

In the matter of appeal by Robert V. Doyle )  
of the Environmental Coordinator's decision )  
to file a Negative Declaration with mitiga- )  
tion measures on the designation of a PUD )  
and Schematic Plan for 58 acres, rezoning )  
of 58 acres from R-3-R to R-1A (PUD), and )  
R-1A-R to R-3-R (PUD), tentative map to )  
divide 58 acres, and special permit to )  
construct 190 townhouse-condominium units, )  
232 apartment units, 146 halfplex units, )  
and 48 patio homes, located at the north- )  
east corner of Truxel Road and Garden )  
Highway (P-8997) )

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NOTICE OF DETERMINATION

and

FINDINGS OF FACT

The City Council having held a public hearing on September 2, 1980 and having received and considered the report and recommendation of the Planning Commission following its public hearing on June 26, 1980 and having reviewed and considered the oral and written evidence presented and received at its hearings, the Initial Study and City staff reports, the Council denies the appeal, affirms and approves the Negative Declaration as attached hereto, and finds as follows:

1. The Initial Study is adequate and complete in compliance with provisions of the California Environmental Quality Act, the State EIR Guidelines, and Sacramento City Environmental Procedures, and references the South Natomas Community Plan Environmental Impact Report that assesses the impacts for an area, including the subject property.
2. The South Natomas EIR identified significant impacts on the environment resulting from urbanization of the community plan area. The "no growth alternative" was the only measure identified which would reduce the urbanization impacts; however, the beneficial impact of the plan, fulfilling a social need for a mixture of residential uses near the Central City, was the overriding consideration favoring adoption of the plan. The EIR evaluated the draft community plan (63,000 population) as well as a low (53,000 population) and high (79,000 population) residential density alternatives thereby inclusively assessing the impacts of the adopted plan for a population of 70,000 at ultimate development.
3. The Delta Point project, as conditionally approved, incorporates the mitigating measures set forth in the Negative Declaration, therefore will not result in a significant adverse effect on the environment.

4. The Delta Point project is consistent with the overall policies, goals, and objectives of the 1974 General Plan and the 1978 South Natomas Community Plan.

Based on the foregoing findings, the appeal is hereby denied. Approved by the City Council on September 2, 1980.

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MAYOR

ATTEST:

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CITY CLERK

P-8997