



PASSED FOR
PUBLICATION
& CONTINUED
TO 6.24.97

1.13

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 9, 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 AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF STADIUM BOULEVARD (ARENA/ NORTH MARKET) AND THE EAST DRAIN IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE STANDARD SINGLE FAMILY- PLANNED UNIT DEVELOPMENT (R-1-PUD), ALTERNATIVE SINGLE FAMILY- PUD (R-1A-PUD), MULTI-FAMILY RESIDENTIAL-PUD (R-2B-PUD), AND MANUFACTURING, RESEARCH AND DEVELOPMENT-20-PUD(MRD-20-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, MULTI-FAMILY-PUD (R-2B-PUD), EMPLOYMENT CENTER-40-PUD(EC-40-PUD), EMPLOYMENT CENTER-65-PUD(EC-65-PUD), LIMITED COMMERCIAL-PUD(C-1-PUD), AND SHOPPING CENTER- PUD (SC-PUD) ZONES OR MORE RESTRICTIVE ZONES (P96-083) (APN: 225-0150-038, 047, 048, 049, and 050)

Natomas Crossing - Alleghany Area #2 - P96-083
June 9, 1997

LOCATION AND DISTRICT: Southwest Corner of North Market Boulevard and the East Drain
D1

RECOMMENDATION:

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

CONTACT PERSON: Carol Shearly, Associate Planner, 264-5893

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 SOUTHWEST CORNER OF STADIUM BOULEVARD (ARENA/ NORTH MARKET) AND THE EAST DRAIN IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE STANDARD SINGLE FAMILY- PLANNED UNIT DEVELOPMENT (R-1-PUD), ALTERNATIVE SINGLE FAMILY- PUD (R-1A-PUD), MULTI-FAMILY RESIDENTIAL-PUD (R-2B-PUD), AND MANUFACTURING, RESEARCH AND DEVELOPMENT-20-PUD (MRD-20-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, MULTI-FAMILY-PUD (R-2B-PUD), EMPLOYMENT CENTER-40-PUD (EC-40-PUD), EMPLOYMENT CENTER-65-PUD (EC-65-PUD), LIMITED COMMERCIAL-PUD (C-1-PUD), AND SHOPPING CENTER- PUD (SC-PUD) ZONES OR MORE RESTRICTIVE ZONES (P96-083) (APN: 225-0150-038, 047, 048, 049, and 050)

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 southwest corner of Stadium Boulevard (Arena/ North Market) and the East Drain, 9.90± gross acres in the Standard Single Family-Planned Unit Development (R-1-PUD), 32.95± gross acres in the Alternative Single Family-PUD (R-1A-PUD), 74.55± gross acres in the Multi-Family-PUD (R-2B-PUD), and 93.35± gross acres in the Manufacturing, Research and Development-20-PUD (MRD-20-PUD) zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 82.82± gross acres in the R-1-PUD zone, 38.39± gross acres in the R-1A-PUD zone, 14.04± gross acres in the Multi-Family-PUD (R-2B-PUD) zone, 16.76± gross acres in the Employment Center-40-PUD (EC-40-PUD) zone, 36.04± gross acres in the EC-65-PUD zone, 8.89± gross acres in the Limited Commercial-PUD (C-1-PUD) zone, and 13.81± gross acres in the Shopping Center-PUD (SC-PUD) zone.

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.

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 October 24, 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.

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
P96-083

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

June 10, 1997

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

Sacramento Regional County Sanitation Dist
9660 Ecology Lane
Sacramento, Ca 95827

David Bugatto/Alleghany Prop
2150 River Plaza Dr, Suite 155
Sacramento, Ca 95833

Vail Engineering
2033 Howe Ave
Sacramento, Ca 95825

ADMINISTRATION
PH 916-264-5799
FAX 916-264-7672

On June 9, 1997, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Natomas Crossing - Alleghany Area #2 (P96-083): Entitlements to allow development of a portion of one neighborhood in the North Natomas community on 210.75+ gross acres located at the southwest corner of North Market Boulevard and the East Drain, APN: 225-0150-038, 047, 048, 049, and 050 (D1):

- A. **Negative Declaration;**
- B. **Mitigation Monitoring Plan;**
- C. **Development Agreement between City and Alleghany Properties, Inc.;**
- D. **General Plan Amendment of 210.75+ gr ac from 94.7+ gr ac Low Density Res (4-15 dwelling unit per net ac (du/na)), 20.29+ gr ac Med Den Res (16-29 du/na), 42.62+ gr ac Mixed Use, 17.23+ gr ac Comm/ Neigh Comm and Offices, 8.45+ gr ac Public/ Quasi-Public- Misc, 4.86+ gr ac Parks, Rec, Open Space, 16.93+ gr ac Water, and 3.39+ gr ac Lt Rail Align to 100.95+ gr ac Low Den Res (4-15 du/na), 14.04+ gr ac Med Den Res (16-29 du/na), 51.37+ gr ac Mixed Use, 19.69+ gr ac Comm/Neigh Comm and Offices, 15.43+ gr ac Pub/Quasi-Pub-Misc, 4.98+ gr ac Prks, Rec, Open Sp, and 4.29+ gr ac Roadways;**
- E. **1994 North Natomas Community Plan Amendment of 210.75+ gr ac from 67.88+ gr ac Low Den Res (3-10 du/na; target= 7 du/na), 29.10+ gr ac Med Den Res (7-21 du/na; target= 12 du/na), 20.29+ gr ac High Den Res (11-29 du/na; target= 22 du/na), 15.51+ gr ac Employ Ctr 65, 17.23+ gr ac Neigh Comm, 1.15+ gr ac Elementary School, 2.07+ gr ac Comm Ctr, 2.05+ gr ac Instit, 3.18+ gr ac Civic-Transit, 4.86+ gr ac Park, 16.93+ gr ac Drainage Canal, and 3.39+ gr ac Light Rail Alignment to 62.71+ gr ac Low Density Residential, 38.24+ gr ac Med Density Res, 14.04+ gr ac High Density Res, 15.33+ gr ac Employment Ctr 40, 36.04+ gr ac Employment Ctr 65, 19.69+ gr ac Neigh Comm, 8.64+ gr ac Elementary School, 2.78+ gr ac Comm Ctr, 1.00+ gr ac Institution, 3.01+ gr ac Civic-Transit, 4.98+ gr ac Park, and 4.29+ gr ac Roadway;**
- F. **Rezone of 210.75+ gr ac from 9.90+ gr ac Standard Single Family Plan Unit Develop (R-1-PUD), 32.95+ gr ac Single Family Altern-PUD (R-1A-PUD), 74.55+ gr ac Multi-Family Res (R-2B-PUD), and 93.35+ gr ac Manuf, Research and Development-20 percent office-PUD (MRD-20-PUD) to 82.82+ gr ac R-1-PUD, 38.39+ gr ac R-1A-PUD, 14.04+ gr ac Multi-Fam-PUD (R-2B-PUD), 16.76+ gr ac Employ Ctr-40 employees per net acre-PUD (EC-40-PUD), 36.04+ gr ac EC-65-PUD, 8.89+ gr ac Limited Comm-PUD (C-1-PUD), and 13.81+ gr ac Shop Ctr-PUD (SC-PUD);**
- G. **Designation of a PUD and Establishment of PUD Guidelines and Schematic Plan for Natomas Crossing PUD- a portion of Neighborhood #4 of the North Natomas Community Plan consisting of 563+ ac;**
- H. **Appeal of the Approval by the Planning Commission of the Tentative Master Parcel Map by a third party, the Sacto Reg county Sanit Dist;**
- I. **Appeal of the Denial by the Planning Commission of the Subdivision Modification to allow private streets by the applicant, Alleghany Properties, Inc.**

This hearing has been set for June 24, 1997, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing. Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.

Valerie A. Burrowes
Valerie A. Burrowes
City Clerk

cc: MAILING LIST - P96-083 (25)
Alleghany Properties

AFFIDAVIT OF MAILING & POSTING

ON June 11, 1997, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

P96-083

Natomas Crossing - Alleghany Area #2:

Entitlements to allow development of a portion of one neighborhood in the North Natomas community on 210.75± gross acres located at the southwest corner of North Market Boulevard and the East Drain, APN: 225-0150-038, 047, 048, 049, and 050 (D1)(Carol Shearly, 264-5893):

- A. Negative Declaration;**
- B. Mitigation Monitoring Plan;**
- C. Development Agreement between City and Alleghany Properties, Inc.;**
- D. General Plan Amendment of 210.75± gross acres from 94.7± gross acres Low Density Residential (4-15 dwelling unit per net acre (du/na)), 20.29± gross acres Medium Density Residential (16-29 du/na), 42.62± gross acres Mixed Use, 17.23± gross acres Community/ Neighborhood Commercial and Offices, 8.45± gross acres Public/ Quasi-Public- Miscellaneous, 4.86± gross acres Parks, Recreation, Open Space, 16.93± gross acres Water, and 3.39± gross acres Light Rail Alignment to 100.95± gross acres Low Density Residential (4-15 du/na), 14.04± gross acres Medium Density Residential (16-29 du/na), 51.37± gross acres Mixed Use, 19.69± gross acres Community/Neighborhood Commercial and Offices, 15.43± gross acres Public/Quasi-Public-Miscellaneous, 4.98± gross acres Parks, Recreation, Open Space, and 4.29± gross acres Roadways;**
- E. 1994 North Natomas Community Plan Amendment of 210.75± gross acres from 67.88± gross acres Low Density Residential (3-10 du/na; target= 7 du/na), 29.10± gross acres Medium Density Residential (7-21 du/na; target= 12 du/na), 20.29± gross acres High Density Residential (11-29 du/na; target= 22 du/na), 15.51± gross acres Employment Center 65, 17.23± gross acres Neighborhood Commercial, 1.15± gross acres Elementary School, 2.07± gross acres Community Center, 2.05± gross acres Institution, 3.18± gross acres Civic-Transit, 4.86± gross acres Park, 16.93± gross acres Drainage Canal, and 3.39± gross acres Light Rail Alignment to 62.71± gross acres Low Density Residential, 38.24± gross acres Medium Density Residential, 14.04± gross acres High Density Residential, 15.33± gross acres Employment Center 40, 36.04± gross acres Employment Center 65, 19.69± gross acres Neighborhood Commercial, 8.64± gross acres Elementary School, 2.78± gross acres Community Center, 1.00± gross acres Institution, 3.01± gross acres Civic-Transit, 4.98± gross acres Park, and 4.29± gross acres Roadway;**
- F. Rezone of 210.75± gross acres from 9.90± gross acres Standard Single Family Planned Unit Development (R-1-PUD), 32.95± gross acres Single Family Alternative-PUD (R-1A-PUD), 74.55± gross acres Multi-Family Residential (R-2B-PUD), and 93.35± gross acres Manufacturing, Research and Development-20 percent office-PUD (MRD-20-PUD) to 82.82± gross acres R-1-PUD, 38.39± gross acres R-1A-PUD, 14.04± gross acres Multi-Family-PUD (R-2B-PUD), 16.76± gross acres Employment Center-40 employees per net acre-PUD (EC-40-PUD), 36.04± gross acres EC-65-PUD, 8.89± gross acres Limited Commercial-PUD (C-1-PUD), and 13.81± gross acres Shopping Center-PUD (SC-PUD);**
- G. Designation of a PUD and Establishment of PUD Guidelines and Schematic Plan for Natomas Crossing PUD- a portion of Neighborhood #4 of the North Natomas Community Plan consisting of 563± acres;**
- H. Appeal of the Approval by the Planning Commission of the Tentative Master Parcel Map by a third party, the Sacramento Regional county Sanitation District; and**
- I. Appeal of the Denial by the Planning Commission of the Subdivision Modification to allow private streets by the applicant, Alleghany Properties, Inc.**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: Alleghany Properties

APPLICANT: Vail Engineering

APPELLANT: Sacto Regional Sanitation District, David Bugatto/Alleghany Properties,

MAILING LIST FOR P-NUMBER: P96-083

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 11th DAY OF June 1997.



SIGNATURE OF PERSON MAILING NOTICE