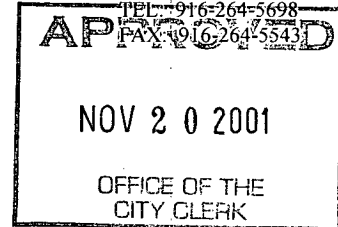


PLANNING AND  
BUILDING DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET, ROOM 200  
SACRAMENTO, CA 95814-2998

PLANNING



November 8, 2001

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Alleghany Area 1 - Fairfield Apartments (P01-014)**

- A. Environmental Determination:** Tiered Negative Declaration (Sections 15152 and 15168(c));
- B. North Natomas Community Plan Amendment** to redesignate 1± acre from High Density Residential to Employment Center: 40 Employees, 1± acre from High Density Residential to Employment Center: 50 Employees, and 0.3± acre from Detention Basin to Employment Center: 40 Employees;
- C. Natomas Crossing Schematic Plan Amendment;**
- D. Rezone** 1± acre portion of the subject site from Multi-Family Residential Planned Unit Development (R-2B PUD) to Employment Center Planned Unit Development (EC-40), 1± acre portion of the subject site from Multi-Family Residential Planned Unit Development (R-2B PUD) to Employment Center Planned Unit Development (EC-50), and 0.3± acre from Agriculture-Open Space Planned Unit Development(A-OS PUD) to Employment Center Planned Unit Development (EC-40);
- E. Natomas Crossing Planned Unit Development Guidelines Amendment;**

**LOCATION AND COUNCIL DISTRICT:**

Southeast corner of Truxel Road and Del Paso Road  
APN: 225-0070-088  
Natomas Unified School District  
Council District 1

**RECOMMENDATION:** Planning Commission and staff recommend that the City Council:

- A. Adopt the attached resolution ratifying the Tiered Negative Declaration;
- B. Adopt the attached resolution approving the North Natomas Community Plan amendment; and,
- C. Adopt the attached resolution approving the Natomas Crossing Planned Unit Development Schematic Plan and Development Guidelines amendment; and,
- D. Adopt the attached ordinance approving the rezone of 35.9± acres.

**CONTACT PERSON:** Donna Decker, Associate Planner 264-5698

**FOR COUNCIL MEETING OF:** November 20, 2001 (afternoon)

**SUMMARY:** The applicant requests to modify the NNCP land use designations of small 0.3± to 1± acre portions of the subject site from High Density Residential and Detention Basin to Employment Center: 40 & 50 Employees, to rezone the same acreages from Multi-family Residential and Agriculture-Open Space to Employment Center: 40 & 50 Employees, and to modify the Natomas Crossing Planned Unit Development Schematic Plan and Development Guidelines to reflect the proposed development entitled Allegheny Area 1, Fairfield Apartments.

**COMMISSION ACTION:** On September 27, 2001, the Planning Commission voted unanimously (six ayes, zero noes) to ratify the Tiered Negative Declaration, approved the Tentative Subdivision Map to divide one parcel into six, and approved the Special Permit to develop 384 multi-family residential units. The Commission recommended approval and forward to the City Council the North Natomas Community Plan amendment, the Natomas Crossing Planned Unit Development Schematic Plan and Development Guidelines amendment and the rezone of portions of the 35.9± acre site.

**BACKGROUND INFORMATION:**

On May 8, 1997, the Planning Commission approved entitlements for a master development plan for Allegheny Properties -Area 1 (P96-082). At the same time the Planning Commission ratified the Negative Declaration and adopted the Mitigation Monitoring Plan. The Commission recommended approval for the Development Agreement between the City of Sacramento and Allegheny Properties, the rezone of 35.9± undeveloped gross acres as well as recommending approval to the City Council to establish the Natomas Crossing Planned Unit Development Guidelines. On June 24, 1997, the City Council approved the project as recommended by staff.

The applicant proposes to develop a portion of Allegheny Properties-Area 1 into a multi-family

residential complex with the remainder of the site parceled to provide both primary and non-primary Employment Center land uses. The southeast portion of the site is comprised of the City of Sacramento Detention Basin No. 5 and is not a part of the project. The designated Employment Center areas consist of four proposed parcels located at the intersection of Truxel Road and Del Paso Road as well as the southwest corner of the site at the intersection of Truxel Road and Terracina Drive (formerly "Road B"). The site will have an overall land division of six parcels derived from the existing single parcel.

The North Natomas Community Plan Amendment, and the rezone entitlements are minor actions required to be taken by the Council in order to assure land use designation boundaries match the proposed parceling of the site. The Schematic Plan and PUD Guideline amendments are required entitlements because the development of the site has modified the previously adopted conceptual plans for the Planned Unit Development.

**FINANCIAL CONSIDERATIONS:** None

**ENVIRONMENTAL CONSIDERATIONS:** The Environmental Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Tiered Negative Declaration has been prepared. The Tiered Negative Declaration is based upon fourteen documents listed in the Tiered Negative Declaration published September 6, 2001, and relies heavily on the Negative Declaration (P96-082) ratified by the City Planning Commission on May 8, 1997 and the City Council on June 24, 1997. Potentially significant environmental issues regarding land use and planning, population and housing, water, air quality, transportation and circulation, noise, and public services were discussed. No additional significant issues were found and the analysis and mitigation conducted for these previous environmental documents are reaffirmed, where applicable. The previously adopted Mitigation Monitoring Plan(s) are incorporated herein into the project plans to mitigate any previously identified impacts associated with this site.

The Negative Declaration was published for a public review period from September 6 to September 27, 2001. On September 27, 2001, the Planning Commission ratified the Tiered Negative Declaration.

**POLICY CONSIDERATIONS:** The proposed project is consistent with the General Plan Mixed Use, Medium Density Residential, and Water designations. Adoption of the resolutions and the rezone ordinance will continue to provide consistency and compliance of the existing land uses in the North North Natomas Community Plan Area as well as the Zoning Code.

**ESBD CONSIDERATIONS:** None applicable

Respectfully submitted,

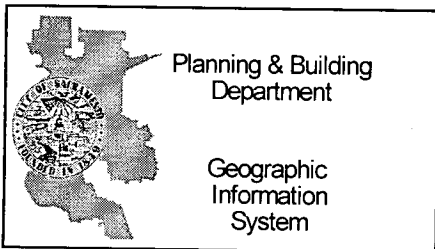
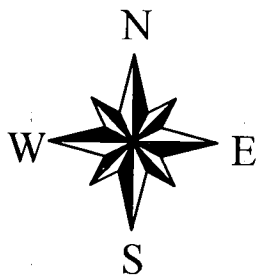
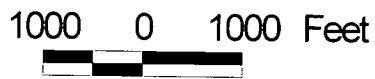
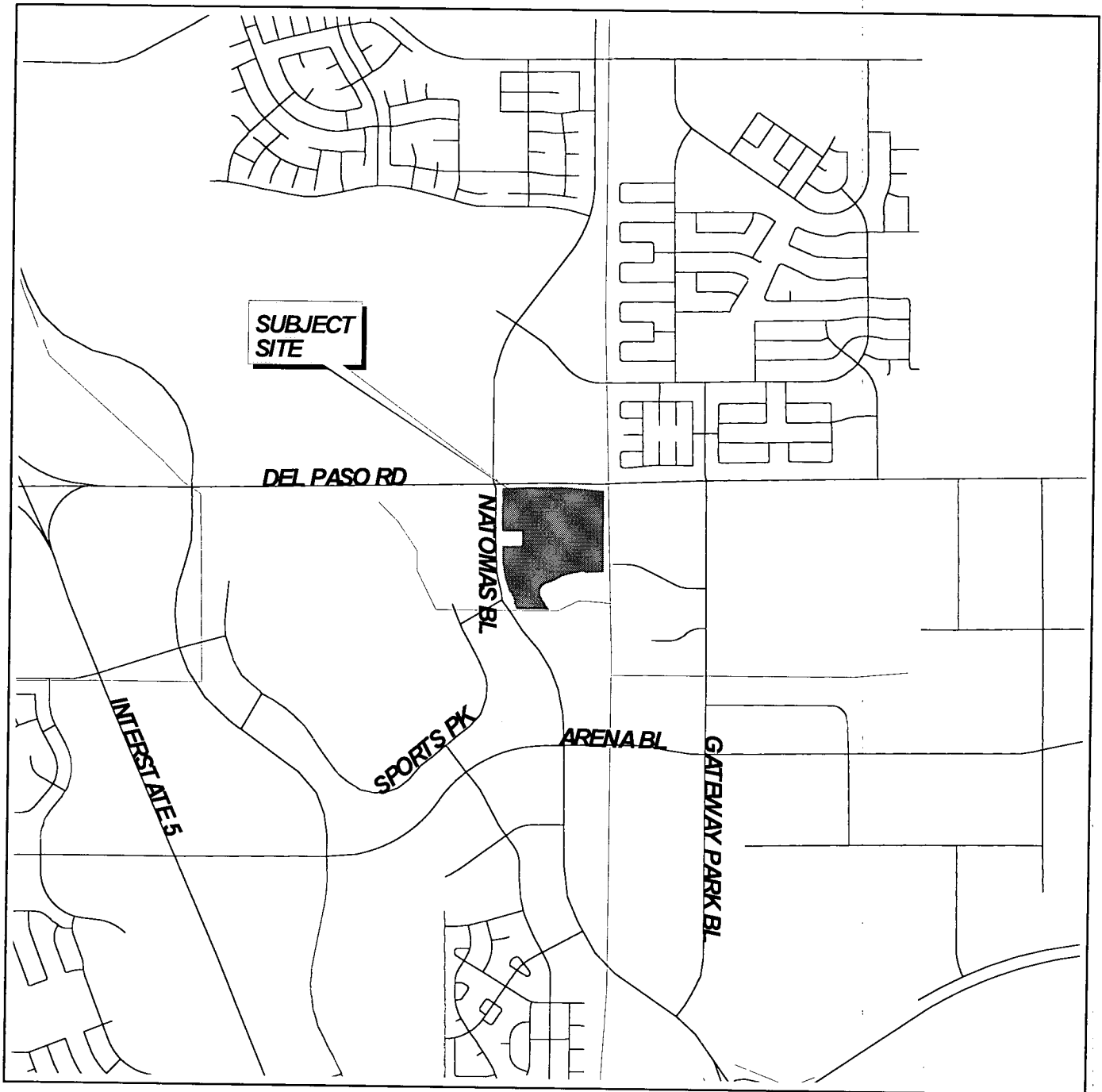
  
GARY L. STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION:

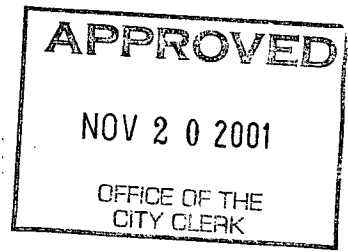
  
ROBERT R. THOMAS  
City Manager

Attachments:

- Vicinity Map
- Attachment 1: Resolution ratifying the Tiered Negative Declaration
  - Attachment 2: Resolution approving the North Natomas Community Plan Amendment
  - Attachment 3: Resolution approving the Natomas Crossing Schematic Plan and Development Guidelines
  - Attachment 4: Ordinance approving the Rezone



Vicinity Map  
P01-014



**RESOLUTION NO. 2001-761**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**TIERED NEGATIVE DECLARATION FOR THE NATOMAS CROSSING - ALLEGHANY AREA 1 PLANNED UNIT DEVELOPMENT CONSISTING OF NORTH NATOMAS COMMUNITY PLAN AMENDMENT, NATOMAS CROSSING SCHEMATIC PLAN AMENDMENT, REZONE, AND PLANNED UNIT DEVELOPMENT GUIDELINES AMENDMENT, LOCATED ON 35.9± GROSS ACRES AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA (P01-014) (APN 225-0070-088)**

WHEREAS, the Environmental Manager has prepared a Tiered Negative Declaration for the above identified project;

WHEREAS, the proposed Tiered Negative Declaration finds that no additional significant issues were found and the analysis and mitigation measures provided for under the previous environmental documents are reaffirmed, where applicable;

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the previously adopted Mitigation Monitoring Plan(s) are relied upon and incorporated herein into the project plans to mitigate any previously identified impacts associated with this project.

NOW THEREFORE BE IT RESOLVED by the City of Sacramento, City Council that:

- 1. The previously adopted Mitigation Monitoring Plan for project number P96-

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

082, is hereby reaffirmed and incorporated herein as shown on the attached Exhibit 1.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

P01-014

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

Mitigation Monitoring Plan (P96-082)-Exhibit 1

Recording  
Not  
Required

-  
-  
-  
-  
-

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MITIGATION MONITORING PLAN

FOR

Alleghany Development Area #1 (North Natomas)

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Development Services Division  
Don Lockhart, Associate Planner**

Date:  
**April 2, 1997**

Adopted By:  
**City of Sacramento City Council**

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RESOLUTION NO.: \_\_\_\_\_

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

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN (P96-082)

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Alleghany Development Area #1 (P96-082)  
Applicant - Name: Alleghany Properties, Inc. attn: David Bugatto  
Address: 2150 River Plaza Dr. Ste. 155 Sacramento, CA 95833  
Phone No.: (916) 854-2100

Project Location / Legal description of Property (if recorded):

- A. Development Agreement between the City of Sacramento and Alleghany Properties, Inc.;
- B. Rezone of 41.3GA for 27.8±GA from A-OS to EC-50-PUD, for 2.1±GA from A-OS to EC-40-PUD, for 11.6GA from A-OS to R-2B-PUD (14.7± to remain A-OS-PUD {Detention Basin})
- C. PUD Establishment for **565±GA** for Alleghany Properties - Natomas Development Areas 1, 2 & 3;
- D. Tentative Master Parcel Map for 56±GA from one parcel to four: 27.8±GA; 2.1±GA; 11.6±GA; 14.7±GA Zoned: Agriculture - Open Space (A-OS)

**Located within the North Natomas Community Plan (NNCP) area, at the southeast corner of Del Paso Road and Truxel Road, (Arena Boulevard), bounded by the East Drainage Canal on the easterly boundary. Assessor's Parcel Number (APN): 225-0070-054.**

SECTION 2: GENERAL INFORMATION

The project as approved includes eight mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment 1 of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the above-mentioned applicant.

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RESOLUTION NO.: \_\_\_\_\_

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

## SECTION 3: PLAN CONTENTS

### 1. AIR

#### Mitigation Measure #1:

The applicant shall comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent project-wide.

#### Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department  
City of Sacramento, Public Works Department

### 2. WATER

#### Mitigation Measure #2:

A Drainage Agreement coordinating the provision of stormwater drainage with all the property owners in Basin #5 must be executed prior to recordation of the Final Master Parcel Map. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Final Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.

#### Mitigation Measure #3:

The project shall comply with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan to the satisfaction of the Director of Planning and Development, including:

- Provide multiple access points in subdivisions that are 10 acres or larger in size to facilitate evacuation and other emergency services;
- New residential development shall either identify refuge areas to the satisfaction of the City Planning and Development Department or ensure that at least 50 percent of all residential units shall have a top plate above the base flood elevation;

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RESOLUTION NO.: \_\_\_\_\_

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

- Major projects (40,000 square feet or larger) shall have second story construction or roof access and a top plate above the base flood elevation in order to provide adequate refuge areas. Refuge areas at private structures should be required to accommodate employees only;
- All residential and non-residential structures must be anchored to their foundations per regulations in the City Building Code;
- Gas valve shut-off keys must be attached in a visible location for all residential and commercial gas water heaters; and
- Special facilities, such as hospitals and elder care facilities, shall be required to implement flood safety measures in their designs to the satisfaction of the City Planning and Development Department.

Mitigation Measure #4:

No encroachment into the FEMA designated floodway (shown as AE Flood zone on the most current flood maps or the most current RD1000 100 year floodplain designation) shall be allowed until construction or bonding of the East Drainage Canal project or other mitigation approved by the Department of Utilities and RD 1000.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Utilities  
 City of Sacramento, Planning and Development Department

**3. PLANT/ANIMAL LIFE**

Mitigation Measure #5:

The Applicant may, in its exclusive discretion, satisfy the mitigation requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Implementation Agreement, when those documents are adopted by the City Council, in one of the following three alternative methods: (i) payment of the Mitigation Fees specified in said documents, as adjusted from time to time; or (ii) contribution of Habitat Mitigation Requirement lands (as defined in said documents) to the Natomas Basin Conservancy; or (iii) participation in such other mitigation plan, consistent with the goals of the NBHCP and equivalent in biological value to (i) and (ii) above, as is approved by the City in prior consultation with

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

the U.S. Fish & Wildlife Service and California Department of Fish & Game. Because the NBHCP and the Implementing Agreement have not been adopted as of the date of the imposition of this mitigation measure, if Applicant is issued a grading permit prior to their adoption, Applicant shall pay the interim fees established by the City Council in Ordinance No. 95-060 and Resolution No. 95-622 adopted by the City Council on October 31, 1995. If interim fees paid by the Applicant exceed the actual fees, when adopted, that would otherwise have been imposed upon the Applicant, then Applicant shall be refunded the difference, with interest. If the interim fees paid by the Applicant are less than the actual fees that would otherwise have been imposed upon the Applicant, the Applicant shall pay the difference, with interest.

Mitigation Measure #6:

Prior to the recordation of the Final Master Parcel Map, and/or any phases thereof, the applicant shall provide the City with a U.S. Army Corps of Engineers approved map delineation of the on-site acreage and location of jurisdictional waters (seasonal wetlands) of the United States. And the applicant shall secure a 404 Permit from USACOE, if required.

The Final Master Parcel Map, and/or any phases thereof, shall show the delineation of all jurisdictional waters (seasonal wetlands) of the United States as per the USACOE approved map.

The Master Tentative Parcel Map shall be revised to accommodate the identified seasonal wetlands. Each contiguous seasonal wetland site shall be fully contained on a minimum of one parcel. This will allow the integrity of the resource to be maintained, and adequate mitigation to be implemented prior to development or conveyance of the newly created parcels.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Public Works Department  
City of Sacramento, Planning and Development Department  
U.S. Army Corps of Engineers

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RESOLUTION NO.: \_\_\_\_\_

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

**4. HUMAN HEALTH**

Mitigation Measure #7:

The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

**5. CULTURAL RESOURCES**

Mitigation Measure #8:

If subsurface archaeological, or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entities Responsible for Ensuring Compliance:

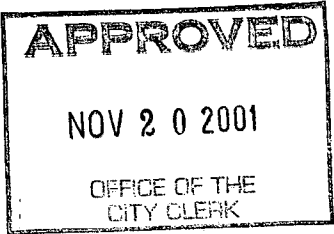
City of Sacramento, Planning and Development Department  
City of Sacramento, Public Works Department

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RESOLUTION NO.: \_\_\_\_\_

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



**RESOLUTION NO.** 2001-762

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION AMENDING THE NORTH NATOMAS COMMUNITY PLAN TEXT AND LAND USE MAPS TO MODIFY THE DESIGNATION OF 1± ACRE FROM HIGH DENSITY RESIDENTIAL TO EMPLOYMENT CENTER: 40 EMPLOYEES, 1± ACRE FROM HIGH DENSITY RESIDENTIAL TO EMPLOYMENT CENTER: 50 EMPLOYEES, AND 0.3± ACRE FROM DETENTION BASIN TO EMPLOYMENT CENTER: 40 EMPLOYEES LOCATED ON 35.9± GROSS ACRES AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA (P01-014) (APN 225-0070-088)**

WHEREAS, the City Planning Commission conducted a public hearing on September 27, 2001, and recommended approval of the North Natomas Community Plan amendment, the Natomas Crossing Schematic Plan and PUD Guidelines amendment, and rezone for the property located at the above described location;

WHEREAS, a Negative Declaration has been prepared for the project in accordance with CEQA and the Planning Commission and City Council have considered it;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that:

- A. The land use maps of the North Natomas Community Plan (Resolution No. 94-259, as amended) are amended as follows:
  - 1. Exhibit 1, Figure 3, Land Use Plan for the North Natomas Community is amended by designating 1± acre from High Density Residential to Employment Center: 40 Employees, 1± acre from High Density Residential to Employment Center: 50 Employees, and 0.3± acre from Detention Basin to Employment Center: 40 Employees;

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RESOLUTION NO.: \_\_\_\_\_

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

2. Exhibit 2, Figure 5, Residential Density Map is amended by removing 2± acres designated as High Density Residential;
  3. Exhibit 3, Figure 6, Employment Center Map is amended by designating an additional 1± acre to Employment Center: 40 Employees and an additional 1± acre to Employment Center: 50 Employees .
- B. The text of the North Natomas Community Plan (Resolution No. 94-259, as amended) is amended as follows:
1. The provisions relating to "Land Use", "Residential ", and "Employment Center" sections as set forth in the North Natomas Community Plan are amended to read as set forth in Exhibits 4-6, hereto.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

P01-014

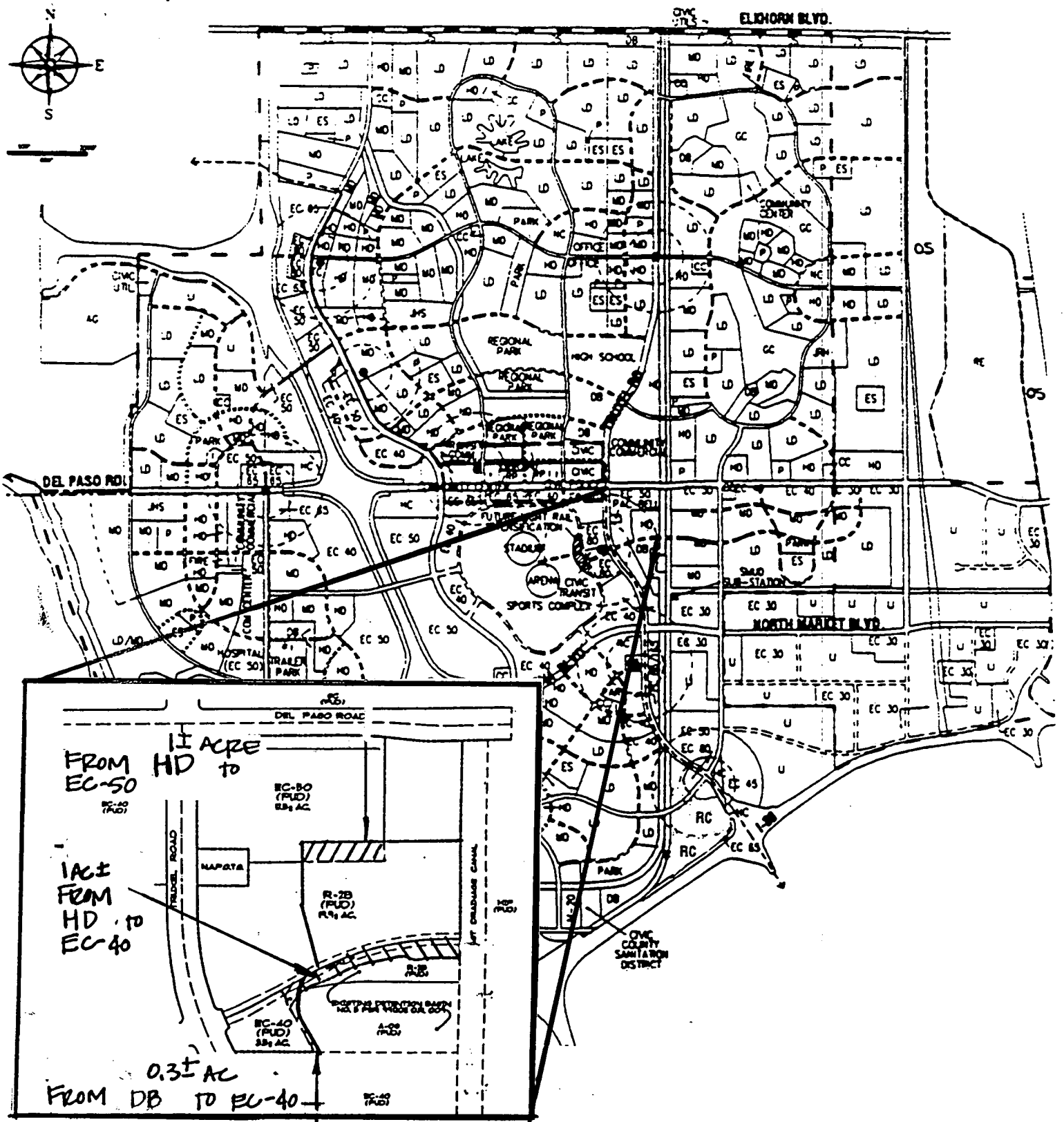
Recording  
Not Required

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*FOR CITY CLERK USE ONLY*

RESOLUTION NO.: \_\_\_\_\_

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

# North Natomas Community Plan Amendment Resolution-Exhibit 1

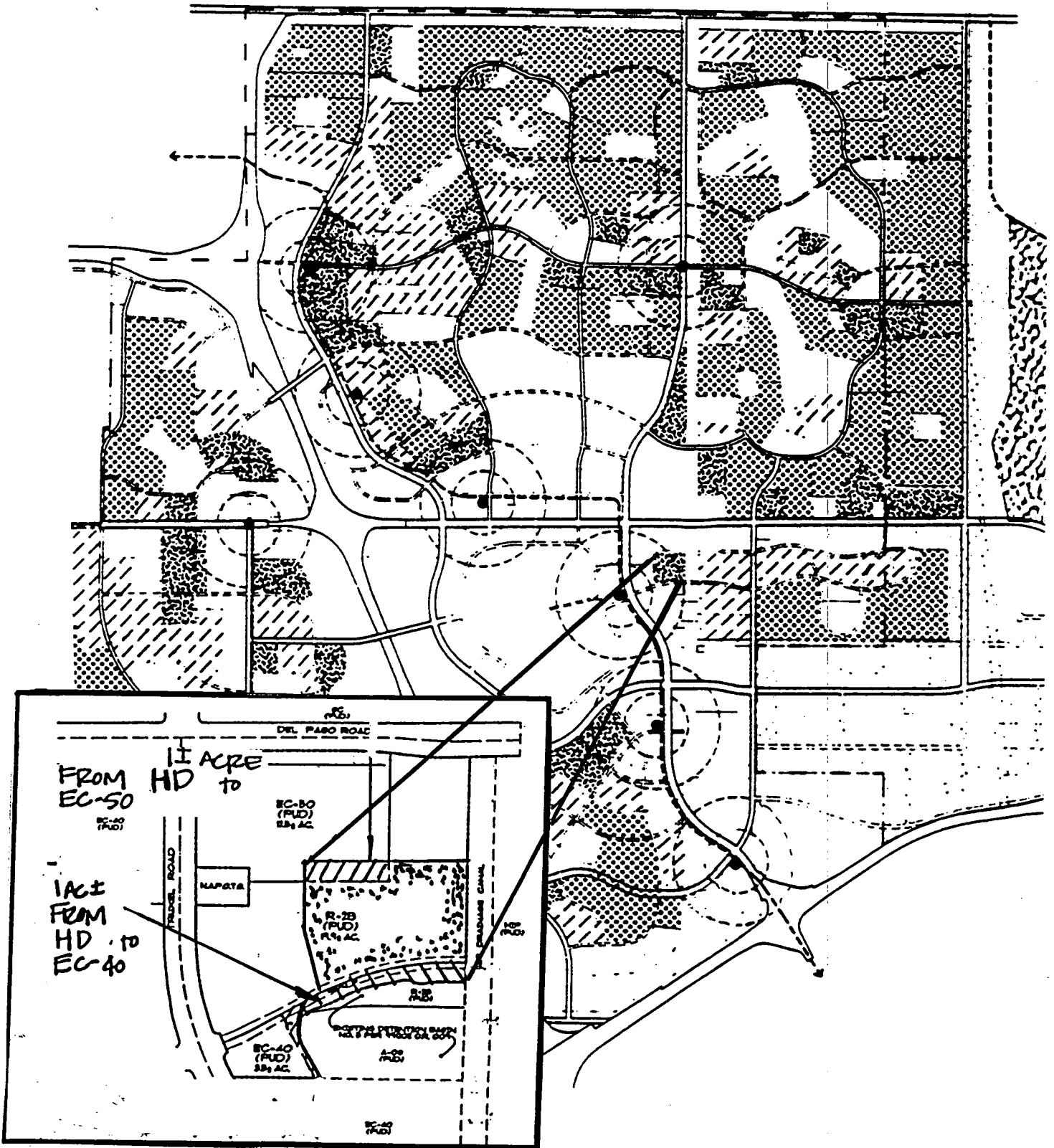


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RESOLUTION NO.: \_\_\_\_\_

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

North Natomas Community Plan Amendment Resolution-Exhibit 2

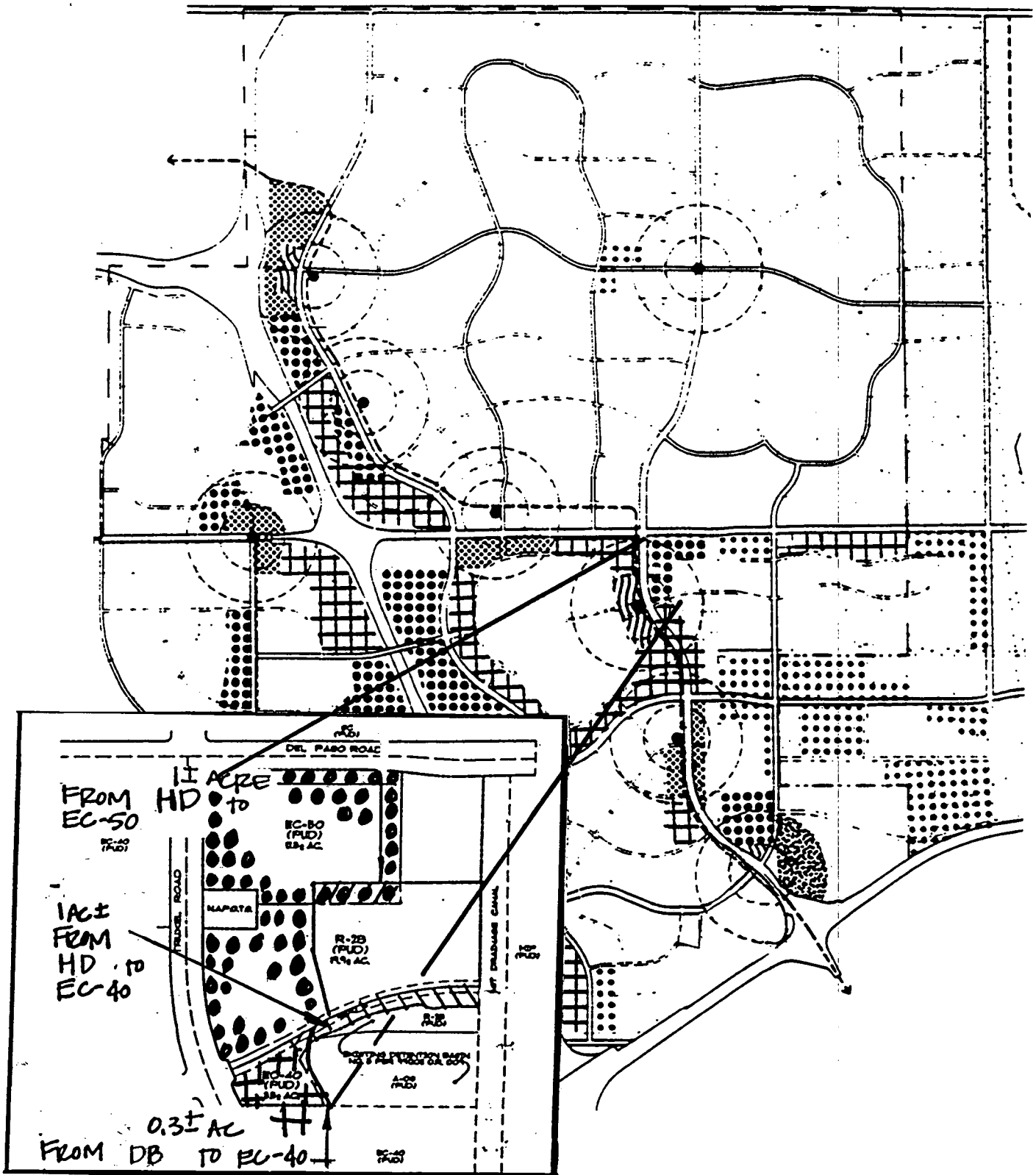


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RESOLUTION NO.: \_\_\_\_\_

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

North Natomas Community Plan Amendment Resolution-Exhibit 3



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RESOLUTION NO.: \_\_\_\_\_

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

# North Natomas Community Plan Amendment Resolution-Exhibit 4

## LAND USE SUMMARY

Table 1 summarizes the proposed land uses for the North Natomas Community Plan.

TABLE 1  
PROPOSED NORTH NATOMAS COMMUNITY PLAN  
LAND USE SUMMARY - YEAR 2016

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
<b>MAJOR EMPLOYERS:</b>		
EC30/Office (30 emps/ac) <sup>1</sup>	324.8	<del>40,552</del> 9,965
EC40 (40 emps/ac)	<del>394.1</del> 395.1	15,763
EC45 (45 emps/ac)	28.5	1,283
EC50/ H (50 emps/ac) <sup>2</sup>	<del>350.1</del> 351.1	17,869
EC65 (65 emps/ac)	88.9	5,849
EC80 (80 emps/ac)	24.4	2,112
Light Industrial (20 emps/ac)	526.6	<del>9,751</del> 10,142
Regional Commercial (30 emps/ac)	60.9	1,608
Community Commercial (30 emps/ac)	68.6	1,948
Village Commercial (30 emps/ac)	51.8	1,553
Neighborhood Convenience Commercial (30 emps/ac)	28.1	813
Transit Commercial (30 emps/ac)	32.3	946
Highway Commercial (30 emps/ac)	31.1	1,042
Sports Complex (5 emps/ac)	185.4	927
TOTAL	2,194.6	72,016
<b>RESIDENTIAL:</b>		
		<u>DWELLING UNITS</u>
Low Density (7 du/ac)	1,654.7	11,323
Medium Density (12 du/ac)	784.2	9,671
High Density (22 du/ac) <sup>3</sup>	<del>460.9</del> 458.9	12,002 <sup>3</sup>
Rural Estates (1 du/ac)	261.0	261
TOTAL	3,160.8	33,257
<b>CIVIC/PUBLIC</b>		
	<u>GROSS ACRES</u>	
Elementary School (10 ac. each)	140.0	
Junior High School (20 ac. each)	60.0	
Senior High School (40 ac. each) <sup>9</sup>	80.0	
Civic Uses	68.0	
Institutional Uses	19.8	
Public Utility Facilities	24.2	
TOTAL	392.0	
<b>OPEN SPACE:</b>		
Parks <sup>4</sup>	445.1	
Golf Course	164.4	
Ag and Fwy Buffers <sup>5</sup>	320.9	
Drainage Canals and Detention Basins <sup>6</sup>	<del>401.5</del> 401.3	
Other Open Space <sup>7</sup>	343.7	
Agriculture	121.0	
LRT ROW	22.3	
Roads	1,471.7	
TOTAL	<u>3,290.6</u>	
TOTAL ACREAGE	9,038.0	

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

## North Natomas Community Plan Amendment Resolution-Exhibit 5

TABLE 4  
RESIDENTIAL DENSITY PROGRAM  
YEAR 2016

TARGET	NET ACRES		DWELLING		PEOPLE/DU	POPULATION	
AVERAGE DENSITY		%	UNITS	%			%
Low Density (7 du/ac)	1,655	52	11,323	34	2.55	28,873	43
Medium Density (12 du/ac)	784	25	9,671	29	1.91	18,472	28
High Density (22 du/ac)	459	15	12,002	36	1.54	18,483	28
Rural Estates (1 du/ac)	261	8	261	1	2.55	666	1
TOTAL	3,161	100	33,257	100		66,495	100

**Balance of Residential Densities in Each Neighborhood:** Each neighborhood shall strive for a balance of residential densities. Neighborhoods located within close proximity to transit and Town Center shall provide a higher overall density than those on the perimeter of the community. The medium density residential can be used as a "linchpin" to help balance the neighborhood. For example, in a neighborhood with primarily low density, the medium density should be designed to reflect a higher density type, i.e. more rental opportunities, smaller lots, etc. Likewise, in a higher density neighborhood, the medium density product type would reflect the low density types, i.e. ownership opportunities and larger lots. Figure 4 shows the proposed neighborhoods.

**Variety of Housing Types:** Because residents vary in their household size, the number of vehicles they own, the number of generations in their home, their willingness to maintain a yard, their tolerance of living near their neighbors, their ability to afford a large or small home, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed. Residential developers thrive on economies of scale and would prefer to build a minimal number of housing types. A balance is needed that will provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product.

To provide housing for the wide range of residents in the North Natomas Community, residential developers shall provide a variety of housing types in each neighborhood. As a guideline to ensure a variety of housing types, the maximum percentage of any dominant housing type should be 85 percent and the minimum of any minor housing type should be 5 percent. The following chart shows recommended housing types for each residential density. Residential developers are encouraged to be innovative and responsive to the changing lifestyles of future residents and trends toward transit, telecommuting, zero-emission vehicles, and others.

# North Natomas Community Plan Amendment Resolution-Exhibit 6

TABLE 8  
EMPLOYMENT CENTER USE PROGRAM  
YEAR 2016

<u>EMPLOYMENT CENTER TYPE</u>	<u>BUILDING GROSS</u>		<u>EMPLOYEES</u>	<u>SQUARE FOOTAGE<sup>3</sup></u>
	<u>NET ACRES</u>			
EC 30/ Office (30 emps/ac) <sup>1</sup>	344.4		9,965	3,693,200
EC 40 (40 emps/ac)	<del>394.4</del> 395.1		<del>15,763</del> 15,803	5,517,050
EC 45 (45 emps/ac)	28.5		1,283	384,900
EC 50/ Hospital (50 emps/ac) <sup>2</sup>	<del>350.4</del> 351.1		<del>17,869</del> 17,919	5,360,700
EC 65 (65 emps/ac)	88.9		5,849	1,462,250
EC 80 (80 emps/ac)	<u>24.4</u>		<u>2,112</u>	<u>528,000</u>
TOTAL	1,230.4		53,428	16,946,100

1 - Includes 12.7 net acres of neighborhood serving professional office.

2 - Includes 26.4 net acres of designated hospital use along El Centro Road. Site would be designated EC50 if a hospital is not built.

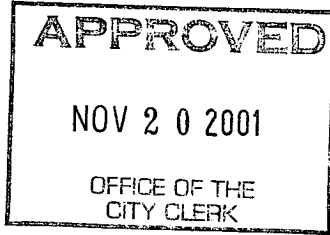
3 - Gross square feet/employee used to calculate projected building square footage is 350 sf/emp for EC30 & EC40, 300 sf/emp for EC45 & EC50, and 250 sf/emp for EC65 & EC80

**Jobs/ Housing Ratio:** The 1986 North Natomas Community Plan called for a jobs/housing ratio of 66 percent in the city portion of the plan area and 58 percent Community Plan areawide. The jobs/housing ratio shall be maintained or improved by the amended Community Plan. The number of employees anticipated in the MRD designated lands in the 1986 North Natomas Community Plan was 44,985, (39,720 employees at 30 employees per net acre in the MRD-20 area and 5,265 at 45 employees per net acre in the MRD-50 area). The total number of employees projected for an EC PUD cannot be exceeded unless:

- a) Housing opportunity is provided for each new employee generated over the projected number (using a formula based on the number of workers per household); and
- b) Additional mitigation measures are provided by the developer generating the new workers to negate the incremental environmental impacts (such as traffic) of the additional employees.

The number of employees and housing opportunities will be monitored by Planned Unit Development (PUD) area. The number of employees per dwelling unit used in the Community Plan is 1.35.

**Allowable and Conditional Uses:** The Primary uses listed below are allowed in any EC PUD. The Support Retail, Light Industrial, and Residential uses listed below are conditional uses in any EC PUD. The percentage range of allowable acreage devoted to the uses are also listed in the following chart:



**RESOLUTION NO. 2001-763**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION TO APPROVE THE PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES AMENDMENT TO PROVIDE 17.2± ACRES OF EC-50 PUD PROVIDING 187,500 SQUARE FEET OF BUILDING AREA FOR OFFICE AND COMMERCIAL/RETAIL USE, 7.7± ACRES OF EC-50 PUD PROVIDING AREA FOR MULTI-FAMILY RESIDENTIAL USE, 2.8± UNDEVELOPED/UNASSIGNED ACRES EC-40 PUD, AND 8.2± ACRES R-2B PUD AND TO MODIFY THE INTERNAL ROAD ACCESS TO A 50 FT PUBLIC PEDESTRIAN/BICYCLE ACCESS LOCATED ON 35.9± GROSS ACRES AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA (P01-014) (APN 225-0070-088)**

WHEREAS, the City Planning Commission conducted a public hearing on September 27, 2001, and recommended approval of the North Natomas Community Plan amendment, the Natomas Crossing Schematic Plan and PUD Guidelines amendment, and rezone for the property located at the above described location;

WHEREAS, the City Council conducted a public hearing on November 20, 2001 to consider the Natomas Crossing Planned Unit Development Schematic Plan and Development Guidelines Amendment (Area 1). Based on documentary and oral evidence submitted, the City Council hereby finds:

1. The PUD amendments conform to the General Plan and the 1994 North Natomas Community Plan;
2. The PUD amendments continue to meet the purposes and criteria stated in Title 17, Zoning Code, in that the PUD facilitates mixed residential and business uses;
3. The PUD amendments will not be injurious to the public health, safety or welfare.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

NOW THEREFORE BE IT RESOLVED by the Council of the City of Sacramento that:

- A. The Natomas Crossing Schematic Plan is amended as shown on Exhibit 1, attached herein;
- B. The Natomas Crossing Planned Unit Development Guidelines is amended to reflect the internal road is modified to a 50 foot public pedestrian/bicycle access as shown on the attached Exhibit 2.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

P01-014

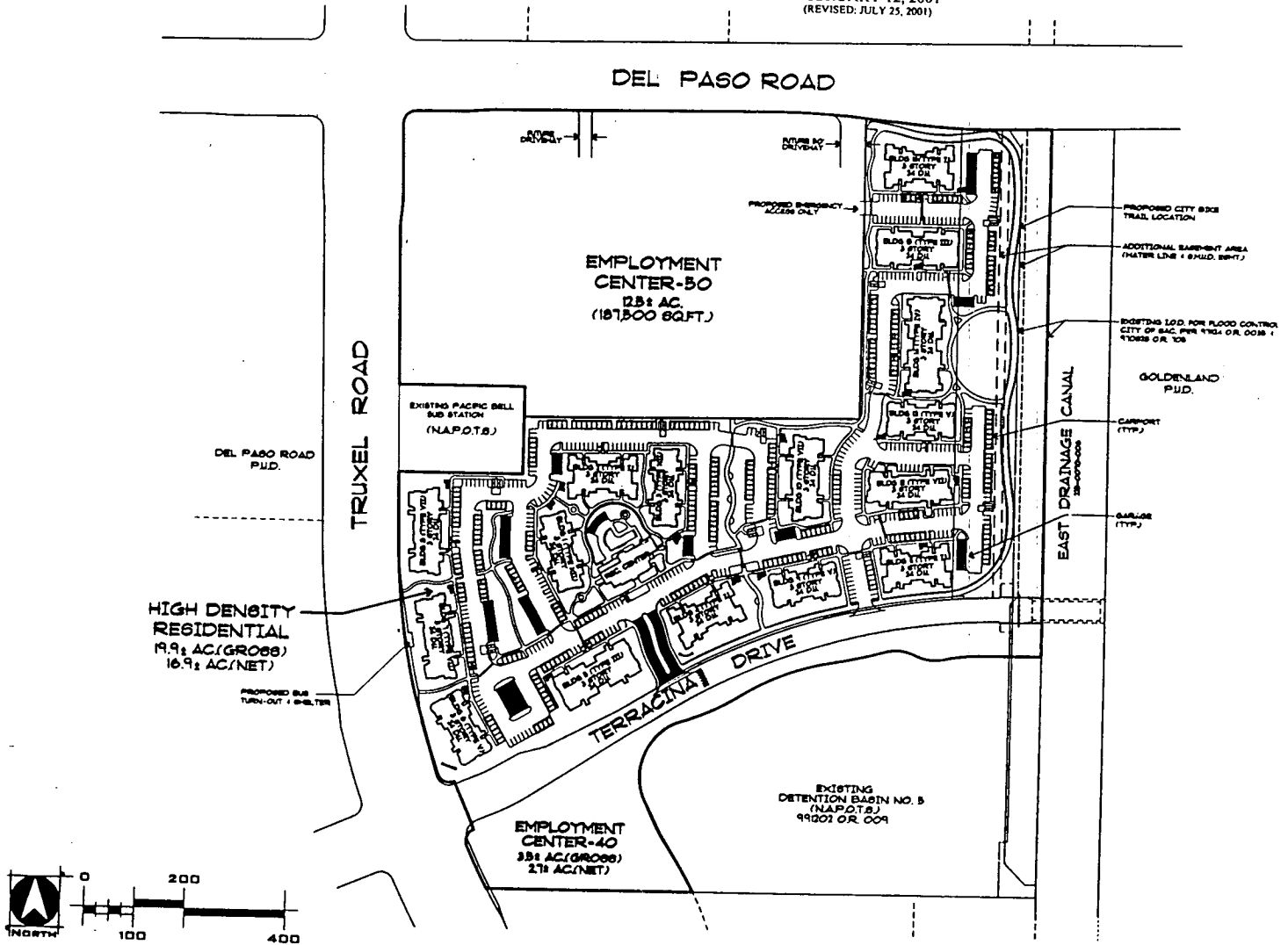
\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

Natomas Crossing Schematic Plan Amendment-Exhibit 1

P.U.D. SCHEMATIC PLAN  
**NATOMAS CROSSING-AREA 1**  
 CITY OF SACRAMENTO, CALIFORNIA  
 FEBRUARY 12, 2001  
 (REVISED: JULY 25, 2001)

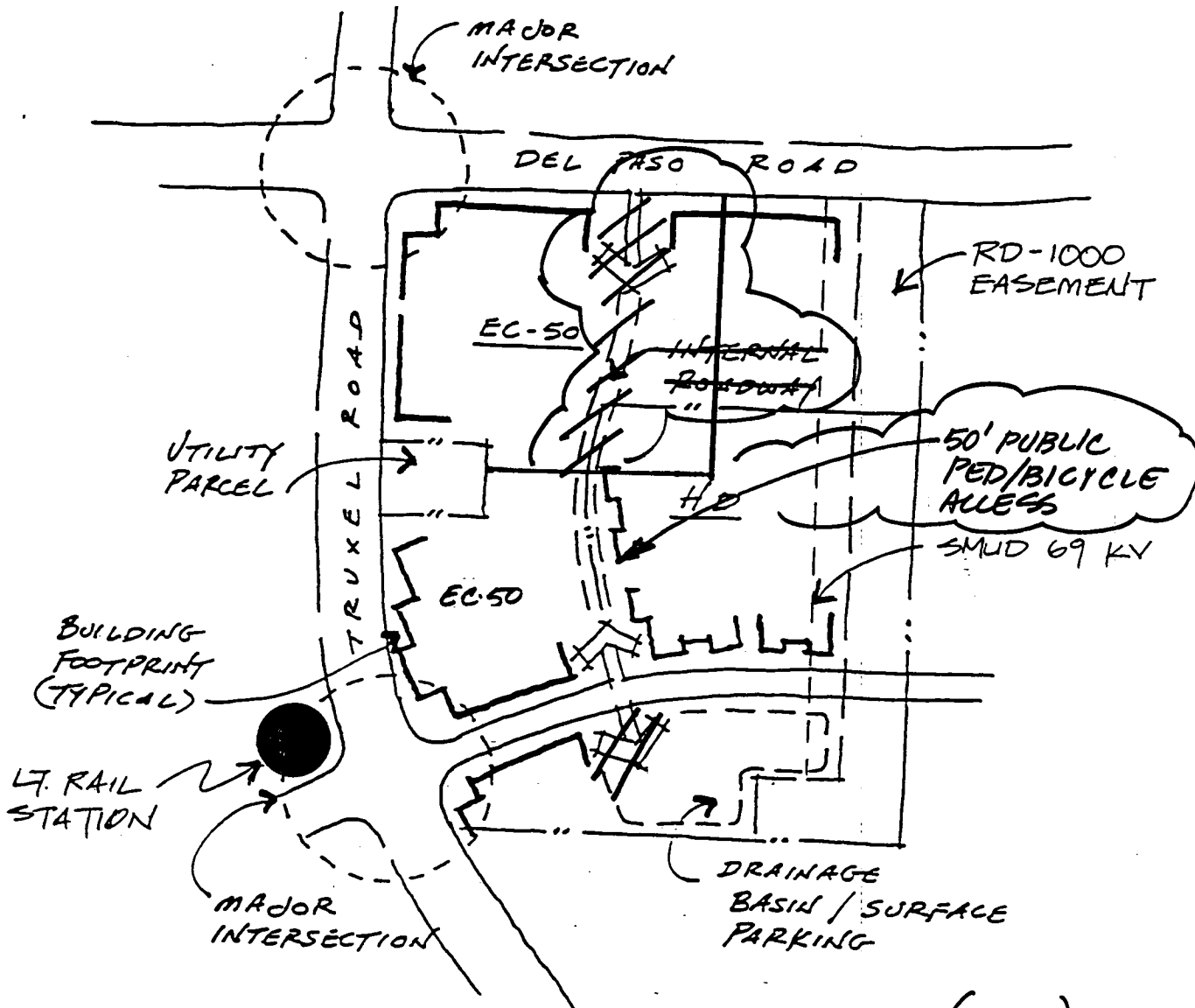


**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

Exhibit 31: Development Area I - Conceptual Site Plan



(Pg. 71)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

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

APPROVED

NOV 20 2001

OFFICE OF THE  
CITY CLERK

**ORDINANCE NO.** 2001-048

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REMOVING 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40 PUD), 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 50 PLANNED UNIT DEVELOPMENT (EC-50 PUD), AND 0.3± ACRE PORTION OF THE SUBJECT SITE FROM AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS PUD) TO EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40 PUD) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD (P01-014) (APN: 225-0070-088)

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

**SECTION 1**

The proposed subject site is currently zoned with 10.2± acres of MultiFamily Residential Planned Unit Development (R-2B PUD), 1.8± acres Employment Center 40 Planned Unit Development (EC-40 PUD), 23.6± acres Employment Center 50 Planned Unit Development (EC-50 PUD), and 0.3± acre Agriculture-Open Space Planned Unit Development(A-OS PUD).

The property generally described, known and referred to as APN: 225-0070-088 and which is shown on the attached Exhibit 1, consists of rezoning 1± acre portion of the subject site from Multi-Family Residential Planned Unit Development (R-2B PUD) to Employment Center 40 Planned Unit Development (EC-40 PUD), 1± acre portion of the subject site from Multi-Family Residential Planned Unit Development (R-2B PUD) to Employment Center 50 Planned Unit Development (EC-50 PUD), and 0.3± acre portion of the subject site from Agriculture-Open Space Planned Unit Development(A-OS PUD) to Employment Center 40 Planned Unit Development (EC-40 PUD). Said territory is hereby removed from the Multi-Family Residential Planned Unit Development and Agriculture-Open Space Planned Unit Development

**FOR CITY CLERK USE ONLY**

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

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

and placed in the Employment Center 40 Planned Unit Development (EC-40 PUD) and the Employment Center 50 Planned Unit Development (EC-50 PUD) zones as described above, subject to conditions and limitations set forth in the Zoning Ordinance.

The above described redesignations will result in 8.2± acres of MultiFamily Residential Planned Unit Development (R-2B PUD), 2.8± acres Employment Center 40 Planned Unit Development (EC-40 PUD), and 24.9 Employment Center 50 Planned Unit Development (EC-50 PUD).

**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.

DATE TITLE PUBLISHED IN FULL:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
*FOR CITY CLERK USE ONLY*

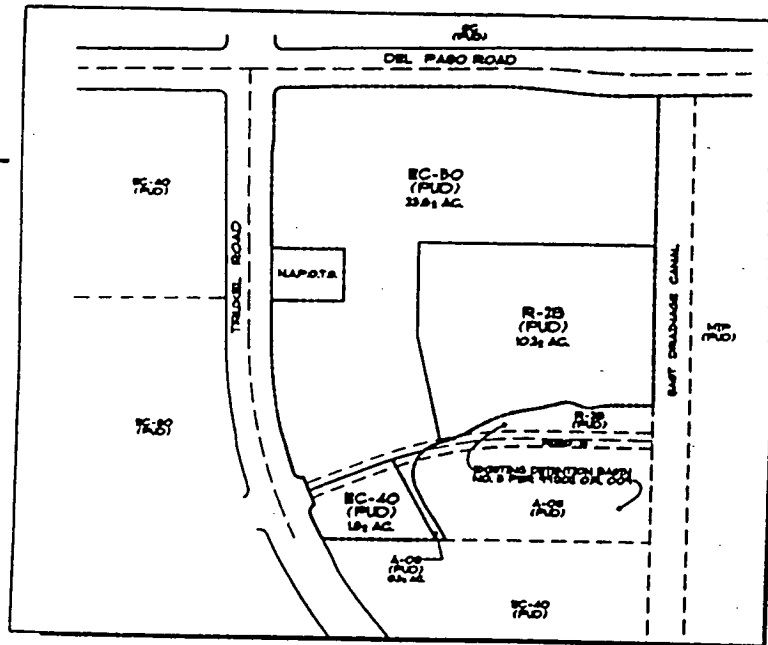
ORDINANCE NO.: \_\_\_\_\_

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

# Rezone Ordinance - EXHIBIT 1

## EXISTING ZONING

- 10.2± AC R-2B PUD
- 1.8± AC EC-40 PUD
- 23.6± AC EC-50 PUD
- 0.3± AC A-05 PUD

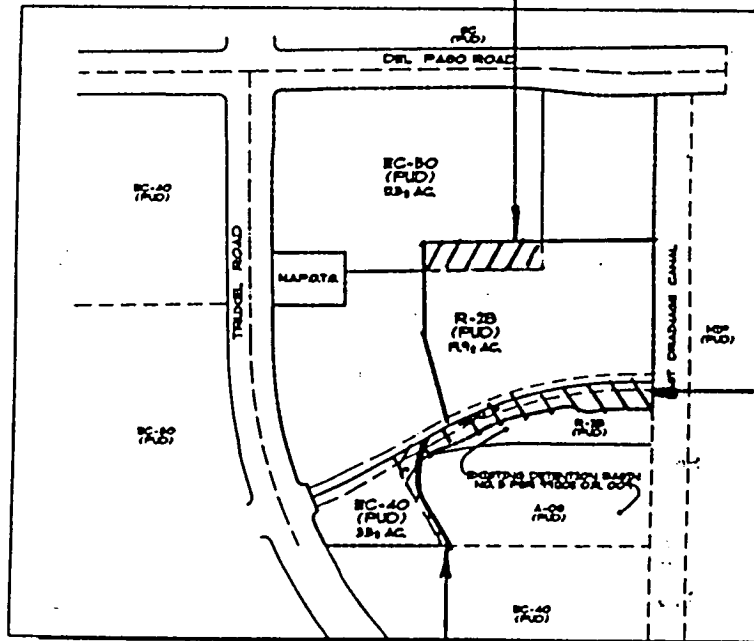


Existing Zoning

REZONE 1± ACRE  
FROM R-2B TO  
EC-50

## PROPOSED ZONING

- 8.2± AC R-2B PUD
- 2.8± AC EC-40 PUD
- 24.9± AC EC-50 PUD



Proposed Zoning

REZONE  
1± AC  
FROM  
R-2B TO  
EC-50

REZONE 0.3± AC  
FROM A-05 TO EC-40

FOR CITY CLERK USE ONLY

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

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

3.7  
3.2

2.2

PLANNING & BUILDING DEPT.  
PLANNING DIVISION

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PASSED FOR  
PUBLICATION  
&

PLANNING  
916-264-5381  
FAX 916-264-7185

November 1, 2001

City Council  
Sacramento, California

**CONTINUED**  
FROM 11-13-01  
TO 11-20-01

Honorable Members in Session:

**SUBJECT:** AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REMOVING 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40 PUD), 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 50 PLANNED UNIT DEVELOPMENT (EC-50 PUD), AND 0.3± ACRE PORTION OF THE SUBJECT SITE FROM AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS PUD) TO EMPLOYMENT CENTER 40 PLANNED (EC-40 PUD) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD (P01-014) (APN: 225-0070-088)

**LOCATION AND DISTRICT:** Southeast corner of Truxel Road and Del Paso Road  
APN: 225-0070-088  
Natomas Unified School District  
Council District 1

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to November 20, 2001

**CONTACT PERSONS:** Donna Decker, Associate Planner, 264-5698

**FOR COUNCIL MEETING OF:** November 13, 2001 (afternoon)

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

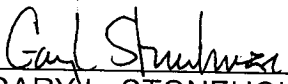
**BACKGROUND INFORMATION:**

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.



FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
CITY MANAGER

Respectfully submitted,

  
GARY L. STONEHOUSE  
Planning Director

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REMOVING 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40 PUD), 1± ACRE PORTION OF THE SUBJECT SITE FROM MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2B PUD) TO EMPLOYMENT CENTER 50 PLANNED UNIT DEVELOPMENT (EC-50 PUD), AND 0.3± ACRE PORTION OF THE SUBJECT SITE FROM AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS PUD) TO EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40 PUD) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF TRUXEL ROAD AND DEL PASO ROAD (P01-014) (APN: 225-0070-088)

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

## SECTION 1

The proposed subject site is currently zoned with 10.2± acres of MultiFamily Residential Planned Unit Development (R-2B PUD), 1.8± acres Employment Center 40 Planned Unit Development (EC-40 PUD), 23.6 ± acres Employment Center 50 Planned Unit Development (EC-50 PUD), and 0.3± acre Agriculture-Open Space Planned Unit Development(A-OS PUD).

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*FOR CITY CLERK USE ONLY*

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

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

and placed in the Employment Center 40 Planned Unit Development (EC-40 PUD) and the Employment Center 50 Planned Unit Development (EC-50 PUD) zones as described above, subject to conditions and limitations set forth in the Zoning Ordinance.

The above described redesignations will result in 8.2± acres of MultiFamily Residential Planned Unit Development (R-2B PUD), 2.8± acres Employment Center 40 Planned Unit Development (EC-40 PUD), and 24.9 Employment Center 50 Planned Unit Development (EC-50 PUD).

**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.

DATE TITLE PUBLISHED IN FULL:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

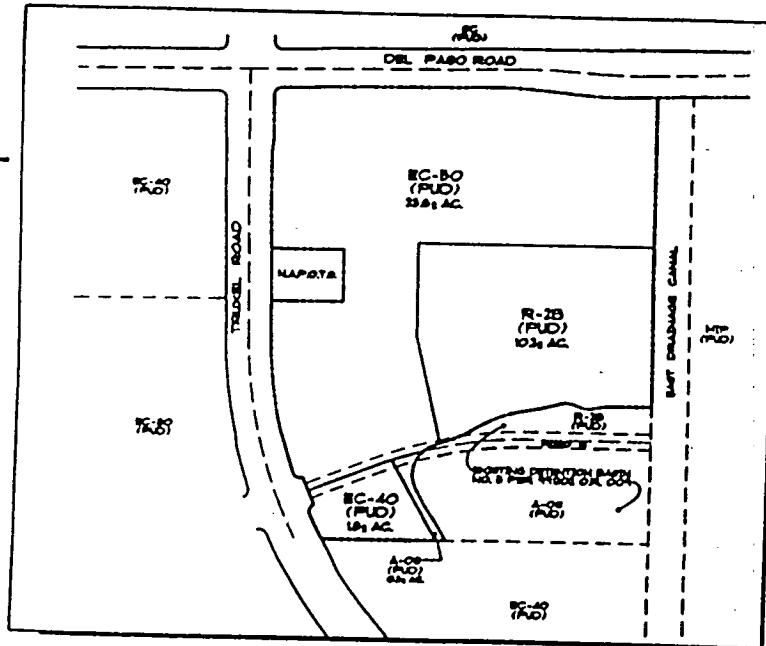
ORDINANCE NO.: \_\_\_\_\_

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

Rezone Ordinance - EXHIBIT 1

EXISTING ZONING

- 10.2± AC R-2B PUD
- 1.8± AC EC-40 PUD
- 23.6± AC EC-50 PUD
- 0.3± AC A-05 PUD

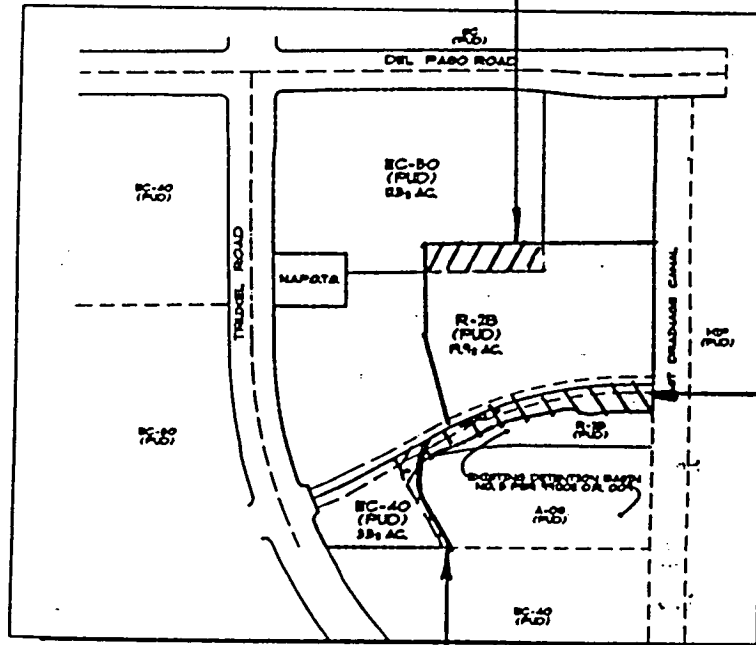


Existing Zoning

REZONE 1± ACRE  
FROM R-2B TO  
EC-50

PROPOSED ZONING

- 8.2± AC R-2B PUD
- 2.8± AC EC-40 PUD
- 24.9± AC EC-50 PUD



Proposed Zoning

REZONE 0.3± AC  
FROM A-05 TO EC-40

FOR CITY CLERK USE ONLY

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

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