

## ORDINANCE NO. 2005-088

Adopted by the Sacramento City Council

October 25, 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, GEORGE TSAKOPOULOS AND DROSOULA TSAKOPOULOS, TRUSTEES OF THE TSAKOPOULOS FAMILY TRUST, AND NATOMAS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 Foreceast Homes, Inc., a California Corporation, George Tsakopoulos and Drosoula Tsakopoulos, Trustees of the Tsakopoulos Family Trust, and Natomas Investors, LLC, a Delaware limited liability company, 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.

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Exhibit A: Development Agreement – 1 Page

Adopted by the City of Sacramento City Council on October 25, 2005 by the following vote.

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway and Waters.

Noes: None

Abstain: None

Absent: Mayor Fargo



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Vice-Mayor Ray Tretheway

Attest:



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Shirley Concolino, City Clerk

Passed for Publication:, October 18, 2005; Published: September 9, 2005

Effective: November 24, 2005

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

City of Sacramento  
Development Services Department, Planning Division  
915 I Street  
Sacramento, CA 95814  
(916) 808-5381

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