLTON, GA 30008 - PHONE (818) 331-4330 FAX # (818) 331-4430 / EMAIL: GFW@GFWENGINEER.NET GLENN F. WILLIAMS (1928 - 1987)	PLAN AMENDMENT EXHIBITS NORTH NATOMAS ESTATES CITY OF SACRAMENTO CALIFORNIA	SHEET 1 OF 1 SHEETS
					horizontal: 1"=200' vertical: N/A date: 6/9/99 field book: 364 job number: 94-06-45					



**RESOLUTION NO. 99-469**

**APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AUG 17 1999**

ON DATE OF \_\_\_\_\_

OFFICE OF THE  
CITY CLERK

RESOLUTION TO AMEND THE 1994 NORTH NATOMAS COMMUNITY PLAN FOR 5.61 ± ACRES FROM PARKS/OPEN SPACE IN THE NORTHBOROUGH PUD TO GENERAL PUBLIC FACILITIES (SCHOOL USE); FROM 5.61 ± ACRES FROM GENERAL PUBLIC FACILITIES (SCHOOL USE) TO A PARKS/OPEN SPACE (PARK) USE IN NEIGHBORHOOD #9 FOR THE NORTH NATOMAS ESTATES RESIDENTIAL SUBDIVISION IN NORTH NATOMAS COMMUNITY PLAN AREA (P94-122) (APN:201-0310-002-006 & 011,012,025)

**WHEREAS**, the City Council conducted a public hearing on \_\_\_\_\_ concerning the above plan amendment and based on documentary and oral evidence at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for a park use in a proposed residential development; and
3. The proposal is consistent with the policies of the City's General Plan.

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

The area delineated on the attached exhibit is hereby designated in the North Natomas Community Plan as 5.61 ± acres of Parks/Open Space use and for 5.61 ± acres of General Public Facilities in the Northborough PUD.

\_\_\_\_\_  
MAYOR

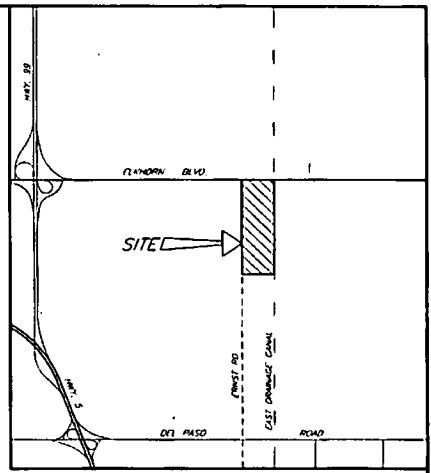
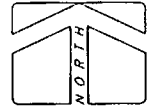
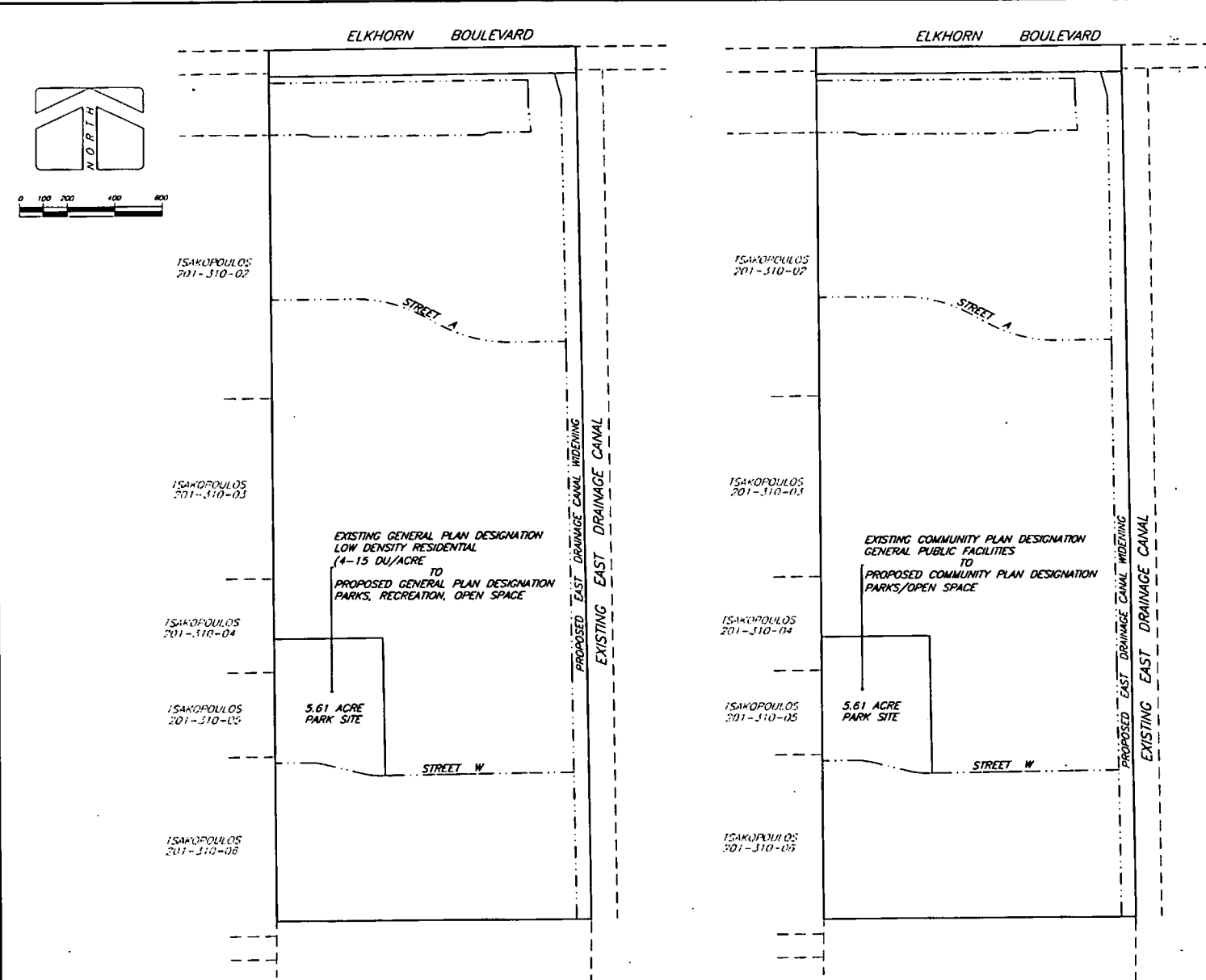
ATTEST:

\_\_\_\_\_  
CITY CLERK  
P94-122

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



VICINITY MAP  
NO SCALE

**DESCRIPTION:**  
A PORTION OF LOT 109 ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "PLAT OF NATOMAS CENTRAL SUBDIVISION" 16 B.M. 3

- GENERAL NOTES:**
- SEWER SERVICE:  
CITY OF SACRAMENTO
  - WATER SUPPLY:  
CITY OF SACRAMENTO
  - FIRE PROTECTION:  
CITY OF SACRAMENTO
  - ELECTRIC SERVICE:  
S.M.U.D.
  - TELEPHONE SERVICE:  
PACIFIC BELL
  - GAS SUPPLY:  
P.C.&E.
  - SCHOOL DISTRICT:  
GRANT JOINT UNION HIGH SCHOOL  
NATOMAS UNIFIED  
RIO LINDA UNION ELEMENTARY  
NATOMAS UNION ELEMENTARY
  - PARK DISTRICT:  
CITY OF SACRAMENTO
  - IMPROVEMENTS:  
CITY OF SACRAMENTO STANDARDS

GENERAL PLAN AMENDMENT

COMMUNITY PLAN AMENDMENT

NO.	DESCRIPTION	DATE	BENCHMARK	PLAN	SCALE	drafted by: C.L.B.	GLEN F. WILLIAMS CIVIL ENGINEERING & SURVEYING SITE ENGINEERING - LAND PLANNING - SURVEYING SPECIFIC PROJECTS 8070 RUTLAND DRIVE, SUITE 19 - CARMICHAEL, CA 95008 - PHONE (916) 331-4336 FAX # (916) 331-4430 / EMAIL: GFW@GFWENGINEER.NET GLENN F. WILLIAMS (1928 - 1982)	PLAN AMENDMENT EXHIBITS <b>NORTH NATOMAS ESTATES</b> CITY OF SACRAMENTO CALIFORNIA	SHEET 1 OF 1 SHEETS
					6/9/99	364			
					date	sheet	job number		

EIKHORN BLVD.

LOT 4-A  
OPEN SPACE  
0.8 AC

LOT 2  
SHOPPING CENTER  
0.8 AC

LOT 7  
HIGH DENSITY  
RESIDENTIAL  
(INSTITUTIONAL)  
1.0 AC

C STREET

LOT 6  
HIGH DENSITY  
RESIDENTIAL  
0.8 AC

LOT 8  
MEDIUM DENSITY  
RESIDENTIAL  
0.7 AC

LOT 9  
ELEMENTARY  
SCHOOL  
0.8 AC

PROPOSED NORTH NATOMAS ESTATES  
(EXISTING MAP)

PARK

SCHOOL SWAP  
NORTHBOROUGH CITY

B STREET

LOT 10  
DUAL DENSITY  
RESIDENTIAL  
0.7 AC

MEDIUM  
DENSITY  
RES.  
0.8 AC

MD

LOT 11  
DUAL DENSITY  
RESIDENTIAL  
0.7 AC

LOT 1  
HIGH DENSITY  
RESIDENTIAL  
1.0 AC

LOT 3  
HC-20  
1.0 AC

COMMUNITY PLAN AMENDMENT

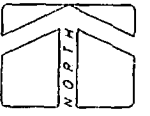
**NORTHBOROUGH II**  
LENNAR COMMUNITIES

GLR  
LRG  
LRG  
-45



GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING  
SITE ENGINEERING - LAND PLANNING - SURVEYING  
SPECIAL PROJECTS  
8020 RUTLAND DRIVE, SUITE 10 - CARROLL, CA 95630 - PHONE (916) 331-4338  
FAX # (916) 331-4430 / EMAIL: GFW@GFWENGINEER.NET

PLAN AMENDMENT EXHIBITS  
**NORTH NATOMAS ESTATES**  
CITY OF SACRAMENTO CALIFORNIA



0 100 200 400 600

ELKHORN BOULEVARD

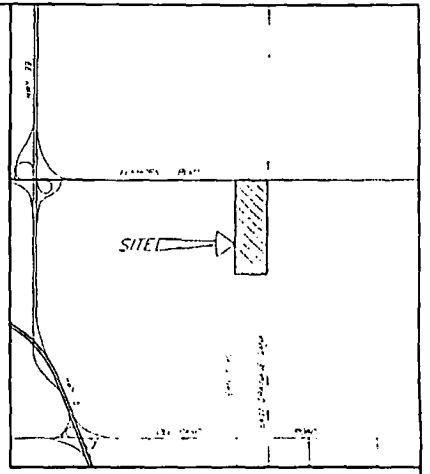
STREET A

STREET W

PROPOSED EAST DRAINAGE CANAL WIDENING  
EXISTING EAST DRAINAGE CANAL

EXISTING COMMUNITY PLAN DESIGNATION  
GENERAL PUBLIC FACILITIES  
TO  
PROPOSED COMMUNITY PLAN DESIGNATION  
PARKS/OPEN SPACE

5.61 ACRE  
PARK SITE



VICINITY MAP

**DESCRIPTION:**  
A PORTION OF LOT 10B ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "794" OF NATOMAS CENTRAL SUBDIVISION "16 P.M."

**GENERAL NOTES:**

- SEWER SERVICE:  
CITY OF SACRAMENTO
- WATER SUPPLY:  
CITY OF SACRAMENTO
- FIRE PROTECTION  
CITY OF SACRAMENTO
- ELECTRIC SERVICE:  
S.M.U.D.
- TELEPHONE SERVICE:  
PACIFIC BELL
- GAS SUPPLY:  
P.G.&E.
- SCHOOL DISTRICT:  
GRANT JOINT UNION HIGH SCHOOL  
NATOMAS UNIFIED  
RO LINDA UNION ELEMENTARY  
NATOMAS UNION ELEMENTARY
- PARK DISTRICT:  
CITY OF SACRAMENTO
- IMPROVEMENTS:  
CITY OF SACRAMENTO STANDARDS

20

**ORDINANCE NO. 99-041**

**APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AUG 17 1999**

ON DATE OF \_\_\_\_\_

OFFICE OF THE  
CITY CLERK

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF ELKHORN BOULEVARD AND WEST OF THE EAST DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE SINGLE FAMILY-ALTERNATIVE (R-1A{PUD}), FLOOD (F), & AOS ZONES TO 27.0± ACRES OF STANDARD SINGLE FAMILY PLANNED UNIT DEVELOPMENT (R-1-PUD), 73.3 ± ACRES OF SINGLE FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A{PUD}), & 11.0 ± ACRES OF AGRICULTURE OPEN SPACE (AOS{PUD}) ZONES**

(P94-122) (APN: 201-0310-011,012,025)

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 Elkhorn Boulevard, west of the East Drainage Canal, 111.3± acres of R-1A(PUD), Flood(F) & AOS zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 27.0± gross acres in the Standard Single Family- Planned Unit Development (R-1-PUD), 73.3± gross acres in the Single Family Alternative PUD (R-1A-PUD), & 11.0± gross acres in the Agriculture Open Space-PUD (AOS-PUD) zones.

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

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- 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 December 19, 1996, 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.
- 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CITY CLERK

P94-122

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



APPROVED  
BY THE CITY COUNCIL

AUG 17 1999

OFFICE OF THE  
CITY CLERK

3.2

CITY OF SACRAMENTO  
CALIFORNIA

A699-135

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PH 916-264-5381  
FAX 916-264-5328

August 10, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: North Natomas Estates - P94-122**

Entitlements to develop 111.3 ± acres of property to be known as North Natomas Estates residential subdivision in Neighborhood #9 PUD .

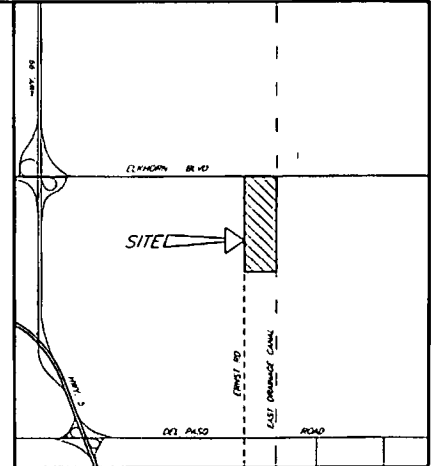
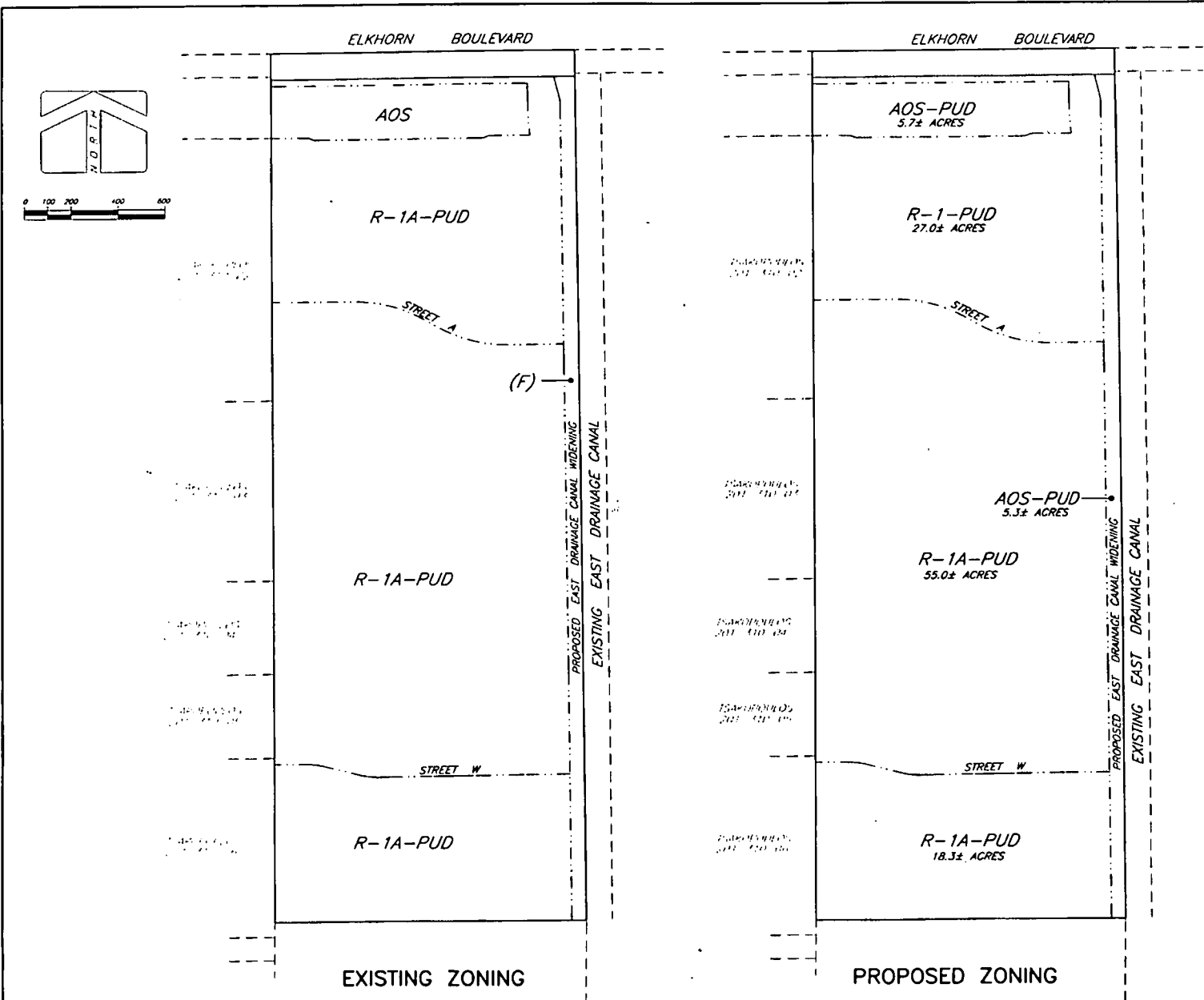
- A. **Environmental Determination:** Negative Declaration;
- B. **Mitigation Monitoring Plan;** (Attachment 3)
- C. **Development Agreement;** (Attachment 4)
- D. **General Plan Amendment** for 5.61± acres for Parks, Recreation, Open Space for a future park site; (Attachment 5)
- E. **Natomas Community Plan Amendment** to shift property (5.61 ± acres) designated for Parks/Open Space in the Northborough PUD to General Public Facilities (school use); and to shift property (5.61 ± acres) designated for General Public Facilities (school use) to a Parks/Open Space (park) use in the Neighborhood #9 PUD.
- F. **Rezone** for 111.3± acres to 27.0 ± acres of R-1(PUD); 73.3 ± acres of R-1A(PUD); & 11.0 ± acres of AOS(PUD).
- G. **Amend the Northborough Neighborhood #9 PUD** to include North Natomas Estates.
- H. **Amend the Northborough Neighborhood #9 PUD Guidelines** to orient driveways away from intersections.

**LOCATION/COUNCIL DISTRICT:** North Natomas, South of Elkhorn Blvd. west of East Drainage Canal, Council District 1

**RECOMMENDATION:** Planning staff recommends that the City Council approve the above-listed entitlements by adopting the attached ordinances and resolutions.

Exhibit 7-A

23



VICINITY MAP  
NO SCALE

**DESCRIPTION:**  
A PORTION OF LOT 109 ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "PLAT OF NATOMAS CENTRAL SUBDIVISION" 16 B.M. J

- GENERAL NOTES:**
- SEWER SERVICE:  
CITY OF SACRAMENTO
  - WATER SUPPLY:  
CITY OF SACRAMENTO
  - FIRE PROTECTION  
CITY OF SACRAMENTO
  - ELECTRIC SERVICE:  
S.M.U.D.
  - TELEPHONE SERVICE:  
PACIFIC BELL
  - GAS SUPPLY:  
P.G.&E.
  - SCHOOL DISTRICT:  
GRANT JOINT UNION HIGH SCHOOL  
NATOMAS UNIFIED  
RIO LINDA UNION ELEMENTARY  
NATOMAS UNION ELEMENTARY
  - PARK DISTRICT:  
CITY OF SACRAMENTO
  - IMPROVEMENTS:  
CITY OF SACRAMENTO STANDARDS

NO.	DESCRIPTION	DATE	BENCHMARK	REV.

SCALE	drafted by: G.L.B.
horiz: 1"=200'	designed by: L.R.G.
vert: N/A	checked by: L.R.G.
9/30/98	364 94-06-45
date	field book job number

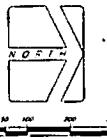
**GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING**  
 SITE ENGINEERING - LAND PLANNING - SURVEYING  
 SPECIAL PROJECTS  
 6020 RUTLAND DRIVE, SUITE 18 - CARROLL, CA 95808 - PHONE: (916) 331-4336  
 FAX # (916) 331-4430 / EMAIL: GFW@WILLIAMSNET  
 GLENN F. WILLIAMS (1929 - 1982)

REZONE EXHIBIT  
**NORTH NATOMAS ESTATES**  
 CITY OF SACRAMENTO CALIFORNIA

SHEET 1 OF 1

Attachment 8

24



**PROJECT DATA:**  
 ASSessor's PARCEL NO.  
 201-310-11,12, # 23

**AREA:**  
 111.32 ACRES TOTAL (TOTAL AREA OF SITE)  
 81.48 ACRES GROSS (GROSS AREA = TOTAL AREA LESS COMMON AREAS, CHANNEL, DETENTION POND, SCHOOL, ELKHORN BLVD. AND TRUXEL ROAD)  
 86.82 ACRES NET (NET AREA = GROSS AREA - .82)

**ZONING:**  
 EXISTING R-1-A - PROPOSED R-1-PUD

**LAND USE CLASSIFICATION:**  
 LOW DENSITY RESIDENTIAL (LD)  
 3 TO 10 UNITS/ACRE

**EXISTING USE:**  
 AGRICULTURAL CROPLAND

**PROPOSED LOT SIZES (IDENTIFIED BY AREA LETTER: (A), (B), ETC):**  
 AREA A 60'x100' MIN. - (6500 S. F. MIN.) - 93 LOTS  
 AREA: 20.0 AC. GR. - 16.5 AC. NET - DENSITY 5.6 DU/NET AC.  
 AREA B 50'x100' MIN. - 113 LOTS  
 AREA: 18.7 AC. GR. - 16.1 AC. NET - DENSITY 7.0 DU/NET AC.  
 AREA C 45'x100' MIN. - 261 LOTS  
 AREA: 41.2 AC. GR. - 34.2 AC. NET - DENSITY 7.6 DU/NET AC.  
 TOTAL - 467 LOTS

**DENSITY:**  
 7.0 DU/NET ACRE

TENTATIVE SUBDIVISION MAP  
 AND RIGHT OF WAY ABANDONMENT  
**NORTH NATOMAS ESTATES**  
 CITY OF SACRAMENTO CALIFORNIA  
 REVISED APRIL 20, 1999 SCALE: 1"=100"

**OWNER/DEVELOPER:**  
 LEWIS HOMES OF CALIFORNIA  
 9216 KIEFER BOULEVARD  
 SACRAMENTO, CALIFORNIA 95826  
 (916) 362-9275

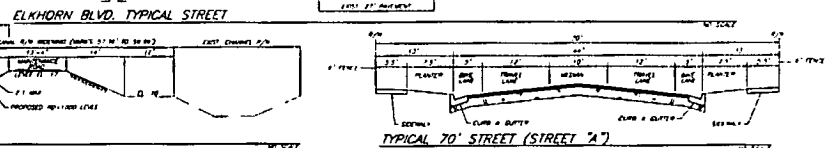
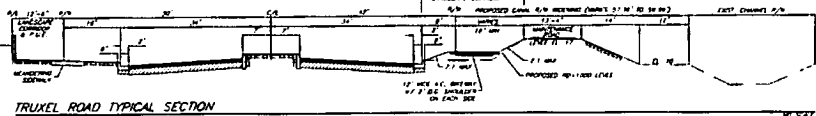
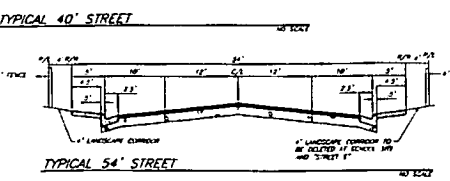
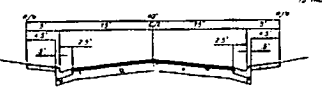
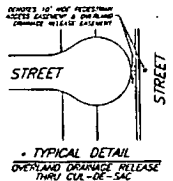
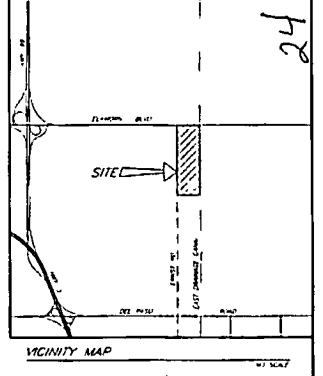
**CONSTRUCTION PHASING**  
 The phasing of units for construction and final subdivision map will be determined at the time of subdivision development, subject to the approval of the City Public Works Department.

**MINIMUM BUILDING SETBACKS**  
 ALL BUILDINGS SHALL BE SETBACK FROM THE FRONT, SIDE AND REAR LOT LINES AS SHOWN ON THE SUBDIVISION MAP. SETBACKS SHALL BE 10 FEET FROM THE FRONT AND REAR LOT LINES AND 5 FEET FROM THE SIDE LOT LINES. SETBACKS SHALL BE 15 FEET FROM THE FRONT AND REAR LOT LINES AND 10 FEET FROM THE SIDE LOT LINES FOR LOTS 100' WIDE OR GREATER.

**AREA A, LOT E**  
 Lot E is provided for an anticipated sewer lift station. In the event that the lift station is not necessary Lot E will be deleted.

**DESCRIPTION:**  
 A PORTION OF LOT 109 ALONG WITH ALL OF LOT 110 AND 111 AS SHOWN ON THE "PLAN OF NATOMAS CENTRAL SUBDIVISION" 16 D.W. 3

**GENERAL NOTES:**  
 SEWER SERVICE: CITY OF SACRAMENTO  
 WATER SUPPLY: CITY OF SACRAMENTO  
 FIRE PROTECTION: CITY OF SACRAMENTO  
 ELECTRIC SERVICE: S.U.D.  
 TELEPHONE SERVICE: PACIFIC BELL  
 GAS SUPPLY: P.G.&E.  
 SCHOOL DISTRICT: GRANT JOINT UNION HIGH SCHOOL NATOMAS UNION  
 LINDA UNION ELEMENTARY NATOMAS UNION ELEMENTARY  
 PARK DISTRICT: CITY OF SACRAMENTO  
 IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS



DATE	DESCRIPTION	BY	APP. BY
0/98	364	94-06-45	

SCALE: 1"=100'

DATE: 11/20/98

PROJECT NO.: 94-06-45

PROJECT NAME: NORTH NATOMAS ESTATES

OWNER: LEWIS HOMES OF CALIFORNIA

DESIGNED BY: GLEN F. WILLIAMS

CHECKED BY: GLEN F. WILLIAMS

DATE: 11/20/98

PROJECT NO.: 94-06-45

PROJECT NAME: NORTH NATOMAS ESTATES

OWNER: LEWIS HOMES OF CALIFORNIA

DESIGNED BY: GLEN F. WILLIAMS

CHECKED BY: GLEN F. WILLIAMS

TENTATIVE SUBDIVISION MAP  
**NORTH NATOMAS ESTATES**  
 SACRAMENTO COUNTY CALIFORNIA