



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 3, 1982

APPROVED  
BY THE CITY COUNCIL

FEB 9 1982

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15073)  
2. Tentative Map (P-8997)

LOCATION: Northeast corner of Truxel Road and Garden Highway

SUMMARY:

This is a request to divide a 58+ acre site, located within the Delta Point PUD, into 190 townhouse condominium sites, a 10.3 acre site for 232 units, and a site intended for future halfplexes and patio homes consisting of 194 units. The staff recommends approval of the project subject to conditions.

BACKGROUND INFORMATION:

The subject tentative map was originally approved by the City Council on September 16, 1980. Subsequently, it was never recorded and the tentative map is scheduled to expire on March 16, 1982. The applicant has filed for a map extension to allow additional time to record the final map.

On December 29, 1981, the Council adopted a new procedure to allow the map extensions and to require parkland dedication and/or fees. The subject request is being processed in accordance with the new procedure.

Pursuant to the Parkland Dedication Ordinance, staff has determined that 6.6042 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication.

Staff also recommends that the original conditions of approval of the tentative map be required as indicated on the attached resolution.

RECOMMENDATION:

Staff recommends that the City Council approve the project by adopting the attached resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P-8997

February 9, 1982  
District No. 1

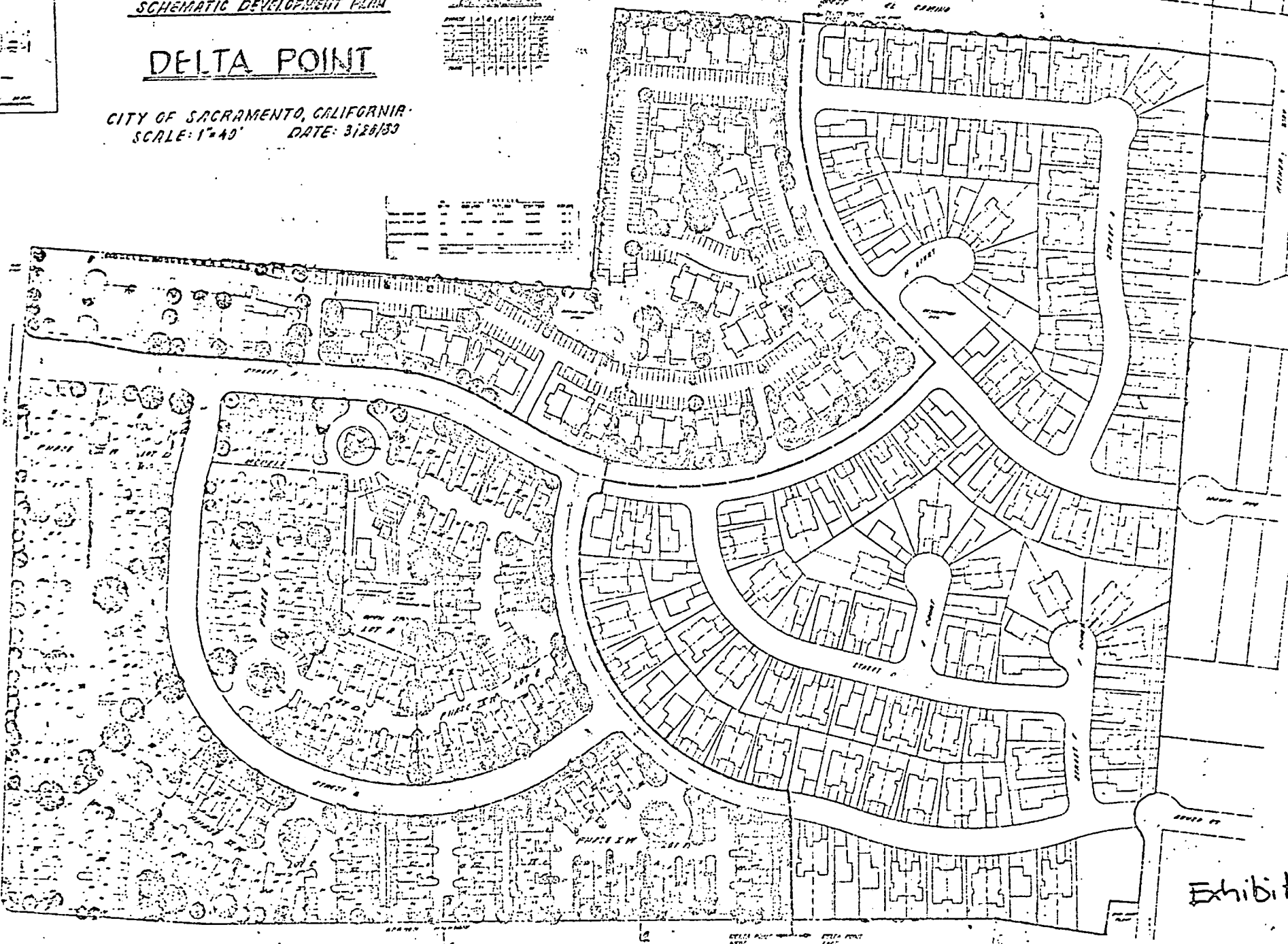
P-8997

SCHEMATIC DEVELOPMENT PLAN

# DELTA POINT

CITY OF SACRAMENTO, CALIFORNIA  
SCALE: 1"=40'     DATE: 3/28/53

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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3

Exhibit B



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95815  
916/920-2411

November 18, 1981  
810005

City of Sacramento  
City Council  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION - DELTA POINT WEST

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map, schematic plan for Delta Point West, P-8997, that was submitted in April 1980, approved by the Planning Commission on June 26, 1980, and approved by the City Council on September 2, 1980.

The current approval expires on January 29, 1982.

Respectfully submitted,

MORTON & PITALO, INC.

William Louie

WL/rc

CITY PLANNING COMMISSION

DEC - 7 1981

RECEIVED

(4)

# RESOLUTION No. 82-079

Adopted by The Sacramento City Council on date of

February 9, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR DELTA POINT WEST  
SUBDIVISION (APN: 274-061-21 & 22)(P-8997)

WHEREAS, the Planning staff has submitted to the City Council its report and recommendations concerning the Tentative Map Delta Point West Subdivision located on the 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 February 9, 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 the plans designate the subject site for residential uses.
- 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, wildlife, or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has determined that the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment or substantially and avoidably injure fish, wildlife, or their habitat pursuant to CEQA, Section
- 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.

**APPROVED**  
BY THE CITY COUNCIL

FEB 9 1982

OFFICE OF THE  
CITY CLERK

5

- 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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:

The Tentative Map be approved subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversizing and construction of off-site extensions to Truxel Road.
3. The applicant shall name the streets to the satisfaction of the Planning Director.
4. The applicant shall pay off any existing assessments prior to filing the final map.
5. No half-street improvements allowed - all streets to be fully improved.
6. Right-of-way study and dedication required for Truxel Road (50-foot half-section and expanded intersection).
7. The applicant shall dedicate off-site right-of-way at terminus of Hawk Avenue and Azusa Street as determined by the City Engineer.

8. The applicant shall meet standard Traffic Engineering requirements.
9. The five on-site trees shall be retained: 15-inch Oak, 15-inch Walnut, 32-inch Walnut, and 50-inch Willow near "A" Street, and a 6-inch Oak adjacent to the Garden Highway. No grading shall take place within the dripline of these trees nor shall any action be undertaken to threaten their viability.
10. The following note shall be placed on the final map: Future residential structures developed adjacent to the SMUD substation on the northeast corner of Azusa Street and Garden Highway will be constructed to meet the 45 dBA interior noise standard set in the City Noise Ordinance. Building permits will not be issued until noise attenuation measures are included in the building plans.
11. Exhibit A-1 shall be incorporated into the overall street circulation.
12. Pursuant to the 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.

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MAYOR

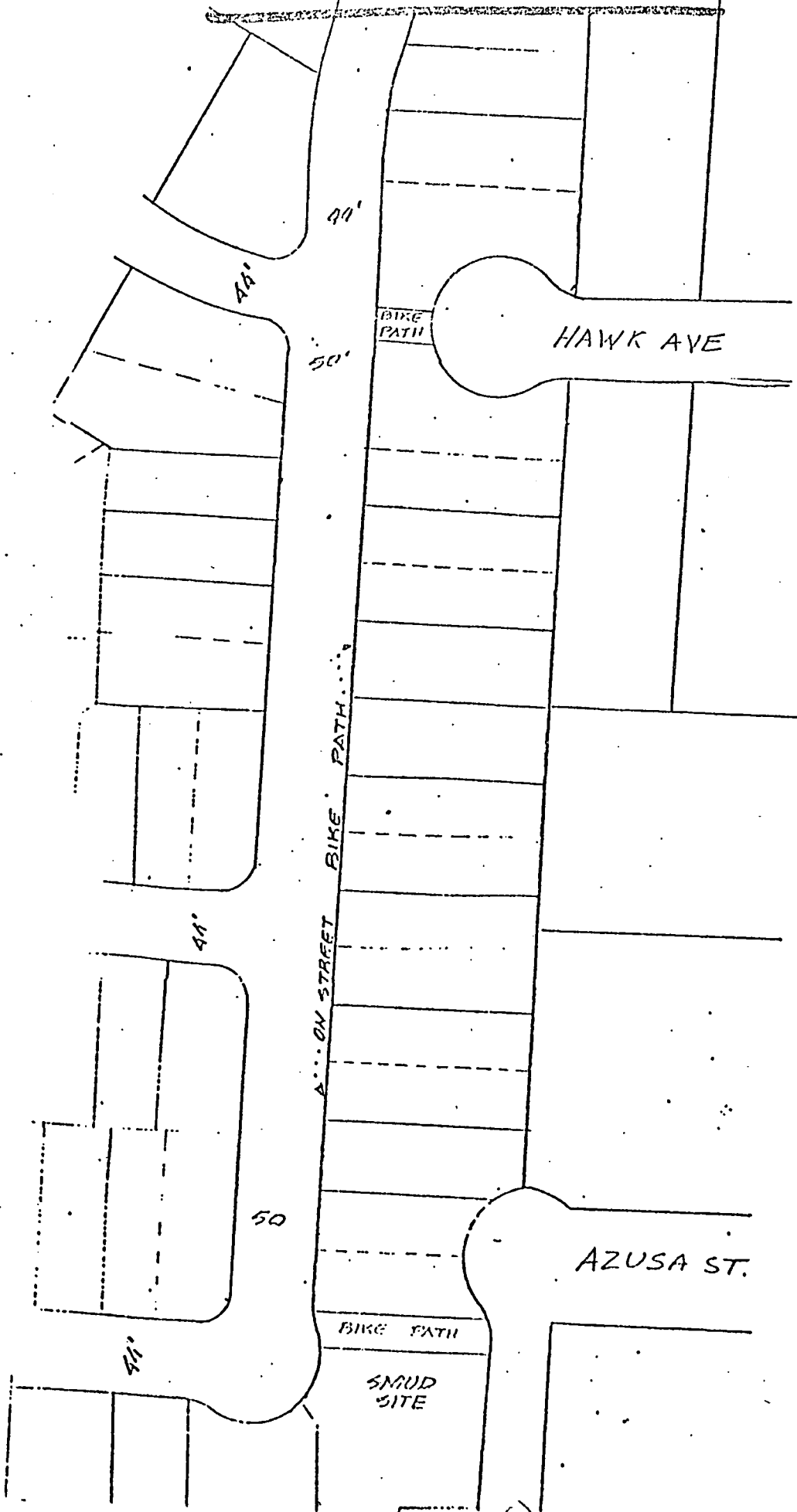
ATTEST:

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CITY CLERK

P-8997

# EXHIBIT A-1





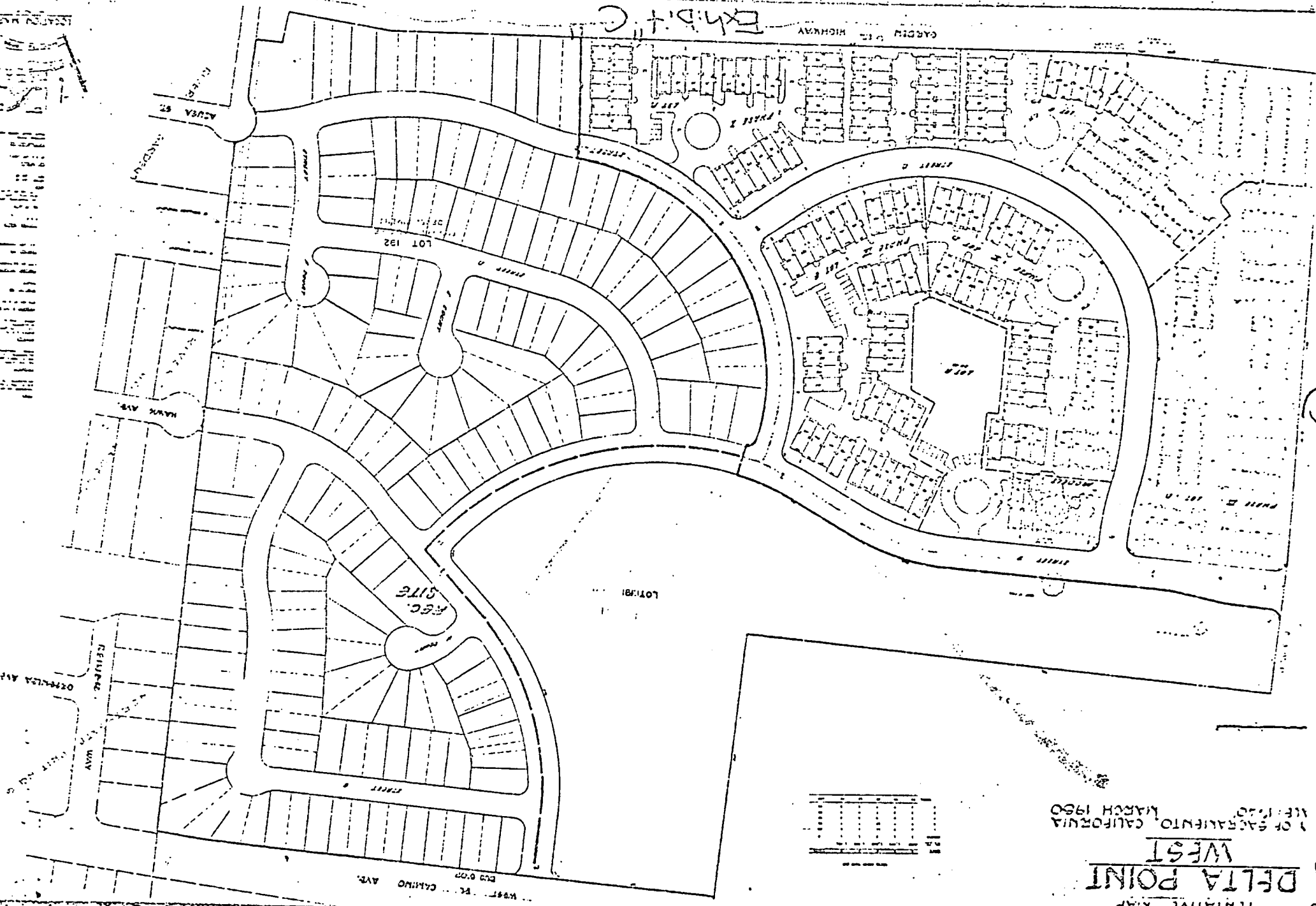


Exhibit C

INITIATIVE MAP  
**DELTA POINT WEST**

1 OF SACRAMENTO, CALIFORNIA  
 11/1/2000  
 MARCH 1980

2668-97

6/26/80 (1)



# 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

February 10, 1982

Morton and Pitalo  
1767 - J Tribute Road  
Sacramento, CA 95815

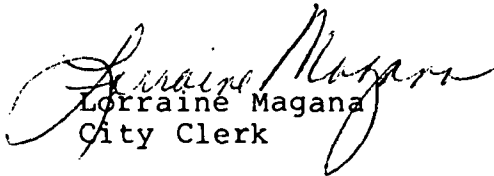
Dear Gentlemen:

On February 9, 1982, the Sacramento City Council took the following action(s) for property located at the northeast corner of Truxel Road and Garden Highway (P-8997):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide a 58± acre site into 190 townhouse condominiums, an apartment site and a remnant site for future halfplex and patio homes

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

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/18  
Enclosure

cc: Planning Department