



# CITY OF SACRAMENTO

23

**CITY PLANNING DEPARTMENT**  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

**MARTY VAN DUYN**  
PLANNING DIRECTOR

October 23, 1981

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
1. Environmental Determination
  2. Request for PUD Designation for residential land uses
  3. Rezoning 22+ acres from A to R-2A (PUD) and 18 acres from A to R-2B (PUD)
  4. Subdivision Modification to waive street improvements
  5. Tentative Map (P-9502)

**LOCATION:** Southwest corner of Truxel Road and West El Camino Avenue

### SUMMARY

This is a request for entitlements necessary to rezone a portion of the site to allow residential land uses, place the entire site under a Planned Unit Development designation, and divide the site into four separate parcels. The purpose of the project is to obtain the appropriate zoning for each site and to allow individual sale of each parcel. The staff and Planning Commission recommend approval of the project subject to conditions. The applicant however indicated an objection to a condition that requires parkland dedication fees.

### BACKGROUND INFORMATION

The applicant has indicated that there are no specific plans at this time and is requesting approval of the PUD designation, rezoning and land division in order to allow sales of individual sites. They are aware that detailed plans will be required to be reviewed by both the Planning Commission and City Council prior to any development of the site. A detailed schematic plan and special permit must be approved before any building permit is issued. The proposed rezoning and PUD designation is consistent with the South Natomas Community Plan.

The applicant indicated an objection to conditions "c" and "d" on page 4 of the Planning Commission staff report. Condition "c" is in reference to payment of in-lieu fees for park purposes. The applicant felt that payment of in-lieu fees should be deferred until specific plans are developed for the site.

The applicant also felt that credit should be allowed for the amount of land that will be dedicated along First Bannon Slough as development occurs. In terms of deferring payment of fees, the Parkland Dedication Ordinance requires that the in-lieu fees be paid prior to recordation of the final map. In terms of credit, the Planning Commission felt that any credit for the parkway along First Bannon Slough should be decided upon by the City Council. Also, the dedication along the slough is being deferred because the amount of dedication will depend on the specific design of units adjacent to the canal. Since there are no specific plans at this time, the actual amount of dedication cannot be determined. Therefore, if the Council wishes to allow a credit, it would be difficult to determine.

Condition "d" of the tentative map requires that a right-of-way study be prepared for West El Camino Avenue, Truxel Road and Garden Highway. The applicant objected to the right-of-way study along Garden Highway because the land between the street and the subject site is owned by the State of California and Reclamation District 1000. They felt that the study should not be required for this part of the site. The Traffic Division is requesting the study to determine if any additional right-of-way would be necessary.

One member of the Commission voted against the project. He felt that the properties should not be rezoned until specific plans are submitted indicating various housing types.

#### NOTE OF PLANNING COMMISSION

On September 24, 1981 the Planning Commission, by a vote of six ayes, one no, one absent and one abstention, recommended approval of the project subject to conditions.

#### RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the PUD Resolution;
3. Adopting the attached Rezoning Ordinance;
4. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification to waive partial improvements with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

#### FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw  
Attachments  
P-9502

October 27, 1981  
District No. 1

**ORDINANCE NO. 81-097**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

4c **ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW CORNER TRUXEL ROAD & WEST EL CAMINO AVENUE FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-2A(PUD) & R-2B(PUD) GARDEN APARTMENT ZONES (FILE NO. P-9502) (APN: 274-042-12 & 274-060-23)**

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

**SECTION 1.**

The territory described in the attached exhibit(s) and which is in the A Agricultural zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2A(PUD) and R-2B(PUD) Garden Apartment zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations.

A proposed development plan for the subject property has not been submitted by the applicant in conjunction with this rezoning proceeding. As the subject property is a portion of an area designated for Planned Unit Development pursuant to Section 8, Ordinance No. 2550, Fourth Series, as amended, and in order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until the Planning Commission has issued a Special Permit for the development of said property.

**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.

**APPROVED**  
BY THE CITY COUNCIL

**OCT 27 1981**

OFFICE OF THE  
CITY CLERK

**SECTION 3.**

Rezoning of the property described in the attached exhibit(s) by 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:**

**PASSED:**

**EFFECTIVE:**

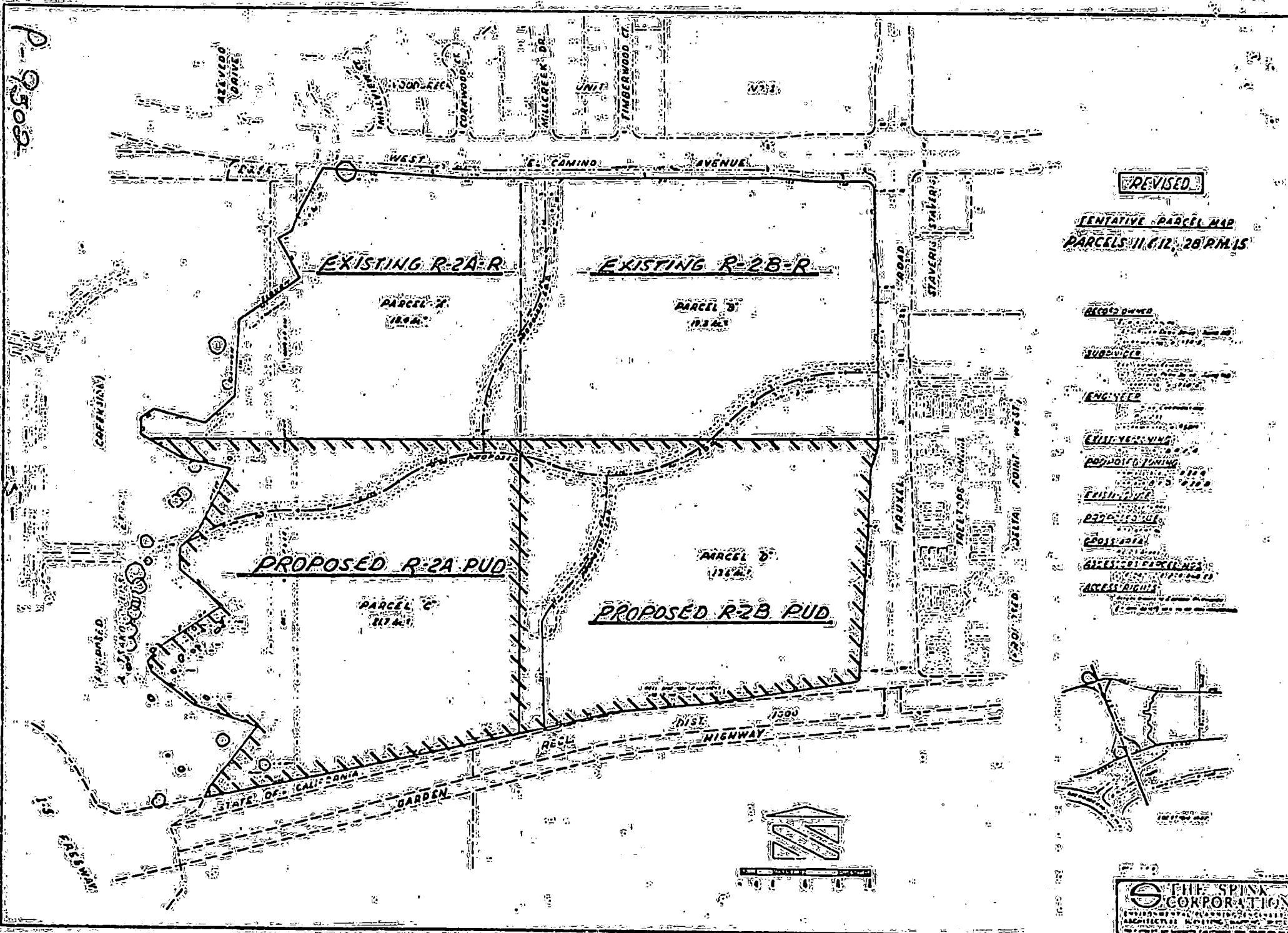
**ATTEST:**

\_\_\_\_\_  
MAYOR

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

P-9502

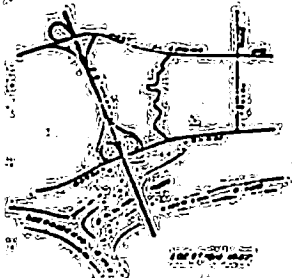
P-9509



**REVISED**

**TENTATIVE PARCEL MAP  
PARCELS 11, 6, 12, 28 P.M. 15**

- RECORD OWNER**
- SUBJECT**
- ENGINEER**
- CITY YEAR/NO.**
- ADJACENT ZONING**
- EXIST. ZONING**
- PROPOSED ZONING**
- APPLICANT**
- APPROVED PARCELS**
- APPROVED**



**THE SPINK CORPORATION**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 ARCHITECTURAL, ENGINEERING, PLANNING

# RESOLUTION NO. 81-783

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 27, 1981

## RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE CITY OF SACRAMENTO AS HEREIN DESCRIBED AS A PLANNED UNIT DEVELOPMENT (P-9502)

WHEREAS, the City Council conducted a public hearing on October 27, 1981, concerning the conformance of the Planned Unit Development with the provisions of the adopted South Natomas Community Plan. Based on documentary and oral evidence submitted at the public hearing, the city Council hereby finds as follows:

1. The proposed project is a residential planned unit development designed to provide residential uses in close proximity to, and in support of, the central city.
2. The PUD conforms to the provisions of the South Natomas Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached legal description of the designated Planned Unit Development subject to the following conditions and stipulations:

- A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any party therein.
- B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.
- C. Overall Development Plan. There are no specific development plans at this time. Plans will be considered upon submittal of a schematic plan.

APPROVED  
BY THE CITY COUNCIL

OCT 27 1981

OFFICE OF THE  
CITY CLERK

None of the preliminary approvals in the resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all of the factors it may deem pertinent to its consideration of each application for a Special Permit for a Planned Unit Development within the area covered by this resolution.

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MAYOR

ATTEST:

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CITY CLERK

P-9502

LEGAL DESCRIPTION FOR PUD DESIGNATION

Parcels 11 and 12, 28 P.M. 15



# RESOLUTION NO. 81-784

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 27, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TRUXEL ROAD AND WEST EL CAMINO AVENUE (APN: 274-042-12; 274-060-23) (P-9502)

WHEREAS the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at the southwest corner of Truxel Road and West El Camino Avenue (hereinafter referred to as the proposed subdivision);

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at the public hearing(s) conducted on October 27, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for the design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED BY THE CITY COUNCIL

OCT 27 1981

OFFICE OF THE CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The installation of street improvements along the interior street system and portions of Truxel Road are being deferred until specific site designs are determined.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The interior street and portions of Truxel Road are only being deferred until specific development plans are submitted.

c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not change the characteristics of the area.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  1. The applicant shall provide standard subdivision improvements along West El Camino Avenue and along Truxel Road through the transition pursuant to Section 40.811 of the City Code prior to filing the final map. (Bonds, private contract and engineering are required).
  2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
  3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1302 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fees prior to filing of the final map.
  4. The applicant shall dedicate and improve right-of-way as required by the right-of-way study for West El Camino Avenue and Truxel Road prior to filing the final map.

5. The applicant shall provide irrevocable offers of dedication on all interior streets prior to filing the final map.
6. The applicant shall indicate on the final map that the dedication of a park strip along First Bannon Slough will be required in accordance with the South Natomas Community Plan prior to development of Parcel A or C.
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area shall cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

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MAYOR

ATTEST:

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

p-9502

# RESOLUTION NO. 81

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF  
OCTOBER 27, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE  
MAP FOR PROPERTY LOCATED AT THE SOUTHWEST  
CORNER OF TRUXEL ROAD AND WEST EL CAMINO AVENUE  
(APN: 274-042-12; 274-060-23) (P-9502)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at the southwest corner of Truxel Road and West El Camino Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 27, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

**Fact:** The installation of street improvements along the interior street system and portions of Truxel Road are being deferred until specific site designs are determined.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

**Fact:** The interior street and portions of Truxel Road are only being deferred until specific development plans are submitted.

c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not change the characteristics of the area.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

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

A. The Negative Declaration be ratified;

B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along West El Camino Avenue and along Truxel Road through the transition pursuant to Section 40.811 of the City Code prior to filing the final map. (Bonds, private contract and engineering are required.)
2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1302 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fees prior to filing of the final map.
4. The applicant shall prepare a right-of-way study for West El Camino, Truxel and Garden Highway.

5. The applicant shall dedicate and improve right-of-way as required by said study, subject to approval of the Traffic Engineer prior to filing the final map.

The applicant shall provide irrevocable offers of dedication on all interior streets prior to filing the final map.

6. The applicant shall dedicate a park strip for First Bannon Slough subject to approval of the Community Services Division prior to final map recordation.

7. The applicant shall redesign the map subject to the approval of the Traffic Engineering Division showing minimum street curve radii of 400 feet of the proposed streets prior to consideration by the Planning Commission.

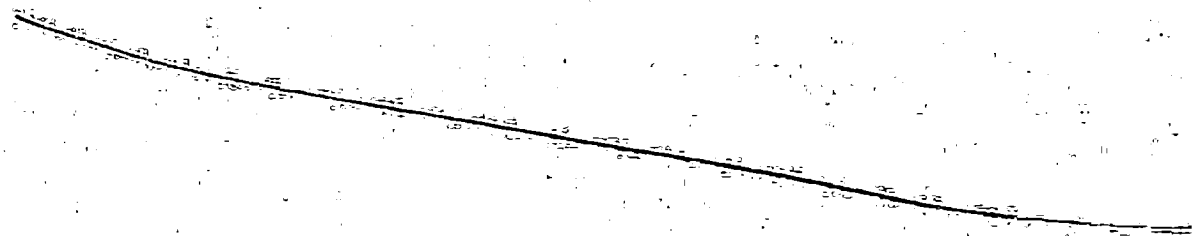
\_\_\_\_\_  
MAYOR

ATTEST:

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







SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: September 24, 1991  
 ITEM NO: 1026 FILE NO: P-9502  
 M-        

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: SW corner of Truitt Road & West El Camino Avenue

PROPOSERS

NAME

ADDRESS

Bill Holloman - 555 Capitol Mall, Sacramento, CA

Jim Blodgett (Traffic Eng.) - neutral

OPPOSERS

NAME

ADDRESS

COMMISSIONER'S ACTION NO.

	YES	NO	ACTION	END
Augusta	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Holloman				
Minter	<input checked="" type="checkbox"/>			
Parson				
Rudaka		<input checked="" type="checkbox"/>		
Silva				
Sampson	<input checked="" type="checkbox"/>			

ACTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO PREPARE NEGATIVE DECLARATION
- TO COMMENCE AD
- OTHER

MEETING

Staff Report Amended 9/18/81  
STATE REPORT AMENDED BY CPC 10-24-81  
**CITY PLANNING COMMISSION**

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT: Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
OWNER: Zubiri Venture, 1451 River Park Drive, Suite 110, Sacramento, CA 95815
PLANS BY: Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
FILING DATE: 8/7/81      60 DAY CPC ACTION DATE:      REPORT BY: SD/bw
NEGATIVE DEC: 8/31/81      EIR:      ASSESSOR'S PCL NO. 274-042-12; 274-060-23

- APPLICATION:**
1. Environmental Determination
  2. PUD Designation for 83+ vacant acres for residential land uses
  3. Rezone 22+ acres (proposed Parcel C) from Agricultural (A) to Garden Apartment PUD (R-2A, PUD) and 18+ acres (proposed Parcel D) from Agricultural (A) to Garden Apartment PUD (R-2E, PUD)
  4. Subdivision Modification to waive street improvements
  5. Tentative Map to divide 83+ acres into four parcels of 17+ to 22+ acres in size
  6. Subdivision Modification to create a cul-de-sac in excess of 500 feet (withdrawn)

**LOCATION:** Southwest corner of Truxel and El Camino Avenue

**PROPOSAL:** The applicant is requesting the entitlements necessary to re-zone a portion of the site (40+ ac.) from Agricultural to Garden Apartment residential, place the entire site under the PUD designation and subdivide the 83+ acres into four parcels, all intended for future development.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential; 4-21/12 av. + 11-21
Existing Zoning of Site:	R-2A-R, R-2B-R and Agricultural
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Single family and multi-family; R-1 and R-3-R
South:	Vacant, American River; A and ARP (F)
East:	Vacant; R-3-R; SC-R
West:	Vacant; R-2B and R-3-PUD

Property Dimensions:	Irregular
Property Area:	83+ acres
Significant Features of Site:	First Bannon Slough-western boundary
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 26, 1981, by a vote of eight ayes and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along West El Camino Avenue and along Truxel Road through the transition pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. (Bonds, private contract and engineering are required.)
2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1302 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fees prior to filing of the final map.
4. The applicant shall prepare a right-of-way study for West El Camino, Truxel and Garden Highway.
5. The applicant shall dedicate and improve right-of-way as required by said study, subject to approval of the Traffic Engineer prior to filing the final map.

The applicant shall provide irrevocable offers of dedication on all interior streets prior to filing the final map.

6. The applicant shall dedicate a park strip for First Bannon Slough subject to approval of the Community Services Division prior to final map recordation.
7. The applicant shall redesign the map subject to the approval of the Traffic Engineering showing minimum street curve radii of 400 feet of the proposed streets prior to consideration by the Planning Commission.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is a vacant 83+ acre parcel currently zoned R-2A-R, R-2B-R and Agricultural. The applicant is proposing to rezone the agriculturally zoned southern portion of the site to the Garden Apartment designation which corresponds to the existing zoning to the north. The zoning lines will follow street alignments as proposed on the tentative map dividing the site into four parcels ranging in size from 17.5 to 22.1 acres. The applicant is requesting a Planned Unit Development designation. The applicant indicates that the project site is intended for future development and has submitted no specific plans at the present time. The issue of three housing types as required in the South Natomas Community Plan can be addressed with schematic plan and special permit approval required for development in a PUD.

2. A dedication of land for bikeway purposes along First Bannon Slough is required by the South Natomas Community Plan (pg. 56). The bike-path must be paved to a minimum width of 10 feet and have appropriate signs and striping. Further, design standard 5 of the Community Services and Facilities section of the plan gives specific criteria for Parkway Corridor dimensions landward from First Bannon Slough. These dimensions are related to parallel street curbs and side-on lot lines and require a specific site design for compliance. Staff suggests the dedication of the Parkway Corridor along the slough be deferred until schematic plans are submitted.
3. The Planning and Community Services Departments have determined that 12.804 acres of land are required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.
4. In reference to the Subdivision Review Committee condition "7" the City Traffic Engineer requires a minimum street curve radii of 400 feet. This applies to the street portion near the slough as well as to the street curves of the proposed north-south and east-west street alignments. The redesign of the street curve will not significantly change the size of the parcels. The 400 foot curve radii will improve the visibility and traffic circulation. The applicant has submitted a revised street alignment to the staff. However, the City Traffic Engineer has not reviewed the redesign at this time.

The street alignment redesign must therefore be reviewed and approved by the City Traffic Engineer prior to consideration by the City Council.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has expressed some concerns with regard to possible archaeological finds on the site, and the SMUD substation designated for the northwest corner of Garden Highway and Truxel Road. It has been determined that the project, with the following mitigation measures, as resolved, will not have a significant effect on the environment and a conditional negative declaration has been filed:

1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area shall cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.
2. SMUD has designated the northwest corner of Garden Highway and Truxel Road as a substation site. Therefore, the applicant should contact the SMUD staff when designing buildings adjacent to the substation to insure noise attenuating orientation and design of the affected homes.

3. SMUD has been encouraged to use quiet transformer equipment of the latest design when substations are located in residential or other auditory sensitive areas.
4. Noise walls should be installed for further noise insulation whenever the quieter equipment alone will not sufficiently attenuate substation noise.

**STAFF RECOMMENDATION:** Staff recommends the following actions be taken:

1. Ratification of the negative declaration;
2. Approval of the PUD designation;
3. Approval of the rezoning of 22+ acres from Agricultural to R-2A (PUD) and 18+ acres from Agricultural to R-2B (PUD);
4. Approval of the subdivision modification to waive street improvements along Garden Highway and a portion of Truxel Road and interior streets added by CPC;
5. Approval of the tentative map (P-9502) subject to the following conditions:
  - a. The applicant shall provide standard subdivision improvements along West El Camino Avenue and along Truxel Road through the transition pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. (Bonds, private contract and engineering are required.)
  - b. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
  - c. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) and pay the required in-lieu fees prior to filing of the final map.
  - d. ~~The applicant shall prepare a right-of-way study for West El Camino, Truxel and Garden Highway. The applicant shall ensure that a right-of-way study for West El Camino, Truxel Road and Garden Highway has been prepared. (amended by CPC).~~ The applicant shall dedicate and improve right-of-way as required by said study, subject to approval of the Traffic Engineer prior to filing the final map.
  - e. The applicant shall provide irrevocable offers of dedication on all interior streets prior to filing the final map.
  - f. The applicant shall indicate on the final map that the dedication of a park strip along First Bannon Slough will be required in accordance with the South Natoma's Community Plan prior to development of Parcel A or C.
  - g. The applicant shall redesign the map subject to the approval of the Traffic Engineering showing minimum street curve radii of 400 feet of the proposed streets prior to consideration by the City Council.

h. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area shall cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction resumes.

P-9502

September 10, 1981  
September 24, 1981

Item No. 6



CITY OF SACRAMENTO



CITY PLANNING DEPARTMENT  
725 J STREET  
SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-2604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 15, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TRUNEL ROAD AND WEST EL CAMINO AVENUE FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-2A (PUD) AND R-2B (PUD) GARDEN APARTMENT ZONES. (P-9502)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

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.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 27, 1981.

Respectfully submitted,  
*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10-27-81

jm  
Attachments  
P-9502

October 20, 1981  
District No. 1



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

4. ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW CORNER TRUXEL ROAD & WEST EL CAMINO AVENUE FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-2A(PUD) & R-2B(PUD) GARDEN APARTMENT ZONES (FILE NO. P-9502) (APNs: 274-042-12 & 274-060-23).

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

## SECTION 1.

The territory described in the attached exhibit(s) and which is in the A Agricultural zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2A(PUD) and R-2B(PUD) Garden Apartment zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

A proposed development plan for the subject property has not been submitted by the applicant in conjunction with this rezoning proceeding. As the subject property is a portion of an area designated for Planned Unit Development pursuant to Section 8, Ordinance No. 2550, Fourth Series, as amended, and in order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until the Planning Commission has issued a Special Permit for the development of said property.

## 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 exhibit(s) by 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:**

**PASSED:**

**EFFECTIVE:**

**ATTEST:**

\_\_\_\_\_  
**MAYOR**

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

**P-9502**





# CITY OF SACRAMENTO

10-27  
#23

## OFFICE OF THE CITY CLERK

915 "I" STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

### OWNER OF PROPERTY:

Zubiri Venture  
1451 River Park Drive, Suite 110  
Sacramento, CA 95815

On October 6, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

- P-9502: Various requests for property located at the southwest corner of Truxel Road and West El Camino Avenue (DI):
- A. PUD Designation for 83± acres for residential land uses;
  - B. REZONE 22± acres (proposed Parcel C) from A to R-2A (PUD);  
18± acres (proposed Parcel D) from A to R-2B (PUD);
  - C. TENTATIVE MAP to divide 83± acres into four parcels; and
  - D. SUBDIVISION MODIFICATION to waive street improvements.

The hearing has been set for October 27, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 4.5, 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 12:00 Noon the Monday prior to the meeting when the hearing is scheduled. 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 DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, telephone (916) 449-5604.

Sincerely,

*Lorraine Magana*  
Lorraine Magana  
City Clerk

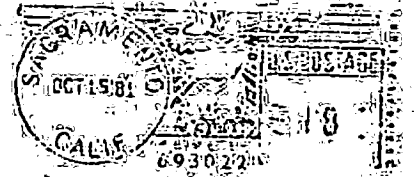
MM/LM/mm

cc: Spink Corporation  
P-9502 Mailing List (64)  
William Holliman



OFFICE OF THE CITY CLERK  
910 J STREET  
SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 444-4425

CITY OF SACRAMENTO  
OCT 19 10 52 AM '81



(60) State of California  
Truxel Road  
Sacramento, CA 95833  
APN: 274-060-15

**NOTICE OF CITY COUNCIL HEARING**