



3.21

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

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ROOM 300  
SACRAMENTO, CA  
95814-2998

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

**June 14, 2004**

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Promenade at Natomas (P00-033)**

**LOCATION AND COUNCIL DISTRICT:** Council District 1. North Natomas, north of Interstate 80 and east of Truxel Road and Gateway Park Boulevard, Sacramento, CA.

**RECOMMENDATION:** It is recommended that the item be passed for publication of title and continued to July 22, 2004

**CONTACT PERSON:** **Gregory Bitter, Associate Planner, 808-7816**  
**David Kwong, Senior Planner, 264-2691**

**FOR COUNCIL MEETING OF: June 29, 2004**

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

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



GARY STONEHOUSE  
Planning Director



MICHAEL MEDEMA  
Interim Director of Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

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# 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 REZONING 126.4± GROSS ACRES OF AGRICULTURAL PLANNED UNIT DEVELOPMENT (A PUD) TO 89.6± GROSS ACRES OF SHOPPING CENTER PLANNED UNIT DEVELOPMENT (SC PUD), 28.12± GROSS ACRES OF EMPLOYMENT CENTER 50 PLANNED UNIT DEVELOPMENT (EC-50 PUD), AND 8.6± GROSS ACRES AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS PUD), IN NORTH NATOMAS, NORTH OF INTERSTATE 80 AND EAST OF TRUXEL ROAD AND GATEWAY PARK BOULEVARD, SACRAMENTO, CA.**

(APN: 225-0160-086)  
(P00-033)

**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 zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which 126.4± gross acres of Agricultural Planned Unit Development (A PUD), are hereby removed and placed into 89.6± gross acres of Shopping Center Planned Unit Development (SC PUD), 28.12± gross acres of Employment Center 50 Planned Unit Development (EC-50 PUD), and 8.6± gross acres Agriculture-Open Space Planned Unit Development (A-OS PUD) zones for:

APN: 225-0160-086

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**FOR CITY CLERK USE ONLY**

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

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

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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

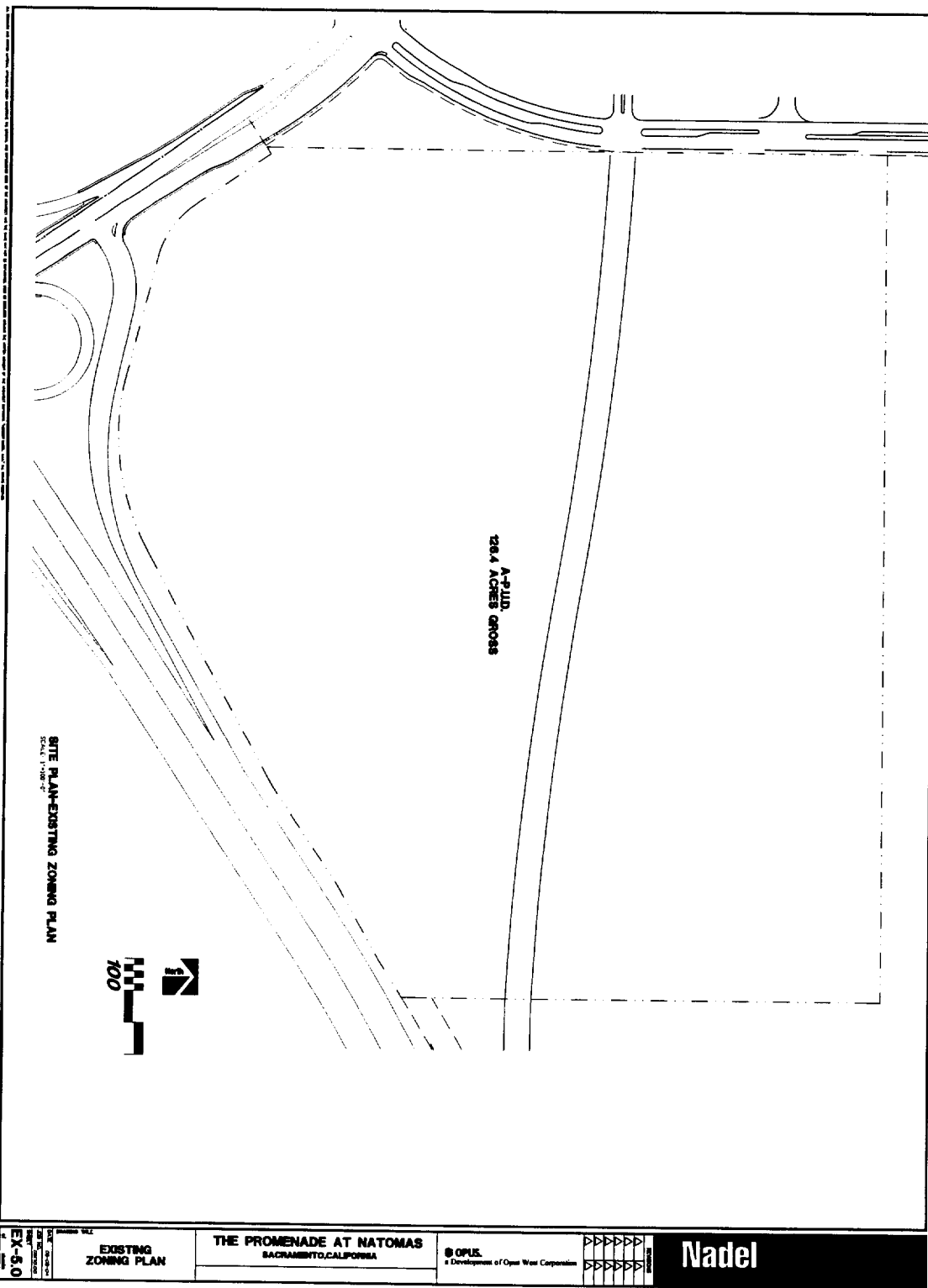
P00-033

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

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

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

**EXHIBIT 1 – REZONING EXHIBIT (EXISTING ZONING)**

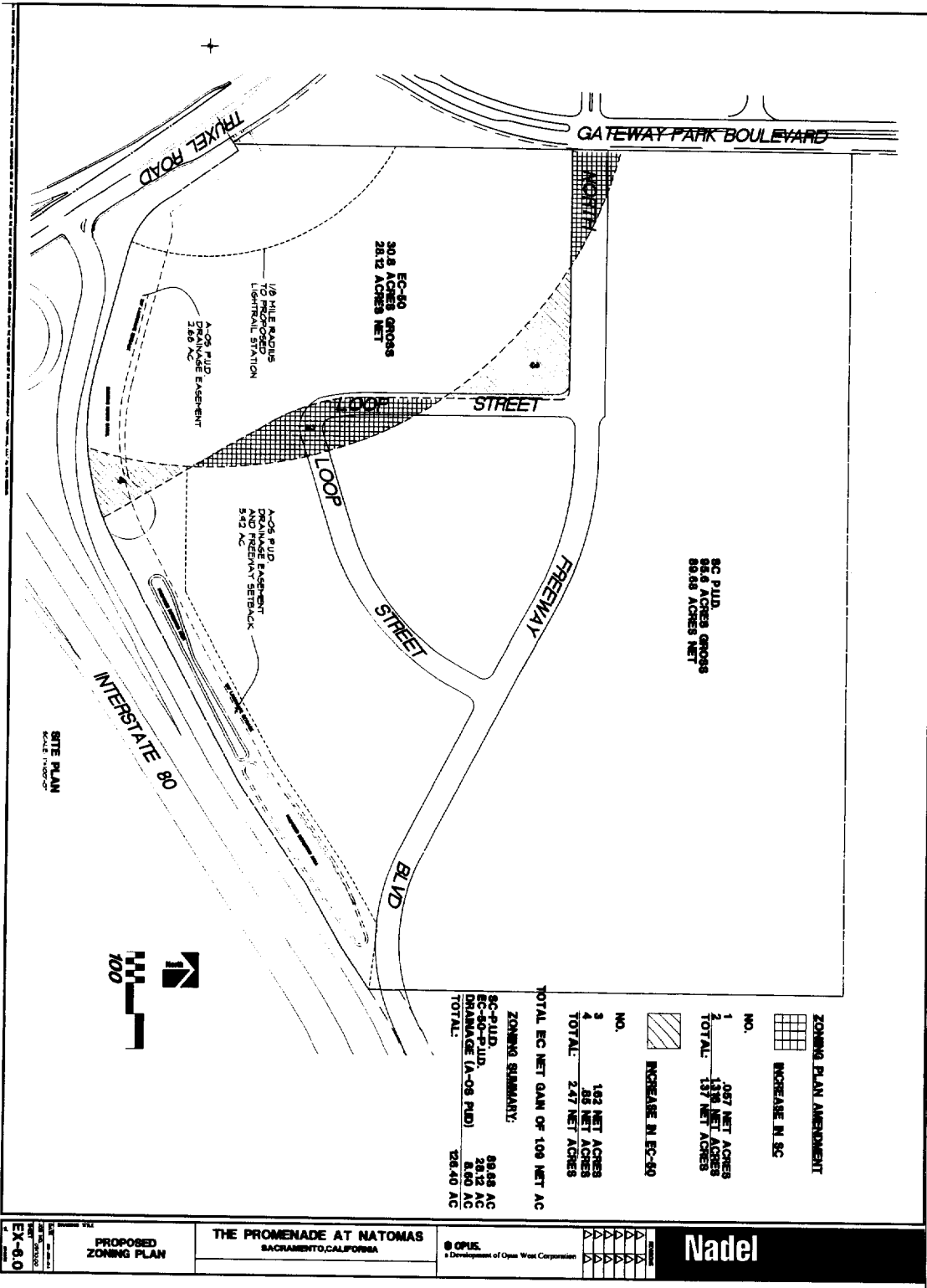


**FOR CITY CLERK USE ONLY**

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

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

# EXHIBIT 1 – REZONING EXHIBIT (AMENDED ZONING)



FOR CITY CLERK USE ONLY

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

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

# 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 OPUS WEST CORPORATION FOR PROPERTY LOCATED IN NORTH NATOMAS, NORTH OF INTERSTATE 80 AND EAST OF TRUXEL ROAD AND GATEWAY PARK BOULEVARD, SACRAMENTO, CA.**

(APN: 225-0160-086)  
(P00-033)

**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 OPUS West Corporation, a copy of which is attached hereto.

## SECTION 2

The City Council finds:

1. The agreement is consistent with the city general plan and the goals, policies, standards and objectives of any applicable specific or community plan;
2. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan;
3. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement;

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**FOR CITY CLERK USE ONLY**

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

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

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4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;
5. 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;
6. 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 Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Environmental Impact Report 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P00-033

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**FOR CITY CLERK USE ONLY**

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

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

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

City of Sacramento  
Planning Division  
1231 I Street, Room 300  
Sacramento, CA 95814  
(916) 264-5894

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

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***FOR CITY CLERK USE ONLY***

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

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