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CITY OF SACRAMENTO

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

APPROVED BY THE CITY COUNCIL  
MARTY VAN DUYN  
PLANNING DIRECTOR

SEP 21 1982

OFFICE OF THE CITY CLERK

*Amended to 276 units*

September 15, 1982

City Council  
Sacramento, California

Honorable Members in Session:

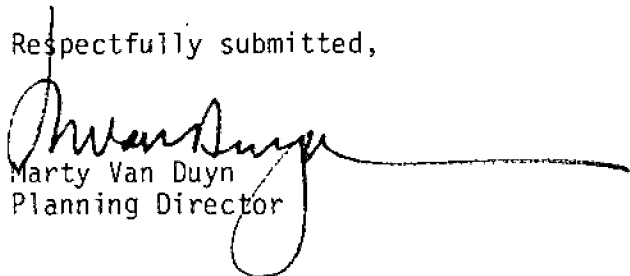
- SUBJECT:
1. Amendment to the Delta Point PUD Schematic Plan to increase the number of units from 190 to 275;
  2. Rezoning from R-1A(PUD) to R-2A (PUD);
  3. Tentative Map (P82-151)

SUMMARY

The above-referenced project was approved in concept by the City Council on August 31, 1982. Attached are the necessary resolutions, ordinance, and findings of fact for the Council's consideration.

STAFF RECOMMENDATION

The staff recommends that the City Council approve the attached rezoning ordinance; resolution amending the PUD Schematic Plan; and resolution approving the tentative map for 275 units.

Respectfully submitted,  
  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P82-151

September 21, 1982  
District No. 1

ORDINANCE NO. 82-0~~74~~<sup>76</sup>

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT NE CORNER OF TRUXEL AND GARDEN HIGHWAY FROM THE R-1A, TOWNHOUSE ZONE AND PLACING SAME IN THE R-2A, GARDEN APARTMENT ZONE (FILE NO. P-82-151 ) (APN: 274-061-21 & 22)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1A, Townhouse zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2A, 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. 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 July 22, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

SEP 21 1982

OFFICE OF THE  
CITY CLERK

SECTION 3.

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

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

All that real property situate in the County of Sacramento, State of California, described as follows:

Parcels 9 and 10 as shown on that certain parcel map filed in the Sacramento County Recorder's Office in Book 28 of Parcel Maps, at Page No. 15;

EXCEPTING THEREFROM Parcels 1 and 2 as shown on that certain parcel map filed in said County Recorder's Office in Book 62 of Parcel Maps, at Page No. 16.

*OK  
PSP  
12-7-81*

**P 82151**

**RESOLUTION No. 82-663**

**Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE DELTA POINT PUD SCHEMATIC PLAN TO INCREASE THE NUMBER OF UNITS FROM 190 to 275 LOCATED ON THE NORTHEAST CORNER OF TRUXEL ROAD AND GARDEN HIGHWAY (APN: 274-061-21, 22)(P82-151)

WHEREAS, the City Council conducted a public hearing on August 24 and 31, 1982, concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

- 1. The proposed plan amendment is compatible with the surrounding land uses.
- 2. The subject site is suitable for condominium development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area described on the attached Exhibit A-1 in the City of Sacramento is hereby designated on the Delta Point PUD Schematic Plan as follows:

- 1. The Delta Point West Schematic Plan shall contain a total of <sup>276</sup>~~275~~ units.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**APPROVED**  
BY THE CITY COUNCIL

SEP 21 1982

OFFICE OF THE  
CITY CLERK

*as amended*

**SITE DATA**

**SUBDIVISION DATA:**

ACRES	178	1 (CONTRACT)	184
ACRES	178	1 (CONTRACT)	172
ACRES	5	1 (CONTRACT)	60

TOTAL ACRES CONTRACT 275

**SUBMITTAL REQUIREMENTS:**

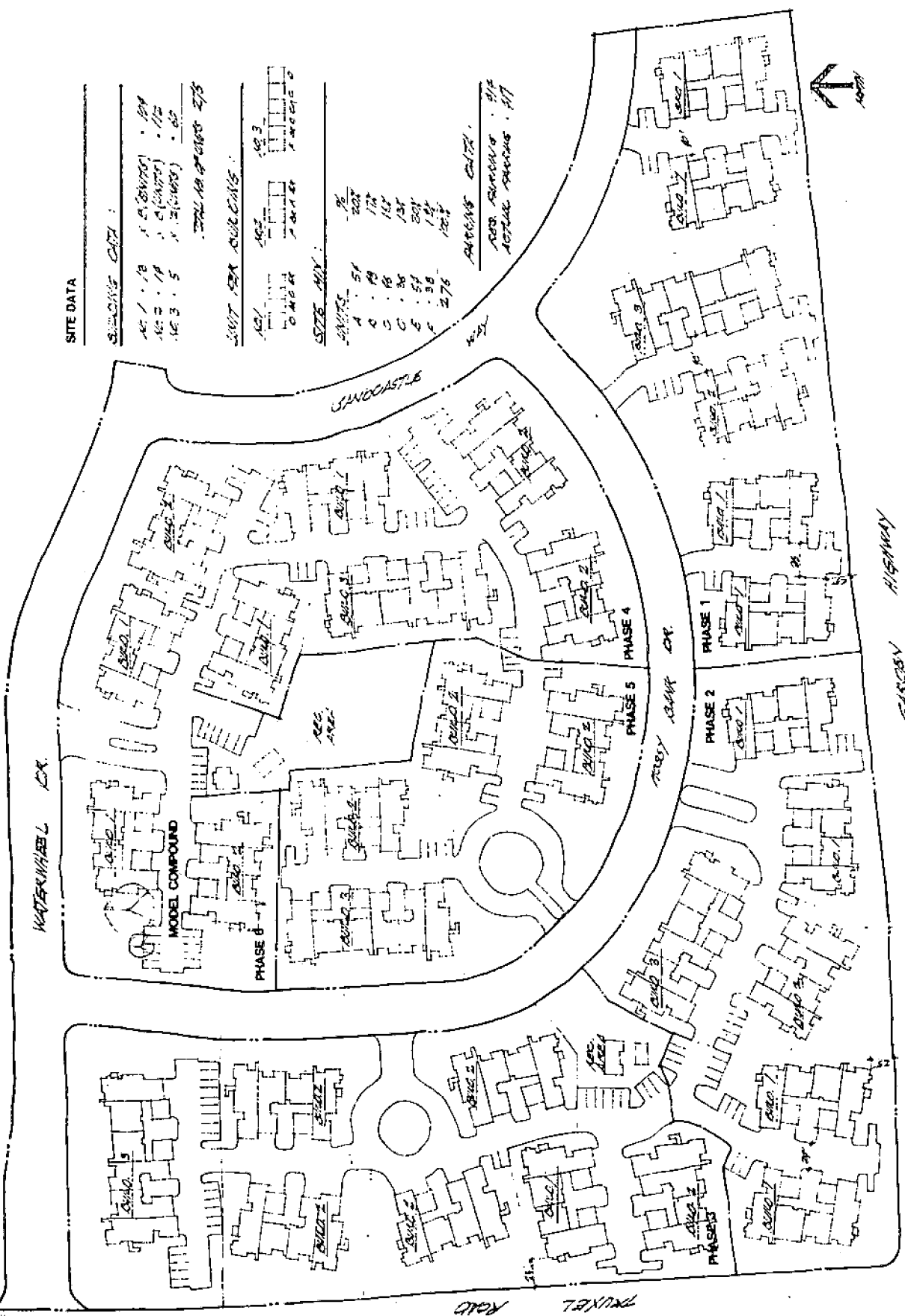
NO. OF LOTS	162	163
NO. OF UNITS	1,200	1,200

**SIZE MIX:**

UNITS	76
A	51
B	17
C	10
D	36
E	51
F	36
G	276

**PERCENTAGE MIX:**

RES. BUILDING - 81%  
ACTUAL MIXING - 87%



schematic site plan

NOTE: IN THIS LOT AND DIVISION NO. 20 SUBMITTAL LOTS THE ADDRESS TO BE ASSIGNED TO THIS LOT IS NOT REQUIRED

RESOLUTION No. 82-664

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR DELTA POINT WEST CONDOMINIUMS (APN: 274-061-21 & 22)(P82-151)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Delta Point West Condominiums located at northeast corner of Truxel Road and Garden Highway, (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 August 24 and 31, 1982, 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.

APPROVED BY THE CITY COUNCIL

SEP 21 1982

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, 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.

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 be approved subject to the following conditions:
  1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. All streets to be fully improved; no half-street improvements allowed.
  2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and off-site extensions to Truxel Road.
  3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
  4. Pursuant to City Code Section 40.219-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service.



- 5. Right-of-way study and dedication required for Truxel Road and Garden Highway.
- 6. Pay off existing assessments prior to approval of the final map.
- 7. The five on-site trees shall be retained. No grading shall take place within the dripline of these trees nor shall any action be undertaken to threaten their viability. Any alteration or removal of these trees must be reviewed and approved by the Planning Director. A note shall be placed on the final map referencing this.
- 8. The structures shall be built to the new State Residential Energy Conservation Building Standards.

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MAYOR

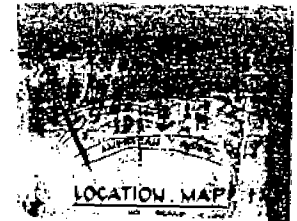
ATTEST:

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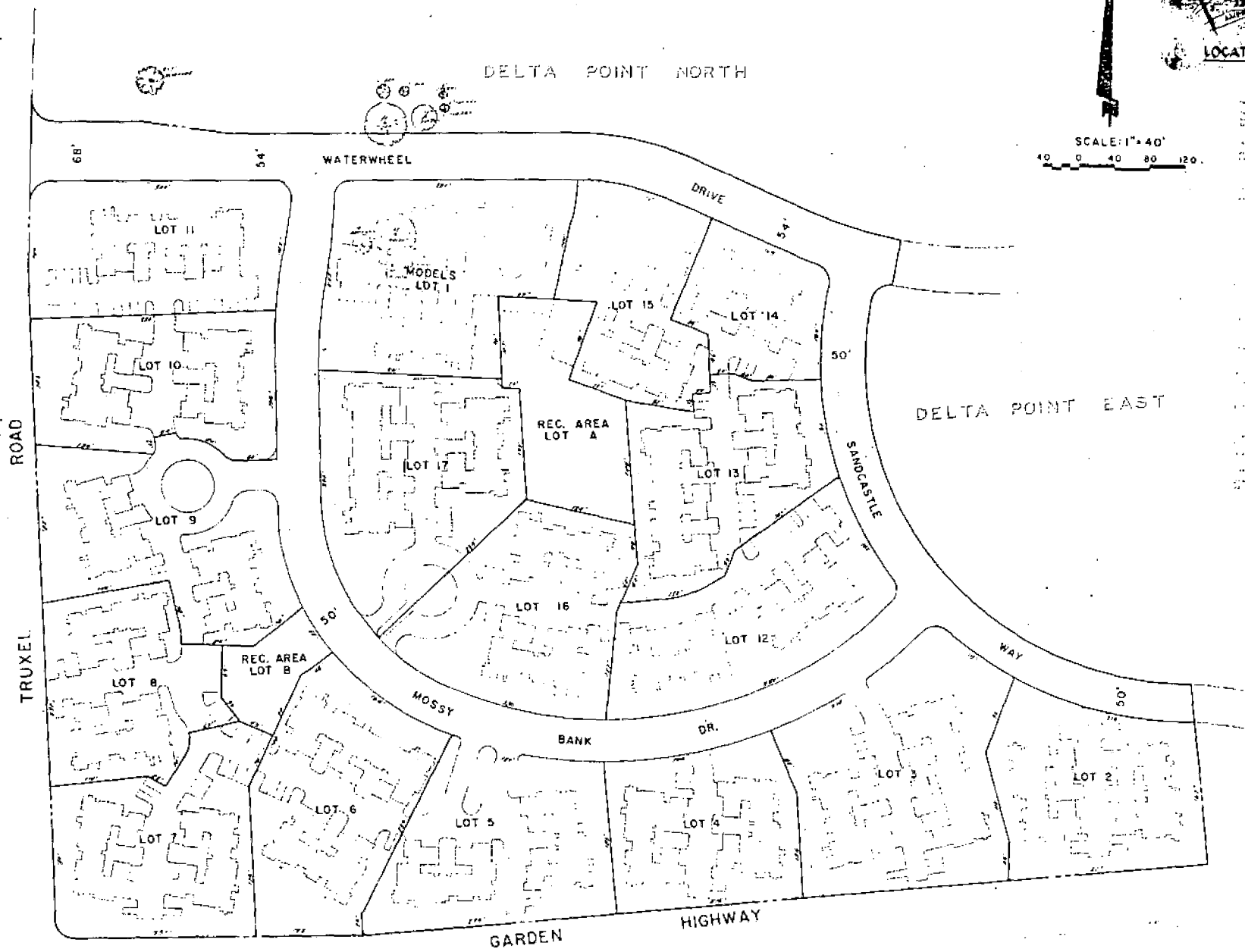
CITY CLERK

REVISED  
TENTATIVE MAP FOR  
DELTA POINT WEST  
CITY OF SACRAMENTO CALIFORNIA

DELTA POINT NORTH



SCALE: 1" = 40'  
40 0 40 80 120





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

September 24, 1982

Treetops Unlimited  
600 W. North Market Blvd  
Sacramento CA 95834

Dear Gentlemen:

On September 21, 1982, the Sacramento City Council took the following action(s) for property located at the northeast corner of Truxel Road and Garden Highway:

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 21.4 vacant acres into 12 airspace condominium lots, Delta Point West Condominiums, subject to conditions.

Adopted a Resolution to amend Delta Point PUD Schematic Plan, amended to read 276 units.

Adopted an Ordinance to rezone from R-1A to R-2A.

Enclosed, for your records, is a fully certified copy of above referenced documents.

Sincerely,

Anne Mason  
Assistant City Clerk

AM/mlt/13  
Enclosure

cc: Planning Department  
Morton & Pitalo Inc, 1767 "J" Tribute Rd, 95815