

# CITY OF SACRAMENTO

## NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of October 5, 1999, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

P98-112 Various entitlements to allow development of a portion of "Neighborhood 1" in the North Natomas community on 331 ± gross acres located between El Centro Road on the east, the City limit on the west, north of Del Paso Road, west of I-5:

- A. Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Development Agreement between the City of Sacramento and Lennar Communities;
- D. General Plan Amendment from 139 to 190.3 gross acres Low Density Residential; from 27.3 to 11.5 gross acres Medium Density Residential; from 4 to 8 gross acres Community /Neighborhood Commercial & Offices; from 24.8 to 5.4 gross acres Mixed Use; from 51.9 to 12.7 gross acres Heavy Commercial or Warehouse; from 18 to 25.8 gross acres Public/Quasi Public-Misc; from 41.7 to 49.9 gross acres Parks, Recreation, Open Space; (from 24.3 to 27.6 gross acres Major Roadways/Landscape Corridors - inc. Fwy Corridor);
- E. 1994 North Natomas Community Plan Amendment from 108.3 to 158.4 gross acres Low Density Residential; from 34.1 to 30.6 gross acres Medium Density Residential; from 22.6 to 11.5 High Density residential; from 0 to 8 gross acres Neighborhood Commercial; from 2.5 to 0 acres Neighborhood Convenience Commercial; from 1 to 0 acres Highway Commercial; from 46.9 to 12.7 Light Industrial; from 16.2 to 5.1 gross acres EC50; from 6.7 to 0 acres EC65; from 12.6 to 18 gross acres Parks; from 29 to 21.3 gross acres Open Space; from 0 to 19 gross acres Detention Basin; from 2.1 to 10.3 gross acres Institutional; from 5 to 1.8 gross acres Civic Uses; from 8 to 10.2 gross acres for an elementary school. (from 36.2 to 24.3 gross acres for Major roadways/ Landscaped corridors);
- F. 1994 North Natomas Community Plan Amendment to reduce the required Agriculture Buffer from the required 200 feet to 145 feet (including 40' ROW for a private street) on-site north of the high-line canal, and to relocate a portion of the Agriculture Buffer off-site, in unincorporated territory, adjacent to the west property line, south of the high-line canal;
- G. Rezone from 63.9 acres Manufacturing, Research & Development, and 267.3 acres Agriculture to 130.6 acres (360 DU & parks/schools/civic uses) Single Family Residential (R-1 PUD); to 58.3 acres (432 DU) Single Family Residential Alternative (R-1A-PUD); to 30.7 acres (192 DU) Multi-family Residential (R-2A-PUD); from to 11.5 acres (241 DU) Multi-family (R-3-PUD); to 8 acres General Commercial (C-2-PUD); to 12.7 acres Light Industrial-25' Landscaped Setback-PUD (M-1-S-PUD); to 5.4 acres Employment Center - 50 Employees per acre (EC50) & 10.3 acres to Employment Center - 50 Employees per acre (Institutional Overlay); to 40.3 acres Agriculture-Open Space (A-OS) (lake, open space) with 27.6 acres Major Roadways and Landscape Corridor);
- H. Designation of a PUD and Establishment of PUD Guidelines and Schematic Plan for Westborough - a portion of Neighborhood #1 of the 1994 North Natomas Community Plan consisting of 331± gross acres;

**Appeal of the decision of the Sacramento City Planning Commission denying the following entitlements:**

- I. Tentative Master Parcel Map to reconfigure six agricultural lots into 41 lots - consistent with the NNCP as proposed to be amended: 158.8 acres Low Density Residential (lots A-22, A-26, A-28, A33, A35 & A-41); 30.6 gross acres Medium Density Residential (lots A-8 & A-13); 11.5 gross acres High Density Residential (lots A-2, A-5); 8 gross acres Neighborhood Commercial (lot A-1); 5.1 gross acres EC50 (lots A-12 & A15); 12.7 gross acres Light Industrial (lots A-19 & A-20); 1.8 acre Civic - water tank & SMUD substation (lots A-10 & A-9); 10.3 gross acres Institutional (lots A-16 & A-18); 10.2 gross acres Elementary School (lot A-39); 3.7 gross acres private recreation center (lot A-37); 14.3 gross acres Parks (A-11, A-25, A-38); 7.2 gross acres open space (lots A-4, A-6, A-7, A-14, A-27, A-31, A-32, A-34, A-36 & A-40); 20.9 acre private lake/detention facility ((lots A-3 & A-29); 4.9 gross acres drainage corridor (lot A-23); 2.8 gross acres parkway (A-24); 3.7 gross acres Agricultural Buffer (lot A-21); 0.4 gross acres irrigation channel (lot A-30) with 24.3 gross acres for roadways/ landscaped corridors;
- J. Tentative Parcel Map to create 793 Low Density Residential parcels: - Area 1, 21.1 acres, 140 lots @ 45' X 105'; Area 2, 32 acres, 124 lots @ 70' X 110'; Area 3, 26 acres, 106 lots @ 70' X 110'; Area 4, 36.7 acres, 221 lots @ 45' X 105'; Area 5, 24.7 acres, 108 lots @ 65' X 105'; Area 6, 17.9 acres, 94 lots @ 55' X 105';
- K. Subdivision Modification to allow median islands within public Right of Way (ROW);
- L. Subdivision Modification to allow modified street sections;
- M. Subdivision Modification to eliminate sidewalks on one side of private residential streets;
- N. Special Permit to deviate from the requirements of Wall, Fence, and Gate Regulations - Development Standards, Section 5.3 - Sound Walls Along Major Streets, to reduce the required landscaped setback minimum of 25 feet from public right-of-way to 15 feet, along Del Paso Road, between "B Street" and "E Street";
- O. Special Permit to allow gated residential development in six tracts.

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. 8936  
RUN 1 TIME:  
2 PUB PROOFS

9/24/99

P98-112

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
SEP 22 9 11 AM '99



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 301  
SACRAMENTO, CA  
95814-2998

PLANNING SERVICES  
916-264-7037  
FAX 916-264-7185

PREP DATE: \_\_\_\_\_  
HEARING DATE: 10-5-99  
FINAL COUNCIL ACTION DATE: \_\_\_\_\_

September 21, 1999

**MEMORANDUM**

TO: Virginia Henry, Assistant City Clerk  
FROM: *HP* Hawea Pedersen, Typist Clerk II  
SUBJECT: REQUEST TO SCHEDULE HEARING - EVENING

1. P98-112 Various entitlements to allow development of a portion of "Neighborhood 1" in the North Natomas community on 331 ± gross acres located between El Centro Road on the east, the City limit on the west, north of Del Paso Road, west of I-5:
  - A. Negative Declaration;
  - B. Mitigation Monitoring Plan;
  - C. Development Agreement between the City of Sacramento and Lennar Communities;
  - D. General Plan Amendment from 139 to 190.3 gross acres Low Density Residential; from 27.3 to 11.5 gross acres Medium Density Residential; from 4 to 8 gross acres Community /Neighborhood Commercial & Offices; from 24.8 to 5.4 gross acres Mixed Use; from 51.9 to 12.7 gross acres Heavy Commercial or Warehouse; from 18 to 25.8 gross acres Public/Quasi Public-Misc; from 41.7 to 49.9 gross acres Parks, Recreation, Open Space; (from 24.3 to 27.6 gross acres Major Roadways/Landscape Corridors - inc. Fwy Corridor);
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  - F. 1994 North Natomas Community Plan Amendment to reduce the required Agriculture Buffer from the required 200 feet to 145 feet (including 40' ROW for a private street) on-site north of the high-line canal, and to relocate a portion of the Agriculture Buffer off-site, in unincorporated territory, adjacent to the west property line, south of the high-line canal;

- G. Rezone from 63.9 acres Manufacturing, Research & Development, and 267.3 acres Agriculture to 130.6 acres (360 DU & parks/schools/civic uses) Single Family Residential (R-1 PUD); to 58.3 acres (432 DU) Single Family Residential Alternative (R-1A-PUD); to 30.7 acres (192 DU) Multi-family Residential (R-2A-PUD); from to 11.5 acres (241 DU) Multi-family (R-3-PUD); to 8 acres General Commercial (C-2-PUD); to 12.7 acres Light Industrial-25' Landscaped Setback-PUD (M-1-S-PUD); to 5.4 acres Employment Center - 50 Employees per acre (EC50) & 10.3 acres to Employment Center -50 Employees per acre (Institutional Overlay); to 40.3 acres Agriculture-Open Space (A-OS) (lake, open space) with 27.6 acres Major Roadways and Landscape Corridor);
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**Appeal of the decision of the Sacramento City Planning Commission denying the following entitlements:**

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- O. Special Permit to allow gated residential development in six tracts.

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

Attachments

public right-of-way to 15 feet, along Del Paso Road, between "B Street" and "E Street";

- O. Special Permit to allow gated residential development in six tracts.

LOCATION: West of I-5, with El Centro Road on the east, south of Bayou Road and north of Del Paso Road, with the City boundary as the western project boundary.  
(APNs): 225-0030-007,008,021,044,049 & 052.  
North Natomas  
Natomas Unified School District  
Council District 1

APPLICANT:	Lennar Communities c/o Don Barnett (916) 783-3224 2240 Douglas Boulevard, Suite 200 Roseville, CA 95661
OWNER:	Winncrest Homes Inc. etal. (916) 783-3224 2240 Douglas Boulevard, Suite 200 Roseville, CA 95661
PLANS BY:	Donn C. Reiners, Inc. 8915 Folsom Blvd., Suite. B Sacramento, CA 95826  Morton & Pitalo c/o John Pitalo (916) 927-2400 1788 Tribute Road, Suite 200 Sacramento, CA 95815
APPLICATION FILED:	October 6, 1998 - Re-design submitted: July 9, 1999
STAFF CONTACT:	Don Lockhart, (916) 264-7584

SUMMARY: The applicant, Lennar Communities, is requesting entitlements for the Westborough Planned Unit Development (PUD), including: a Development Agreement, Rezoning, PUD Designation with Development Guidelines and Schematic Plan, a Tentative Master Parcel Map, a Tentative Subdivision Map with Subdivision Modifications related to street standards, a Special Permit to reduce the required landscaped setback minimum of 25 feet from public right-of-way to 15 feet, and a Special Permit to allow gated residential development in six tracts. The applicant is also requesting approval of numerous General Plan and 1994 North Natomas Community Plan amendments in order to accommodate the proposal. In particular, the applicant is requesting General Plan and Community Plan amendments making modifications to the land uses: to

- reduce medium and high density housing, and dramatically lessen employment uses;
- relocate an elementary school and park site from the interior central location to the western margin;

- |  |   |  |
|--|---|--|
| 1. 225-0030-007-0000<br>PHOENIX LLC<br>7700 COLLEGE TOWN DR #101<br>SACRAMENTO, CA 95826               | 2. 225-0030-008-0000<br>PHOENIX LLC<br>7700 COLLEGE TOWN DR #101<br>SACRAMENTO, CA 95826                | 3. 225-0030-021-0000<br>WINNCREST HOMES INC/ETAL<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661 |
| 4. 225-0030-023-0000<br>JL & ROSE PADILLA<br>PO BOX 1702<br>SACRAMENTO, CA 95812                       | 5. 225-0030-035-0000<br>OSE LAND NO 2<br>PO BOX 255543<br>SACRAMENTO, CA 95865                          | 6. 225-0030-036-0000<br>OSE LAND NO 2<br>PO BOX 255543<br>SACRAMENTO, CA 95865                         |
| 7. 225-0030-038-0000<br>OSE LAND NO 2<br>PO BOX 255543<br>SACRAMENTO, CA 95865                         | 8. 225-0030-044-0000<br>WINNCREST HOMES INC/ETAL<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661  | 9. 225-0030-045-0000<br>FAMILY TRUST SCALORA<br>5333 E LEVEE ROAD<br>SACRAMENTO, CA 95835              |
| 10. 225-0030-046-0000<br>PHOENIX LLC<br>7700 COLLEGE TOWN DR #101<br>SACRAMENTO, CA 95826              | 11. 225-0030-049-0000<br>WINNCREST HOMES INC/ETAL<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661 | 12. 225-0030-050-0000<br>STATE OF CALIFORNIA<br>PO BOX 911<br>MARYSVILLE, CA 95901                     |
| 13. 225-0030-051-0000<br>STATE OF CALIFORNIA<br>PO BOX 911<br>MARYSVILLE, CA 95901                     | 14. 225-0030-052-0000<br>WINNCREST HOMES INC/ETAL<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661 | 15. 225-0080-004-0000<br>FAMILY TRUST TSAKOPOULOS<br>7423 FAIR OAKS BLVD., #10<br>CARMICHAEL, CA 95608 |
| 16. 225-0080-005-0000<br>FAMILY TRUST TSAKOPOULOS<br>7423 FAIR OAKS BLVD., #10<br>CARMICHAEL, CA 95608 | 17. 225-0080-006-0000<br>NATOMAS UNION SCHOOL DIST.<br>DEL PASO ROAD<br>SACRAMENTO, CA 95834            | 18. 225-0080-007-0000<br>FAMILY TRUST TSAKOPOULOS<br>7423 FAIR OAKS BLVD., #10<br>CARMICHAEL, CA 95608 |
| 19. 225-0080-008-0000<br>FAMILY TRUST TSAKOPOULOS<br>7423 FAIR OAKS BLVD., #10<br>CARMICHAEL, CA 95608 | 20. 225-0080-030-0000<br>KARL W DOLK<br>C/O GERALD MUTO<br>931 HOWE AVENUE #101<br>SACRAMENTO, CA 95825 | DONN C. REINERS, INC.<br>8915 FOLSOM BLVD., #B<br>SACRAMENTO, CA 95826                                 |
| LENNAR COMMUNITIES<br>DON BARNETT<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661                | LENNAR COMMUNITIES<br>DON BARNETT<br>2240 DOUGLAS BLVD., STE 200<br>ROSEVILLE, CA 95661                 |  |

**PP98 112**

**RECEIVED**

**OCT 06 1998**

**PLANNING SERVICES**



**OFFICE OF THE  
CITY CLERK**

VALERIE A. BURROWES, CMC/AE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AE  
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

September 22, 1999

Lennar Communities  
c/o Don Barnett  
2240 Douglas Boulevard  
Suite 220  
Roseville, CA 95661

On September 22, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

P98-112 Various entitlements to allow development of a portion of "Neighborhood 1" in the North Natomas community on 331 ± gross acres located between El Centro Road on the east, the City limit on the west, north of Del Paso Road, west of I-5:

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**Appeal of the decision of the Sacramento City Planning Commission denying the following entitlements:**

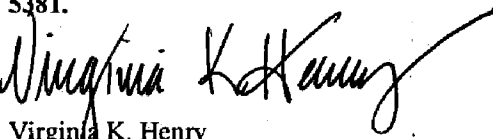
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This hearing has been set for October 5, 1999, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

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 - P98-112 (11)  
Winncrest Homes Inc. et al  
2200 Douglas Boulevard, Suite 200  
Roseville, CA 95661

## AFFIDAVIT OF MAILING & POSTING

ON SEPTEMBER 24, 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:

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- I. Tentative Master Parcel Map to reconfigure six agricultural lots into 41 lots - consistent with the NNCP as proposed to be amended: 158.8 acres Low Density Residential (lots A-22, A-26, A-28, A33, A35 & A-41); 30.6 gross acres Medium Density Residential (lots A-8 & A-13); 11.5 gross acres High Density Residential (lots A-2, A-5); 8 gross acres Neighborhood Commercial (lot A-1); 5.1 gross acres EC50 (lots A-12 & A15); 12.7 gross acres Light Industrial (lots A-19 & A-20); 1.8 acre Civic - water tank & SMUD substation (lots A-10 & A-9); 10.3 gross acres Institutional (lots A-16 & A-18); 10.2 gross acres Elementary School (lot A-39); 3.7 gross acres private recreation center (lot A-37); 14.3 gross acres Parks (A-11, A-25, A-38); 7.2 gross acres open space (lots A-4, A-6, A-7, A-14, A-27, A-31, A-32, A-34, A-36 & A-40); 20.9 acre private lake/detention facility

((lots A-3 & A-29); 4.9 gross acres drainage corridor (lot A-23); 2.8 gross acres parkway (A-24); 3.7 gross acres Agricultural Buffer (lot A-21); 0.4 gross acres irrigation channel (lot A-30) with 24.3 gross acres for roadways/ landscaped corridors;

- J. Tentative Parcel Map to create 793 Low Density Residential parcels: - Area 1, 21.1 acres, 140 lots @ 45' X 105'; Area 2, 32 acres, 124 lots @ 70' X 110'; Area 3, 26 acres, 106 lots @ 70' X 110'; Area 4, 36.7 acres, 221 lots @ 45' X 105'; Area 5, 24.7 acres, 108 lots @ 65' X 105'; Area 6, 17.9 acres, 94 lots @ 55' X 105';
- K. Subdivision Modification to allow median islands within public Right of Way (ROW);
- L. Subdivision Modification to allow modified street sections;
- M. Subdivision Modification to eliminate sidewalks on one side of private residential streets;
- N. Special Permit to deviate from the requirements of Wall, Fence, and Gate Regulations - Development Standards, Section 5.3 - Sound Walls Along Major Streets, to reduce the required landscaped setback minimum of 25 feet from public right-of-way to 15 feet, along Del Paso Road, between "B Street" and "E Street";
- O. Special Permit to allow gated residential development in six tracts.

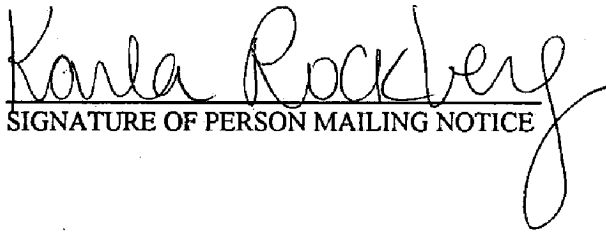
THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: Winncrest Homes Inc.

APPLICANT: Lennar Communities c/o Don Barnett

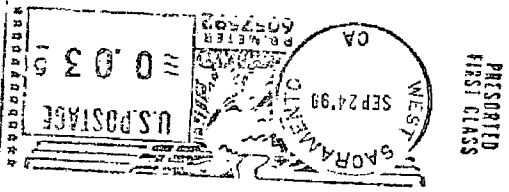
MAILING LIST FOR P-NUMBER: P98-112

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 24<sup>TH</sup> DAY OF SEPTEMBER, 1999.

  
SIGNATURE OF PERSON MAILING NOTICE

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

SEP 29 1 44 PM '99



OFFICE OF THE CITY CLERK  
915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 304 TELEPHONE (916) 264-5426

PRESORTED  
FIRST CLASS



U.S. POSTAGE ☆  
00.27 ☆  
METER 604985 ☆

*Handwritten signature*

INSUFFICIENT  
ADDRESS

225-0080-006-0000  
NATOMAS UNION SCHOOL DIST.  
DEL PASO ROAD  
SACRAMENTO, CA 95834

*1515 Sports Dr. 95834*

NOTICE OF CITY  
COUNCIL HEARING

95814/2608



**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

September 22, 1999

Lennar Communities  
c/o Don Barnett  
2240 Douglas Boulevard  
Suite 220  
Roseville, CA 95661

On September 22, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

P98-112 Various entitlements to allow development of a portion of "Neighborhood 1" in the North Natomas community on 331 ± gross acres located between El Centro Road on the east, the City limit on the west, north of Del Paso Road, west of I-5:

- A. Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Development Agreement between the City of Sacramento and Lennar Communities;
- D. General Plan Amendment from 139 to 190.3 gross acres Low Density Residential; from 27.3 to 11.5 gross acres Medium Density Residential; from 4 to 8 gross acres Community /Neighborhood Commercial & Offices; from 24.8 to 5.4 gross acres Mixed Use; from 51.9 to 12.7 gross acres Heavy Commercial or Warehouse; from 18 to 25.8 gross acres Public/Quasi Public-Misc; from 41.7 to 49.9 gross acres Parks, Recreation, Open Space; (from 24.3 to 27.6 gross acres Major Roadways/Landscape Corridors - inc. Fwy Corridor);
- E. 1994 North Natomas Community Plan Amendment from 108.3 to 158.4 gross acres Low Density Residential; from 34.1 to 30.6 gross acres Medium Density Residential; from 22.6 to 11.5 High Density residential; from 0 to 8 gross acres Neighborhood Commercial; from 2.5 to 0 acres Neighborhood Convenience Commercial; from 1 to 0 acres Highway Commercial; from 46.9 to 12.7 Light Industrial; from 16.2 to 5.1 gross acres EC50; from 6.7 to 0 acres EC65; from 12.6 to 18 gross acres Parks; from 29 to 21.3 gross acres Open Space; from 0 to 19 gross acres Detention Basin; from 2.1 to 10.3 gross acres Institutional; from 5 to 1.8 gross acres Civic Uses; from 8 to 10.2 gross acres for an elementary school. (from 36.2 to 24.3 gross acres for Major roadways/Landscaped corridors);
- F. 1994 North Natomas Community Plan Amendment to reduce the required Agriculture Buffer from the required 200 feet to 145 feet (including 40' ROW for a private street) on-site north of the high-line canal, and to relocate a portion of the Agriculture Buffer off-site, in unincorporated territory, adjacent to the west property line, south of the high-line canal;
- G. Rezone from 63.9 acres Manufacturing, Research & Development, and 267.3 acres Agriculture to 130.6 acres (360 DU & parks/schools/civic-uses) Single Family Residential (R-1 PUD); to 58.3 acres (432 DU) Single Family Residential Alternative (R-1A-PUD); to 30.7 acres (192 DU) Multi-family Residential (R-2A-PUD); from to 11.5 acres (241 DU) Multi-family (R-3-PUD); to 8 acres General Commercial (C-2-PUD); to 12.7 acres Light Industrial-25' Landscaped Setback-PUD (M-1-S-PUD); to 5.4 acres Employment Center - 50 Employees per acre (EC50) & 10.3 acres to Employment Center - 50 Employees per acre (Institutional Overlay); to 40.3 acres Agriculture-Open Space (A-OS) (lake, open space) with 27.6 acres Major Roadways and Landscape Corridor);
- H. Designation of a PUD and Establishment of PUD Guidelines and Schematic Plan for Westborough - a portion of Neighborhood #1 of the 1994 North Natomas Community Plan consisting of 331± gross acres;

**Appeal of the decision of the Sacramento City Planning Commission denying the following entitlements:**

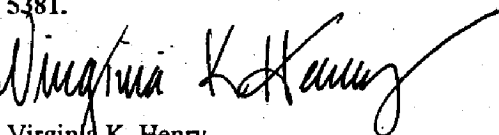
- I. Tentative Master Parcel Map to reconfigure six agricultural lots into 41 lots - consistent with the NNCP as proposed to be amended: 158.8 acres Low Density Residential (lots A-22, A-26, A-28, A-33, A-35 & A-41); 30.6 gross acres Medium Density Residential (lots A-8 & A-13); 11.5 gross acres High Density Residential (lots A-2, A-5); 8 gross acres Neighborhood Commercial (lot A-1); 5.1 gross acres EC50 (lots A-12 & A-15); 12.7 gross acres Light Industrial (lots A-19 & A-20); 1.8 acre Civic - water tank & SMUD substation (lots A-10 & A-9); 10.3 gross acres Institutional (lots A-16 & A-18); 10.2 gross acres Elementary School (lot A-39); 3.7 gross acres private recreation center (lot A-37); 14.3 gross acres Parks (A-11, A-25, A-38); 7.2 gross acres open space (lots A-4, A-6, A-7, A-14, A-27, A-31, A-32, A-34, A-36 & A-40); 20.9 acre private lake/detention facility ((lots A-3 & A-29); 4.9 gross acres drainage corridor (lot A-23); 2.8 gross acres parkway (A-24); 3.7 gross acres Agricultural Buffer (lot A-21); 0.4 gross acres irrigation channel (lot A-30) with 24.3 gross acres for roadways/ landscaped corridors;
- J. Tentative Parcel Map to create 793 Low Density Residential parcels: - Area 1, 21.1 acres, 140 lots @ 45' X 105'; Area 2, 32 acres, 124 lots @ 70' X 110'; Area 3, 26 acres, 106 lots @ 70' X 110'; Area 4, 36.7 acres, 221 lots @ 45' X 105'; Area 5, 24.7 acres, 108 lots @ 65' X 105'; Area 6, 17.9 acres, 94 lots @ 55' X 105';
- K. Subdivision Modification to allow median islands within public Right of Way (ROW);
- L. Subdivision Modification to allow modified street sections;
- M. Subdivision Modification to eliminate sidewalks on one side of private residential streets;
- N. Special Permit to deviate from the requirements of Wall, Fence, and Gate Regulations - Development Standards, Section 5.3 - Sound Walls Along Major Streets, to reduce the required landscaped setback minimum of 25 feet from public right-of-way to 15 feet, along Del Paso Road, between "B Street" and "E Street";
- O. Special Permit to allow gated residential development in six tracts.

This hearing has been set for October 5, 1999, 7:00 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 - P98-112 (11)  
Winncrest Homes Inc. et al  
2200 Douglas Boulevard, Suite 200  
Roseville, CA 95661

~ SINCE 1911 ~

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

This space for filing stamp only

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

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

SC#: 00051991

**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 8936

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

**CITY OF SACRAMENTO  
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of October 5, 1999 at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

998-112: Various entitlements to allow development of a portion of "Neighborhood 1" in the North Natomas community on 331+ gross acres located between El Centro Road on the east, the City limit on the west, north of Del Paso Road, west of I-5:  
A. Negative Declaration;  
B. Mitigation Monitoring Plan;  
C. Development Agreement between the City of Sacramento and Lennar Communities;  
D. General Plan Amendment from 139 to 190.3 gross acres Low Density Residential; from 27.3 to 11.5 gross acres Medium Density Residential; from 4 to 8 gross acres Community/Neighborhood Commercial & Offices; from 24.8 to 5.4 gross acres Mixed Use; from 51.9 to 12.7 gross acres Heavy Commercial or Warehouse; from 18 to 25.8 gross acres Public/Quasi Public-Misc; from 41.7 to 49.9 gross acres Parks, Recreation, Open Space; from 41.7 to 49.9 gross acres Parks, Recreation, Open Space; from 24.3 to 27.6 gross acres Major Roadways/Landscape Corridors - inc.Fwy Corridor);  
E. 1994 North Natomas Community Plan Amendment from 108.3 to 158.4 gross acres Low Density Residential; from 34.1 to 30.6 gross acres Medium Density Residential; from 22.6 to 11.5 High Density Residential; from 0 to 8 gross acres Neighborhood Commercial; from 2.5 to 0 acres Neighborhood Convenience Commercial; from 1 to 0 acres Highway Commercial; from 46.9 to 12.7 Light Industrial; from 16.2 to 5.1 gross acres EC50; from 6.7 to 0 acres EC65; from 12.6 to 18 gross acres Parks; from 29 to 21.3 gross acres Open Space; from 8 to 10.2 gross acres for an elementary school. (from 36.2 to 24.3 gross acres for Major roadways/Landscaped corridors);  
F. 1994 North Natomas Community Plan Amendment to reduce the required Agriculture Buffer from the required 200 feet to 145 feet (including 40' ROW for a private street) on-site north of the high-line canal, and to relocate a portion of the Agriculture Buffer off-site, in unincorporated territory, adjacent to the west property line, south of the high-line canal;  
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acre (EC 50) & 10.3 acres to Employment Center - 50 Employees per acre (Institutional Overlay); to 40.3 acres Agriculture-Open Space (A-OS) (lake, open space) with 27.6 acres major Roadways and Landscape Corridor);  
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I. Tentative Master Parcel map to reconfigure six agricultural lots into 41 lots - consistent with the NNCP as proposed to be amended; 158.8 acres Low Density Residential (lots A-22, A-26, A-28, A33, A35 & A-41); 30.6 gross acres Medium Density Residential (lots A-8 & A-13); 11.5 gross acres High Density Residential (lots A-2, A-5); 8 gross acres Neighborhood Commercial (lot A-1); 5.1 gross acres EC 50 (lots A-12 & A15); 12.7 gross acres Light Industrial (lots A-19 & A-20); 1.8 acre Civic - water tank & SMUD substation (lots A-10 & A-9); 10.3 gross acres Institutional (lots A-16 & A-18); 10.2 gross acres Elementary School (lot A-39); 3.7 gross acres private recreation center (lot A-37); 14.3 gross acres Parks (A-11, A-25, A-38); 7.2 gross acres open space (lots A-4, A-6, A-7, A-14, A-27, A-31, A-32, A-34, A-36 & A-40); 20.9 acre private lake/detention facility (lots A-3 & A-29); 4.9 gross acres drainage corridor (lot A-23); 2.8 gross acres parkway (A-24); 3.7 gross acres Agricultural Buffer (lot A-21); 0.4 gross acres irrigation channel (lot A-30) with 24.3 gross acres for roadways/landscaped corridors;  
J. Tentative Parcel Map to create 793 Low Density Residential parcels: - Area 1,21.1 acres, 140 lots @ 45' X 105'; Area 2,32 acres, 124 lots @ 70' X 110'; Area 3,26 acres, 106 lots @ 70' X 110'; Area 4,36.7 acre, 221 lots @ 45' X 105'; Area 5, 24.7 acres, 108 lots @ 65' X 105'; Area 6, 17.9 acres, 94 lots @ 55' X 105';  
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O. Special Permit to allow gated residential development in six tracts. 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. 8936  
9/24/99

SC-51991#



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 916-264-5426

SPECIALIZED SERVICES  
PH 916-264-7200

April 3, 1998

John V. Diepenbrock  
400 Capitol Mall, Suite 1800  
Sacramento, Ca 95814

On March 31, 1998, the City Council took the following action(s) for property located at I-80 Freeway, south of W El Camino, north of Road B (P98-010):

Adopted Resolution 98-110 amending PUD Guidelines for the Natomas West PUD to reduce the front yard setback to 12.5 feet for porches, 15 feet for front of house, and 20 feet for garages, allow increased lot coverage, allow both halfplex garages on the same street frontage, and make minor text changes incorporating current City policies.

Enclosed, for your records, is a certified copy of the above referenced resolution.

Sincerely,

Nancy Allen  
Typist Clerk III

na

Enclosure

cc: Planning Division, Thomas Pace  
Mike Carson, Kaufman & Broad of No. California, Inc.