



PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 6.24.97

1.14

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 IMMEDIATELY EAST OF AND PARALLEL TO INTERSTATE 5, AND GENERALLY BOUNDED BY DEL PASO RD. TO THE NORTH TO INTERSTATE 80 ON THE SOUTH, AND THE EAST COMMERCE WAY ALIGNMENT ON THE EAST - SACRAMENTO, CA. (P96-084) (APNs: 225-0700-057,058,061,062,064, & 070)**

**LOCATION AND DISTRICT:** Bounded by Del Paso Rd. to the North of Interstate 80 on the South, and the East Commerce Way Alignment on the East  
District 1

Stage 1 Alleghany #3 Rezone - P96-084  
June 9, 1997

**RECOMMENDATION:**

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

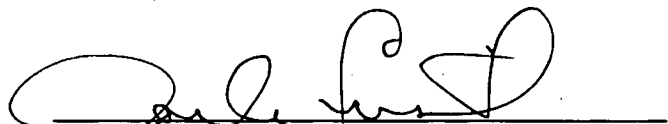


GARY L. STONEHOUSE  
PLANNING DIRECTOR

**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 IMMEDIATELY EAST OF AND PARALLEL TO INTERSTATE 5, AND GENERALLY BOUNDED BY DEL PASO RD. TO THE NORTH TO INTERSTATE 80 ON THE SOUTH, AND THE EAST COMMERCE WAY ALIGNMENT ON THE EAST - SACRAMENTO, CA. (P96-084) (APNs: 225-0700-057,058,061,062,064, & 070)**

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

## SECTION 1

The territory described in the attached exhibit which is located immediately east of and parallel to Interstate 5, and generally bounded by Del Paso Rd. to the north to Interstate 80 on the south, and the East Commerce Way alignment on the east 297.7 ± gross acres - from 24 ± gross acres Highway Commercial-Planned Unit Development (HC-PUD), 252.5 ± gross acres Manufacturing, Research and Development-20-PUD (MRD-20-PUD), and 21.4 ± gross acres Single Family-Alternative-PUD (R-1A-PUD) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: to 25 ± gross acres Highway Commercial-Planned Unit Development (HC-PUD ); 124.2 ± gross acres Employment Center-50 Employees/NA-PUD (EC-50-PUD); 9.8 ± gross acres Limited Commercial-PUD (C-1-PUD); 117.3 ± gross acres Employment Center-40 Employees/NA-PUD (EC-40-PUD); 8.8 ± gross acres Employment Center-30 Employees/NA-PUD, 12.6 ± gross acres Multi-Family (R-2B-PUD) zones. 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

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### FOR CITY CLERK USE ONLY

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

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

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  
P96-082

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**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

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

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

June 9, 1997

Vail Engineering Corporation  
2033 Howe Avenue, Suite 220  
Sacramento, Ca 95825

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:

**P96-084**

**Stage 1 Alleghany #3 Rezone**

Entitlements for 297.7- gross vacant acres, in the North Natomas Community Plan (NNCP) area, immediately east of and parallel to I-5, from Del Paso Rd. on the north to I-80 on the south, generally bounded by the East Commerce Way alignment on the east. APN: 225-0070-043,049,075,0140-016,017;0150-031,033,044,045,0180-038,039;0310-013,014(D1);


- A. **Negative Declaration;**
- B. **Mitigation Monitoring Plan**
- C. **Development Agreement** between the City of Sacramento and Alleghany Properties, Inc.;
- D. **Rezone** of 297.7± acres - to 25± acres HC-PUD (Highway Commercial-PUD); 124.2± acres EC-50-PUD (Employment Center-50 Employees/NA-PUD); 9.8± acres CC-PUD (Convenience Commercial-PUD); 117.3± acres EC-40-PUD (Employment Center-40 Employees/NA-PUD); 8.8± gross acres Employment Center - 30 Employees/NA-PUD, 12.6± acres R-2B PUD (Multi-Family-PUD);
- E. **PUD Establishment** for 555± gross acres for Alleghany Properties - Natomas Development Areas 1, 2 & 3, and establish PUD Guidelines;

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  
City Clerk

cc: MAILING LIST - P96-084 (70)  
Alleghany Properties

**AFFIDAVIT OF MAILING & POSTING**

10 NA  
ON June 9, 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:

**P96-084**

**Stage 1 Alleghany #3 Rezone**

Entitlements for 297.7- gross vacant acres, in the North Natomas Community Plan (NNCP) area, immediately east of and parallel to I-5, from Del Paso Rd. on the north to I-80 on the south, generally bounded by the East Commerce Way alignment on the east. APN: 225-0070-043,049,075,0140-016,017;0150-031,033,044,045,0180-038,039;0310-013,014(D1);

- A. **Negative Declaration;**
- B. **Mitigation Monitoring Plan**
- C. **Development Agreement between the City of Sacramento and Alleghany Properties, Inc.;**
- D. **Rezone of 297.7± acres - to 25± acres HC-PUD (Highway Commercial-PUD); 124.2± acres EC-50-PUD (Employment Center-50 Employees/NA-PUD); 9.8± acres CC-PUD (Convenience Commercial-PUD); 117.3± acres EC-40-PUD (Employment Center-40 Employees/NA-PUD); 8.8± gross acres Employment Center - 30 Employees/NA-PUD, 12.6± acres R-2B PUD (Multi-Family-PUD);**
- E. **PUD Establishment for 555± gross acres for Alleghany Properties - Natomas Development Areas 1, 2 & 3, and establish PUD Guidelines;**

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 Corporation

APPELLANT:

MAILING LIST FOR P-NUMBER: P96-082

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 9<sup>th</sup> DAY OF June 1997.

  
\_\_\_\_\_  
SIGNATURE OF PERSON MAILING NOTICE

10 NA



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

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

FAX 916-264-7672

OPERATIONAL SERVICES  
PH 916-264-5426

SPECIALIZED SERVICES  
916-264-7200

July 11, 1997

Vail Engineering Corporation  
Jeff Townsend  
2033 Howe Avenue, Suite 220  
Sacramento, CA 95825

**SUBJECT: P96-084 - ALLEGHANY PROPERTIES - AREA 3**

Dear Mr. Townsend:

On June 24, 1997, the City Council took the following actions for property located immediately east of and parallel to I-5, from Del Paso Road on the north to I-80 on the south, generally bounded by the East Commerce Way alignment on the east (P96-084).

Council closed the hearing and adopted Resolution 97-375; as well as Ordinance 97-042

Enclosed for your records, are certified copies of the above referenced documents.

Sincerely,

*Kathy Howard*  
Kathy Howard  
Typist Clerk III

kh/3.3  
Enclosures

cc: Don Lockhart, Planning Department  
Alleghany Properties

H:\KATHY\CAL\014.4





OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

CITY HALL  
ROOM 304  
915 I STREET  
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95814-2671

FAX 916-264-7672

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SPECIALIZED SERVICES  
916-264-7200

July 11, 1997

Vail Engineering Corporation  
Jeff Townsend  
2033 Howe Avenue, Suite 220  
Sacramento, CA 95825

**SUBJECT: P96-082 - ALLEGHANY PROPERTIES - AREA 1**

Dear Mr. Townsend:

On June 24, 1997, the City Council took the following actions for property located at the southeast corner of Del Paso Road and Truxel Road (Arena Boulevard), bounded by the East Drainage Canal on the east (P96-082):

Council closed the hearing and adopted Resolutions 97-369 and 97-370; as well as Ordinances 97-038 and 97-039.

Enclosed for your records, are certified copies of the above referenced documents. A copy of Agreement 97-099 will follow under separate cover.

Sincerely,

Kathy Howard  
Typist Clerk III

kh/3.1

Enclosures

cc: Don Lockhart, Planning Department  
Alleghany Properties

H:\KATHY\CAL\014.4



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
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915 I STREET  
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95814-2671

FAX 916-264-7672

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PH 916-264-5426

SPECIALIZED SERVICES  
916-264-7200

July 11, 1997

Vail Engineering Corporation  
Jeff Townsend  
2033 Howe Avenue, Suite 220  
Sacramento, CA 95825

**SUBJECT: P96-083 - ALLEGHANY PROPERTIES - AREA 2**

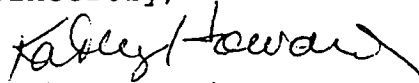
Dear Mr. Townsend:

On June 24, 1997, the City Council took the following actions for property located at the southwest corner of Stadium Boulevard (Arena/North Market) and East Drain (P96-083):

Council closed the hearing and adopted Resolutions 97-371, 97-372, 97-373 and 97-374; as well as Ordinances 97-040 and 97-041.

Enclosed for your records, are certified copies of the above referenced documents. A copy of Agreement 97-100 will follow under separate cover.

Sincerely,

  
Kathy Howard  
Typist Clerk III

kh/3.1  
Enclosures

cc: Carol Shearly, Planning Department  
Alleghany Properties

H:\KATHY\CAL\014.4