

# ORDINANCE NO. 88-005

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

FEB 2 1988

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED 0.5 MILES NORTH OF DEL PASO ROAD, 0.75 MILES EAST OF I-5, AND 0.71 MILES SOUTH OF ELKHORN BOULEVARD FROM THE AGRICULTURAL - OPEN SPACE (A-OS) ZONE AND PLACE THE SAME IN THE STANDARD SINGLE FAMILY-PLANNED UNIT DEVELOPMENT (R-1-PUD), SINGLE FAMILY ALTERNATIVE - PLANNED UNIT DEVELOPMENT (R-1A-PUD), OFFICE BUILDING - PLANNED UNIT DEVELOPMENT (OB-PUD) AND AGRICULTURAL - PLANNED UNIT DEVELOPMENT (A-PUD) ZONES. (APN: 201-0300-055; 201-0310-008 AND 021; 225-0040-018,021 AND 025) **(P87-358)**

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

## SECTION 1.

The territory described in the attached exhibits which is in the Agricultural-Open Space (A-OS) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Standard Single Family (R-1{PUD}), Single Family Alternative (R-1A{PUD}), Office Building (OB{PUD}) and Agricultural (A{PUD}) zones.

This rezoning ordinance is consistent with the North Natomas Community Plan. The zoning designations adopted for the areas indicated conform to the Land Use Designations in the Land Use element of the North Natomas Community Plan as follows:

### COMMUNITY PLAN

#### LAND USE DESIGNATION

High Density Residential  
Medium Density Residential  
Low Density Residential  
Community/Neighborhood Commercial

#### REZONE DESIGNATION

R-1A,R-2A,R-2B,R-3, PUD  
R-1,R-1A,R-2,R-2A,R-2B, PUD  
R-1,R-1A,R-2, PUD  
S-C,C-1,C-2, PUD

14

ORDINANCE No. 88-005  
FEB 2 1988

COMMUNITY PLAN  
LAND USE DESIGNATION

Highway Commercial  
MRD-50/MRD-20  
Light Industrial  
Office/Business  
Sports Complex  
Park/Open Space  
Greenbelt/Buffer  
Agriculture

REZONE DESIGNATION

H-C, PUD  
MRD/PUD  
M-1S, PUD, MIP, PUD  
OB, PUD  
Special Permit, PUD  
F, A-OS  
A-OS  
A

This action rezoning the property described in the attached exhibits is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission December 3, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. This ordinance is subject to the approval by the City Council of the development agreements previously applied for by the owners of the property, which development agreements are to be approved by the City Council subsequent to the adoption of this ordinance.
- d. The rezoning shall be subject to the provisions of the North Natomas Community Plan. All subsequent entitlements for the subject site shall be subject to the 29 special conditions of development contained in the development agreement.
- e. No other entitlements for the subject site shall be approved until the certificate of cancellation for the Williamson Act contracts covering the site is executed or the contracts expire.

15

ORDINANCE No. 88-005  
FEB 2 1988

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibits by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: 01-19-88

PASSED: 02-02-88

EFFECTIVE: 03-03-88

  
MAYOR

ATTEST:

  
CITY CLERK

P87-358

16

ORDINANCE No. 88-005  
FEB 2 1988

**EXHIBIT A**

**Description of the Subject Properties  
and Ownership Thereof**

All those lands in the City of Sacramento, County of Sacramento, State of California, described as follows:

**PARCEL NO. 1:**

Lot 85 of Natomas Central Subdivision, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, California, on September 18, 1920, in Book 16 of Maps, Map No. 3.

**PARCEL NO. 2:**

All that portion of Lot 104 of Natomas Central Subdivision, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on September 18, 1920 in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southeast corner of said Lot 104, thence along the South line of said Lot 104, West 713.34 feet to the Southwest corner of said Lot 104; thence along the West line of said Lot 104, North 68.10 feet; thence on a curve of 282.31 feet concave to the West, with a radius of 593.69 feet; thence North 27°15' West 405.26 feet; thence East 964.57 feet to the center line of a canal reservation and the East line of said Lot 104; thence along the East line of said Lot 104; South 700.70 feet to the point of beginning.

**PARCEL NO. 3:**

Lots 78 and 79 as shown on the Plat of Natomas Central Subdivision, recorded on September 18, 1920 in Book 16 of Maps, Map No. 3, records of Sacramento County.

**PARCEL NO. 4:**

Lot 107 and all that portion of Lots 104 and 106 of Natomas Central Subdivision, according to the official plat thereof filed in the office of the Recorder of Sacramento County, California on September 18, 1920, in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southeast corner of said Lot 107, being in the centerline of Ernst Road; thence along the South line of said Lot 107, North 700.24; thence West 353.36 feet; thence North 724.42 feet; thence East 3155.06 feet to the East line of said Lot 106, and the centerline of Ernst Road; thence; along the center line of Ernst Road, and the Eastline of Lots 106 and 107 South 1424.66 to the point of beginning.

17 ORDINANCE No. 88-005

FEB 2 1988

PARCEL NO. 5:

Lot 84 of Natomas Central Subdivision, according to the Official plat thereof, filed in the Office of the Recorder of Sacramento County, California, on September 18, 1920, in Book 16 of Maps, Map No. 3.

(APN Nos. 201-0300-055, 225-0040-018, 225-0040-025,  
201-0310-008, 201-0310-021, 225-0040-021).

Title to all of the above parcels is vested in Adams Farms, a California General Partnership.

18

ORDINANCE No. 88-005  
FEB 2 1988

# Rezoning Exhibit A PORTION OF Adams Farms

CITY OF SACRAMENTO, CALIFORNIA  
AUGUST, 1987  
REVISED: SEPTEMBER 28, 1987

## REZONING EXHIBIT (Adams Farms)

### LEGEND

- HIGH SCHOOL (portion of)
- ELEMENTARY SCHOOL
- PARK
- ▭ U.G. FOR PROPOSED ROADS
- ▨ PROPOSED FUTURE COLLECTOR ALIGNMENT
- ▧ PROPOSED FUTURE ARTERIAL ALIGNMENT



THE ABOVE COMMUNICATIONS  
MAY BE CONTACTED BY MAIL AT  
SACRAMENTO, CA 95833  
(916) 444-8888  
OR BY TELEPHONE AT (916) 444-8888  
OR BY FACSIMILE AT (916) 444-8888

