



# REPORT TO COUNCIL

## City of Sacramento

# 18

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

CONSENT  
October 18, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** PFP: Natomas Central (P04-173)

**Location/Council District:**

Southwest of the intersection of Del Paso Road and El Centro Road, Council District 1

**Recommendation:**

1) Review an ordinance relating to the approval of a Development Agreement between the City of Sacramento and K. Hovnanian Forecast Homes, Inc., Natomas Investors, LLC, and the Tsakopoulos Family Trust; 2) Review an ordinance relating to the amendment of the official zoning maps for the Natomas Central proposal, 3) Pass for Publication, as required by Sacramento City Zoning Ordinance Title 17 of the Sacramento City Code, relating to the Natomas Central proposal, and 4) Continue to October 25, 2005.

**Contact:** Stacia Cosgrove, Associate Planner, 808-7110; Greg Bitter, Senior Planner, 808-7816

**Presenters:** Stacia Cosgrove, Associate Planner, 808-7110; Greg Bitter, Senior Planner, 808-7816

**Department:** Development Services Department

**Division:** Planning Division

**Organization No:** 4875

**Summary:**

The applicant is requesting the necessary entitlements to allow the development of 397.9+/- vacant acres, comprised of 1,693+/- single family lots, four parcels for multi-family development, parks and open space, a school site, detention basin/lake, and a fire station site. A portion of the single family development is proposed to be age-restricted and gated, and served by a private recreation center. A Development Agreement is required for development in North Natomas, and the rezone will allow the establishment of the desired land uses.



**Committee/Commission Action:**

The project is proposed to go before the City Planning Commission on October 13, 2005.

**Background Information:**

No additional entitlements have been sought for the subject parcels since 1987, with the exception of a request for a Special Permit to operate a natural gas facility at the northeast corner of Parcel 225-0080-008 (P96-031). The site is relatively flat and currently vacant. The proposed residential development would be adjacent to the existing Natomas Middle School, located at 3700 Del Paso Road. The commercial site at the southwest corner of Del Paso Road and El Centro Road is not a part of this application.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

Environmental Planning Services has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the Applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, transportation and circulation, biological resources, noise, utilities and services systems, and cultural resources impacts.

The Mitigated Negative Declaration was available for public review during the period of Tuesday, September 13, 2005 through Thursday, October 13, 2005.

**Policy Considerations:**

The project proposes to amend the General Plan and North Natomas Community Plan. The site would also be rezoned to accommodate the proposed development.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The proposed project is consistent with the Smart Growth Principles in that it creates a range of housing opportunities and choices, as well as fosters a walkable, close-knit neighborhood.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by advancing the goal to enhance and preserve

neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

**Emerging Small Business Development (ESBD):**

City Council approval of these proceedings is not affected by City policy related to the ESBD Program. No goods or services are being purchased.

Respectfully Submitted by:   
Carol Shearly  
Interim Planning Director  
Planning Division

Recommendation Approved:

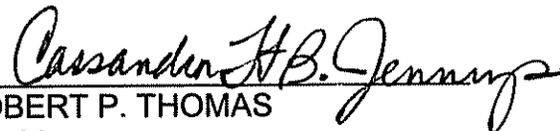
  
ROBERT P. THOMAS  
City Manager

Table of Contents:  
Pgs. 1-3 Report  
Pgs. 4-5 Ordinance to Adopt Development Agreement  
Pg. 6 Exhibit A  
Pg. 7 Ordinance to Approve Rezone  
Pg. 8 Exhibit A

**ORDINANCE NO. 2005-XXXX**

Adopted by the Sacramento City Council

October 18, 2005

**AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND K. HOVNIANIAN FORECAST HOMES, INC., A CALIFORNIA CORPORATION, NATOMAS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE TSAKOPOULOS FAMILY TRUST, DATED AUGUST 5, 1991; FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, SACRAMENTO, CA.**

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

**Section 1.** This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and K. Hovnianian Forecast Homes, Inc., a California Corporation, Natomas Investors, LLC, a Delaware limited liability company, and the Tsakopoulos Family Trust, dated August 5, 1991, a copy of which is attached.

**Section 2.** The City Council enacts this ordinance against the following background:

- A. The agreement is consistent with the city general plan and the goals, policies, standards and objectives of any applicable specific or community plan.
- B. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan.
- C. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement.
- D. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit.
- E. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public.
- F. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

**Section 3.** The attached Development Agreement is hereby approved, and the Mayor 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 City Council prior to or concurrent with the adoption of this Ordinance.

**Table of Contents:**

Exhibit A: Development Agreement – 1 Page

A copy of the Development Agreement  
is available for Review at:

City of Sacramento  
Development Services Department, Planning Division  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814  
(916) 808-5381

8 a.m. - 5 p.m.  
Monday through Friday

**ORDINANCE NO. 2005-XXXX**

Adopted by the Sacramento City Council

October 18, 2005

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REZONING 122.3+/- ACRES OF MANUFACTURING-INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (MIP-PUD), 3.0+/- ACRES OF SHOPPING CENTER PUD (SC-PUD), AND 272.6+/- ACRES OF AGRICULTURE-OPEN SPACE PUD (A-OS-PUD) TO 147.3+/- ACRES OF STANDARD SINGLE FAMILY PUD (R-1-PUD), 93.2+/- ACRES OF SINGLE FAMILY ALTERNATIVE PUD (R-1A-PUD), 33.6+/- ACRES OF MULTI-FAMILY PUD (R-2B-PUD), 38.3+/- ACRES OF MULTI-FAMILY PUD (R-3-PUD), AND 85.5+/- ACRES OF AGRICULTURE-OPEN SPACE PUD (A-OS-PUD) FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD.**

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

**Section 1.** The attached Exhibit 1 describes properties and both their current zoning and the zone in which they are to be placed pursuant to this amendment.

- A. The zoning designation for the following property that constitutes 397.9+/- acres is hereby removed from said zones and placed in the following zones: 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD).

APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064

**Section 2.** The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of said Ordinance, to conform to the provisions of this ordinance.

**Table of Contents:**

Exhibit A: Rezone Exhibit -- 1 Page

