

Recording Return To:

ROSEVILLE
ernon Street
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6243

SPECIAL RECORDS
REQUESTED BY

City of Roseville

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NO FEE REQUIRED

PLACER CO RECORDER

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AMENDMENT NO. 2 OF DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND
SOUTHFORK PARTNERSHIP RELATIVE TO
THE DEVELOPMENT KNOWN AS JOHNSON RANCH

THAT CERTAIN DEVELOPMENT AGREEMENT entered into on April
5, 1985, and amended on July 24, 1985, is hereby amended this
7th day of February, 1986, as follows:

1. Section 2.A is amended to read as follows:

Section 2. DEVELOPMENT OF THE PROPERTY.

A. The permitted uses of said property, the density and
intensity of use, the maximum height and size of proposed
buildings, provisions for reservation or dedication of land for
public purposes, and location of public improvements, and other
terms and conditions of development applicable to said property
shall be set forth in this Agreement, the Southeast Roseville
Specific Plan and the Schematic Development Plan attached
hereto as Exhibits B and C; provided, however, that the size,
configuration, height and location of the buildings shown on
the Schematic Development Plan and the size and shape of
particular parcels of the subject property shown on the
Schematic Development Plan are illustrative only and are
therefore, subject to change as provided in Section 1.F.

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CITY OF ROSEVILLE
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City is bound with respect to the uses permitted under this Agreement only insofar as this Agreement so provides or as otherwise set forth in law or ordinance.

City agrees that land use is granted and grants herewith to the property subject to this Agreement as follows: 102.1 acres, more or less, of Business and Professional land uses, 5.5 acres of commercial land uses and 2,108 dwelling units for residential use, all as set forth on Exhibits B and C, attached hereto and incorporated herein by reference. The square footage of structures constructed on land allocated to Business and Professional Use shall not exceed 40% nor be less than 30% of the square footage of the parcel upon which the structure is constructed if such structure is a single story. The square footage of each floor of such structure shall not exceed 35% nor be less than 28% of the land area if such structure is two or more stories. For the purposes of the preceding calculations, a parcel shall not be deemed to include areas designated as Open Space/Floodway areas as set forth in the Southeast Roseville Specific Plan and Exhibit C hereto.

Exhibits B and C provide for residential development of a total of 1,468 additional units, beyond those allocated in the 1977 General Plan, at a density of 5-22 dwelling units per acre.

2. Section 2.E is amended to read as follows:

E. Landowner agrees to undertake to construct

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70 units, to be priced so as to be affordable by persons in the low or very low income range as set forth in the Land Use Element and Housing Element of the Roseville General Plan and to construct 80 units to be priced so as to be affordable by persons in the low to moderate income range. Such units will be in areas zoned for density of 15 units per acre or higher and shall not be required to exceed 25% of the units in any such zone. City agrees to use its best efforts to aid Landowner in making such units affordable to low income individuals by discounting or waiving, when possible, necessary fees for permits and services required by such units. Landowner agrees that any waivers or discounts under this section shall be used only to reduce the purchase price of such low income units. Such units shall be completed not later than Phase V of this Agreement.

Approved this 8th day of January, 1986, by the City Council of the City of Roseville.

CITY OF ROSEVILLE

SOUTHFORK PARTNERSHIP,
a General Partnership

By

W. Hutchinson

City Manager

by COKER-EWING COMPANY,
a General Partnership,
a General Partner

APPROVED AS TO FORM:

by COKER DEVELOPMENT, INC.
a California Corporation

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BY FILE

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Michael J. DeS...

City Attorney

a General Partner

By: Robert B. Coker, Jr.

Robert B. Coker, Jr.

President

by EWING DEVELOPMENT, INC.,

a California Corporation,

a General Partner

Helen Florence

Acting Clerk

By: Harry W. Ewing

Harry W. Ewing

President

by HOME CAPITAL CORPORATION

a California Corporation,

a General Partner

By: Kent J. MacQuinn

Title: Project Manager

By: John D. Bryan

Title: Treasurer

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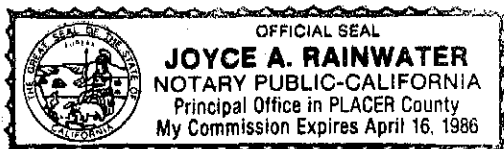
0802 0000 CITY OF ROSEVILLE
BY

BOOK PAGE
EX-2930 PG 146

STATE OF CALIFORNIA)
COUNTY OF PLACER) ss.

On January 10 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT B. COKER, JR., personally known to me to be the PRESIDENT of COKER DEVELOPMENT, INC., a California Corporation, the corporation that executed the within instrument and personally known to me to be the person who executed the within instrument on behalf of said corporation. Said COKER DEVELOPMENT, INC., being personally known to me to be one of the partners of Coker-Ewing Company, a general partnership, which corporation executed the within instrument on behalf of said partnership, said Coker-Ewing Company being personally known to me to be one of the partners of SOUTHFORK PARTNERSHIP, a general partnership, the partnership that executed the within instrument, said ROBERT B. COKER, JR., acknowledged to me that COKER DEVELOPMENT, INC., executed the same, pursuant to its by-laws or a resolution of its Board of Directors, as a partner of said Coker-Ewing Company, which executed the same as a partner of said Southfork Partnership and that said Southfork Partnership executed the same.

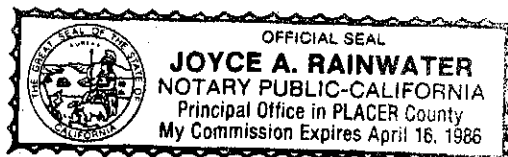
[Signature]
Notary Public



STATE OF CALIFORNIA)
COUNTY OF PLACER) ss.

On January 10 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRY W. EWING, personally known to me to be the PRESIDENT of EWING DEVELOPMENT, INC., a California Corporation, the corporation that executed the within instrument and personally known to me to be the person who executed the within instrument on behalf of said corporation. Said EWING DEVELOPMENT, INC., being personally known to me to be one of the partners of Coker-Ewing Company, a general partnership, which corporation executed the within instrument on behalf of said partnership, said Coker-Ewing Company being personally known to me to be one of the partners of SOUTHFORK PARTNERSHIP, a general partnership, the partnership that executed the within instrument, said HARRY W. EWING acknowledged to me that EWING DEVELOPMENT, INC., executed the same, pursuant to its by-laws or a resolution of its Board of Directors, as a partner of said Coker-Ewing Company, which executed the same as a partner of said Southfork Partnership and that said Southfork Partnership executed the same.

[Signature]
Notary Public



STATE OF CALIFORNIA)
COUNTY OF Placer) ss.

On this the 10th day of January 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Kent J. MacDiarmid personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Project Manager ~~XXXXXXXXXX~~ and John O'Bryan personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of HOME

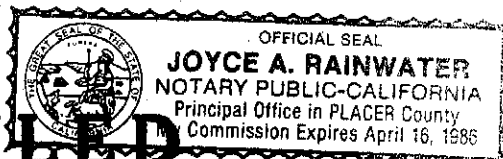
CAPITAL CORPORATION the corporation that executed the within instrument on behalf of SOUTHFORK PARTNERSHIP the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.
WITNESS my hand and official seal.

[Signature]
Joyce A. Rainwater

Signature



FOR NOTARY SEAL OR STAMP



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CITY OF ROSEVILLE
BY [Signature]

ORDINANCE NO. 1930

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING THE DEVELOPMENT AGREEMENT FOR JOHNSON RANCH
(AMENDMENT NO. 2) AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Sections 2.A and 2.E of the Development Agreement by and between Southfork Partnership and the City of Roseville, relating to Johnson Ranch, adopted on March 6, 1985, by Ordinance no. 1847 and amended on July 24, 1985, by Ordinance no. 1880, are amended to read as shown on Exhibit A, attached hereto and by this reference incorporated herein, and the City Manager is authorized to execute the amendment on behalf of the City of Roseville.

SECTION 2. The Development Agreement as amended is consistent with the General Plan of the City of Roseville and with the Southeast Roseville Specific Plan.

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the amendment of the development agreement for Johnson Ranch and makes the following findings:

1. The proposed agreement as amended is consistent with the objectives, policies, general land uses and programs specified in the General Plan and the applicable specific plan;
2. The proposed development agreement as amended is compatible with the uses authorized in and the regulations prescribed for, the land use district in which the real property is located;
3. The proposed development agreement as amended is in conformity with public convenience, general welfare, and good land use practice;
4. The proposed development agreement as amended will not be detrimental to the health, safety and general welfare;
5. The proposed development agreement as amended will not adversely affect the orderly development of property or the preservation of property values; and
6. The proposed development will provide sufficient benefit to the City to justify entering into the agreement, as amended.

SECTION 4. This ordinance shall be effective at the

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expiration of thirty (30) days from the date of its adoption.

SECTION 5. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it was adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 8th day of January, 1986, by the following vote on roll call:

AYES COUNCILMEMBERS: Phil Ozenick, Jim Ross,
John M. Byouk, Alan V. Pineschi
NOES COUNCILMEMBERS: Harry Crabb, Jr.

ABSENT COUNCILMEMBERS: None


Mayor

ATTEST:


Acting City Clerk

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