

P98-041



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
Aug 25 11 46 AM '99

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

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

August 25, 1999

MEMORANDUM

PPP DATE: 9-21-99
HEARING DATE: 9-28-99
FINAL COUNCIL ACTION DATE: AFTERNOON

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **Schumacher PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd.** Entitlements to establish Planned Unit Developments and subdivide 584 acres for residential, employment center, transit commercial, and public uses in the R-1A(PUD), R-2B(PUD), MRD-20(PUD), and A-OS(PUD) zones in the North Natomas Community Plan Area. (D1) APN: 201-0300-016, 17, 18, 26, 27, 28, 29, 61; 225-0030-026, 27, 28, 29, 30, 31; 225-0040-014, 15, 16, 17, 29, 30, 32, 34, 35:
 - A. **Environmental Determination:** Mitigated Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **Development Agreement** between Kern Schumacher and the City of Sacramento;
 - D. **Community Plan Amendment** to realign the Light Rail route and make minor re-allocations of acreage among land use designations;
 - E. **Rezone** 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);
 - F. **PUD Designation, Guidelines and Schematic Plan** for 216.9± vacant acres to be known as the Commerce Station PUD;
 - G. **PUD Designation, Guidelines and Schematic Plan** for 290.0± vacant acres to be known as the Natomas Creek PUD;
 - H. **PUD Designation, Guidelines and Schematic Plan** for 77.1± vacant acres to be known as the Towne Center PUD;

Staff requests that this item be scheduled for the session of the City Council afternoon agenda.

Attachments



LOCATION: Northeast Corner of Del Paso Rd. & I-5
APNs: 201-0300-028, 029, 030; 225-0040-014, 016, 029, 034, 035
North Natomas Community Plan Area
Natomas Unified, Rio Linda, and Grant Joint Union School Districts
Council District 1

| | |
|--------------------|--|
| APPLICANT: | Law Offices of Gregory D. Thatch, (916) 443-6956 1730 I Street, Suite 220, Sacramento, CA 95814 |
| OWNER: | Kern Schumacher 2200 East Camelback, #101, Phoenix, AZ 85016 |
| PLANS BY: | Nolte Associates, Inc. 1750 Creekside Oaks Drive, Suite 200, Sacramento, CA 95833 |
| APPLICATION FILED: | April 24, 1998 |
| STAFF CONTACT: | Thomas S. Pace, (916) 264-6848 |

SUMMARY: The applicant proposes to develop approximately 584 acres of vacant agricultural land with a variety of residential, transit commercial, employment center, and open space uses. This proposal establishes the legislative entitlements (Community Plan Amendment, Rezoning, PUD) which are referred to as "first stage" entitlements as well as subdivision approvals. Further entitlements ("second stage," i.e., Special Permits) will be required prior to construction of any buildings.

A basic project issue is the County's request for a roadway connection (Meister Way) through the project site to the Metro Airpark development in the unincorporated county area near Sacramento International Airport.

RECOMMENDATION:

Staff recommends approval of the above-mentioned entitlements. The project is substantially in compliance with North Natomas Community Plan policies and is largely consistent with the community plan's land use designations.

PROJECT INFORMATION:

General Plan Designations: Low & Medium Density Residential, Community/Neighborhood Commercial & Offices, Mixed Use, Public/Quasi-Public-Misc., Parks, Recreation, Open Space, and Water

1. Kern Schumacher
PO Box 3567
Incline Village, NV 89450

2. 201 0220 040 0000
John Limb
525 Park Ave #5c
New York, NY 10021

3. 201 0300 039 0000
JMA CORPORATION
955 University Ave #100
Sacramento, CA 95825

4. 201 0300 040 0000
JMA CORPORATION
955 University Ave #100
Sacramento, CA 95825

5. 201 0300 041 0000
JMA CORPORATION
955 University Ave #100
Sacramento, CA 95825

6. 201 0300 054 0000
Angelo K Tsakopoulos
7700 College Town Dr #101
Sacramento, CA 95826

7. 201 0300 055 0000
Angelo K Tsakopoulos
7700 College Town Dr #101
Sacramento, CA 95826

8. 225 0040 018 0000
Angelo K Tsakopoulos
7700 College Town Dr #101
Sacramento, CA 95826

9. 225 0040 016 0000
Caroline Alfheim/DW Ketscher Trust
22555 East Jensen Avenue
Reedly, CA 93654

10. 225 0030 028 0000
Kern Schumacher
PO Box 3567
Incline Village, NV 89450

P98 041

11. 225 0040 015 0000
Caroline Alfheim/DW Ketscher Trust
22555 East Jensen Avenue
Reedly, CA 93654

12. 225 0040 014 0000
Caroline Alfheim/DW Ketscher Trust
22555 East Jensen Avenue
Reedly, CA 93654

13. 225 0040 034 0000
Caroline Alfheim/DW Ketscher Trust
22555 East Jensen Avenue
Reedly, CA 93654

14. 225 0040 035 0000
Caroline Alfheim/DW Ketscher Trust
22555 East Jensen Avenue
Reedly, CA 93654

15. 225 0070 079 0000
Frederick E & Patrica D Anderson
8615 Elder Creek Rd #100
Sacramento, CA 95828

16. 225 0070 049 0000
ALLEGHANY PROPERTIES INC
2150 River Plaza Dr #145
Sacramento, CA 95833

17. 225 0070 051 0000
STATE OF CALIFORNIA
PO Box 911
Marysville, CA 95901

18. 225 0030 032 0000
OSE LAND NO 2
PO Box 255543
Sacramento, CA 95865

19. 225 0030 033 0000
OSE LAND NO 2
PO Box 255543
Sacramento, CA 95865

20. 225 0030 036 0000
OSE LAND NO 2
PO Box 255543
Sacramento, CA 95865

21. 225 0030 038 0000
OSE LAND NO 2
PO Box 255543
Sacramento, CA 95865

22. 225 0030 041 0081
WRIGHT HOLDING CO
1009 J St
Sacramento, CA 95814

23. 201 0300 084 0000
STATE OF CALIFORNIA
PO Box 911
Marysville, CA 95901

24. 201 0300 081 0000
Tsakopoulos Family Partnership
7700 College Town Dr #101
Sacramento, CA 95826

25. 201 0300 082 0000
STATE OF CALIFORNIA
PO Box 911
Marysville, CA 95901

26. 201 0300 049 0000
Zemen Sophie
PO Box 3909
Rancho Santa Fe, CA 92067

27. 201 0300 078 0000
RECLAMATION DISTRICT 1000
1633 Garden Hwy
Sacramento, CA 95833

28. 201 0300 076 0000
NORTH NATOMAS 523 INVESTORS
7700 College Town Dr #101
Sacramento, CA 95826

AFFIDAVIT OF MAILING & POSTING

ON SEPTEMBER 1, 1999, 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:

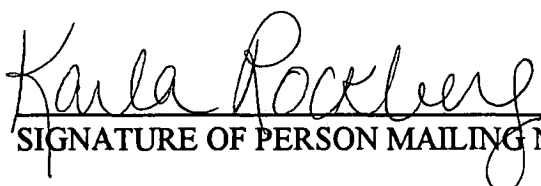
Schumacher PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd. Entitlements to establish Planned Unit Developments and subdivide 584 acres for residential, employment center, transit commercial, and public uses in the R-1A(PUD), R-2B(PUD), MRD-20(PUD), and A-OS(PUD) zones in the North Natomas Community Plan Area. (D1) APN: 201-0300-016, 17, 18, 26, 27, 28, 29, 61; 225-0030-026, 27, 28, 29, 30, 31; 225-0040-014, 15, 16, 17, 29, 30, 32, 34, 35:

- A. **Environmental Determination: Mitigated Negative Declaration;**
- B. **Mitigation Monitoring Plan;**
- C. **Development Agreement between Kern Schumacher and the City of Sacramento;**
- D. **Community Plan Amendment to realign the Light Rail route and make minor re-allocations of acreage among land use designations;**
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- G. **PUD Designation, Guidelines and Schematic Plan for 290.0± vacant acres to be known as the Natomas Creek PUD;**
- H. **PUD Designation, Guidelines and Schematic Plan for 77.1± vacant acres to be known as the Towne Center PUD;**

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: Kern Schumacher
- APPLICANT: Law Offices of Gregory D. Thatch
- MAILING LIST FOR P-NUMBER: P98-041

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 1ST DAY OF SEPTEMBER, 1999.



SIGNATURE OF PERSON MAILING NOTICE



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

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

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5427

SPECIALIZED SERVICES
PH 916-264-7200

August 31, 1999

Law Offices of Gregory D. Thatch
1730 I Street Suite 220
Sacramento, CA 95814

On August 25, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Schumacher PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd.

Entitlements to establish Planned Unit Developments and subdivide 584 acres for residential, employment center, transit commercial, and public uses in the R-1A(PUD), R-2B(PUD), MRD-20(PUD), and A-OS(PUD) zones in the North Natomas Community Plan Area. (D1) APN: 201-0300-016, 17, 18, 26, 27, 28, 29, 61; 225-0030-026, 27, 28, 29, 30, 31; 225-0040-014, 15, 16, 17, 29, 30, 32, 34, 35:

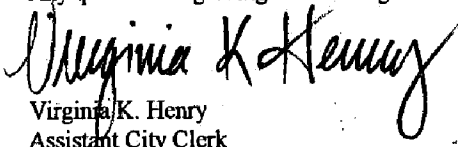
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- H. **PUD Designation, Guidelines and Schematic Plan** for 77.1± vacant acres to be known as the Towne Center PUD;

This hearing has been set for September 28, 1999, 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 264-5381.


Virginia K. Henry
Assistant City Clerk

cc: MAILING LIST - P98-041 (20)
Kern Schumacher

CITY OF SACRAMENTO

NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of September 28, 1999, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

Schumacher PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd.

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Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

**BY: VALERIE A. BURROWES
CITY CLERK**

**AD NO. 8924
RUN 1 TIME: 9/1/99
2 PUB PROOFS**



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

CITY OF SACRAMENTO
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OPERATIONAL SERVICES
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August 31, 1999

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1730 I Street Suite 220
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Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5381.


Virginia K. Henry
Assistant City Clerk

cc: MAILING LIST - P98-041 (20)
Kern Schumacher



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO



U.S. POSTAGE
00.33:
H METER 604985

OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 304 TELEPHONE (916) 264-5426

SEP 7 8 50 AM '99

ATTEMPTED
RETURN TO SENDER

3: 201 0300 039 0000
JMA CORPORATION
955 University Ave #100
Sacramento, CA 95825

NOTICE OF CITY
COUNCIL HEARING



T H E D A I L Y R E C O R D E R

~ SINCE 1911 ~

1115 H Street, P.O. Box 1048, Sacramento, California 95812
Telephone (916) 444-2355 • Fax (916) 444-0636

SAC. CITY CLERK PO#8070060934
915 I ST., RM. 304/ V. HENRY
SACRAMENTO CA 95814

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

Notice type: GPHSA Sac City Public Hrg

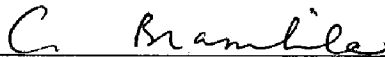
Ad description: AD NO 8935

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/24/99

Executed on: 09/24/99
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

This space for filing stamp only

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SEP 28 3 05 PM '99

SC#: 00051984

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of September 28, 1999, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:
Schumacher PUDs located east of I-5/Highway 99 between Del Paso Road and Elkhorn Boulevard - Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 99-015, as amended, by removing property located in North Natomas, Schumacher PUDs, East of I-5/Highway 99, between Del Paso Road and Elkhorn Boulevard, from the R-1A-PUD, R-2B-PUD, MRD-20-PUD, and A-OS-PUD Zones and placing the same in the R-1-PUD, R-1A-PUD, R-2A-PUD, R-2B-PUD, R-4-PUD, C-2-PUD, EC-40-PUD, EC-50-PUD, EC-65-PUD, and EC-80-PUD Zones. (98-041), (D-1)
Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.
SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO. 8935
9/24/99

SC-51984#

THE DAILY RECORDER

~ SINCE 1911 ~

1115 H Street, P.O. Box 1048, Sacramento, California 95812
Telephone (916) 444-2355 • Fax (916) 444-0636

VALERIE A. BURROWES
SAC. CITY CLERK PO#8070060934
915 I ST., RM. 304/ V. HENRY
SACRAMENTO CA 95814

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

Notice type: GPHSA Sac City Public Hrg

Ad description: AD NO 8924

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/01/99

Executed on: 09/01/99
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. Brambila
Signature

This space for filing stamp only

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SEP 3 1 38 PM 1999

SC#: AO044843

CITY OF SACRAMENTO
NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of September 26, 1999, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California. Schumacher PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd.

Entitlements, to establish Planned Unit Developments and subdivide 584 acres for residential, employment enter, transit commercial, and public uses in the R-1A(PUD), R-2B(PUD), MRD-20(PUD), and A-OS(PUD) zones in the North Natomas Community Plan Area. (D1) APN: 201-0300-016, 17, 18, 26, 27, 28, 29, 61; 225-0030-026, 27, 28, 29, 30, 31; 225-0040-014, 15, 16, 17, 29, 30; 32, 34, 35;

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C. Development Agreement between Kern Schumacher and the City of Sacramento;

D. Community Plan Amendment to realign the Light Rail route and make minor reallocations of acreage among land use designations;

E. Rezone 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (86.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);

F. PUD Designation, Guidelines and Schematic Plan for 216.9± vacant acres to be known as the Commerce Station PUD;

G. PUD Designation, Guidelines and Schematic Plan for 290.0± vacant acres to be known as the Natomas Creek PUD;

H. PUD Designation, Guidelines and Schematic Plan for 77.1± vacant acres to be known as the Towne Center PUD;

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
9/1/99

SC-44843#

THE DAILY RECORDER

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SACRAMENTO CA 95814

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PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

Notice type: GPHSA Sac City Public Hrg

Ad description: AD NO 8924

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/01/99, 09/07/99

Executed on: 09/07/99
At Los Angeles, California

CITY OF SACRAMENTO
NOTICE OF HEARINGS
PUBLIC NOTICE is hereby given that on the date of September 28, 1999, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California.
Schumacher, PUDs, located east of I-5/Hwy 99 between Del Paso Road and Elkhorn Blvd:
Entitlements to establish Planned Unit Developments and subdivide 584 acres for residential, employment center, transit commercial, and public uses in the R-1A(PUD), R-2B(PUD), MRD-20(PUD), and A-OS(PUD) zones in the North Natomas Community Plan Area. (D1) APN: 201-0300-016, 17, 18, 26, 27, 28, 29, 61; 225-0030-026, 27, 28, 29, 30, 31; 225-0040-014, 15, 16, 17, 29, 30, 32, 34, 35;
A. Environmental Determination: Mitigated Negative Declaration;
B. Mitigation Monitoring Plan;
C. Development Agreement between Kern Schumacher and the City of Sacramento;
D. Community Plan Amendment to realign the Light Rail route and make minor reallocations of acreage among land use designations;
E. Rezone 584 acres from R-1A(PUD) (103.8 acres), R-2B(PUD) (79.2 acres), MRD-20(PUD) (357.4 acres), and A-OS(PUD) (43.6 acres) to A-OS(PUD) (86.8 acres), R-1(PUD) (74.3 acres), R-1A(PUD) (88.8 acres), R-2A(PUD) (23.4 acres), R-2B(PUD) (49.2 acres), R-4(PUD) (50.9 acres), C-2(PUD) (13.1 acres), EC-40(PUD) (78.5 acres), EC-50(PUD) (53.0 acres), EC-65(PUD) (36.2 acres), EC-80(PUD) (15.2 acres);
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SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO. 8924
9/1/99, 9/7/99

SC-44843#

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature