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CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

February 4, 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-8999)

LOCATION: North side of San Juan Road at Azevedo Drive

SUMMARY:

The is a request for a tentative map to allow the development of a 425 unit condominium project in four phases on a 27+ acre site. Staff has no objection to the request and, therefore, recommends approval.

BACKGROUND INFORMATION:

The subject tentative map was originally approved by the City Council on June 10, 1980. Subsequently, it was never recorded and the tentative map expired on December 10, 1981. Prior to its expiration, the applicant filed for a map extension. The request for extension was not processed at that time because the Council expressed a concern with not being able to require parkland dedication requirements as part of a map extension. The Council directed staff to develop an alternate processing procedure which would basically allow a one-year extension and the ability to require parkland dedication and/or in lieu fees.

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.

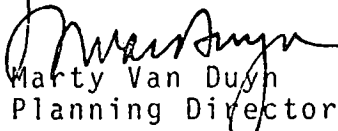
Pursuant to the Parkland Dedication Ordinance, staff has determined that 3.74 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication.

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

RECOMMENDATION

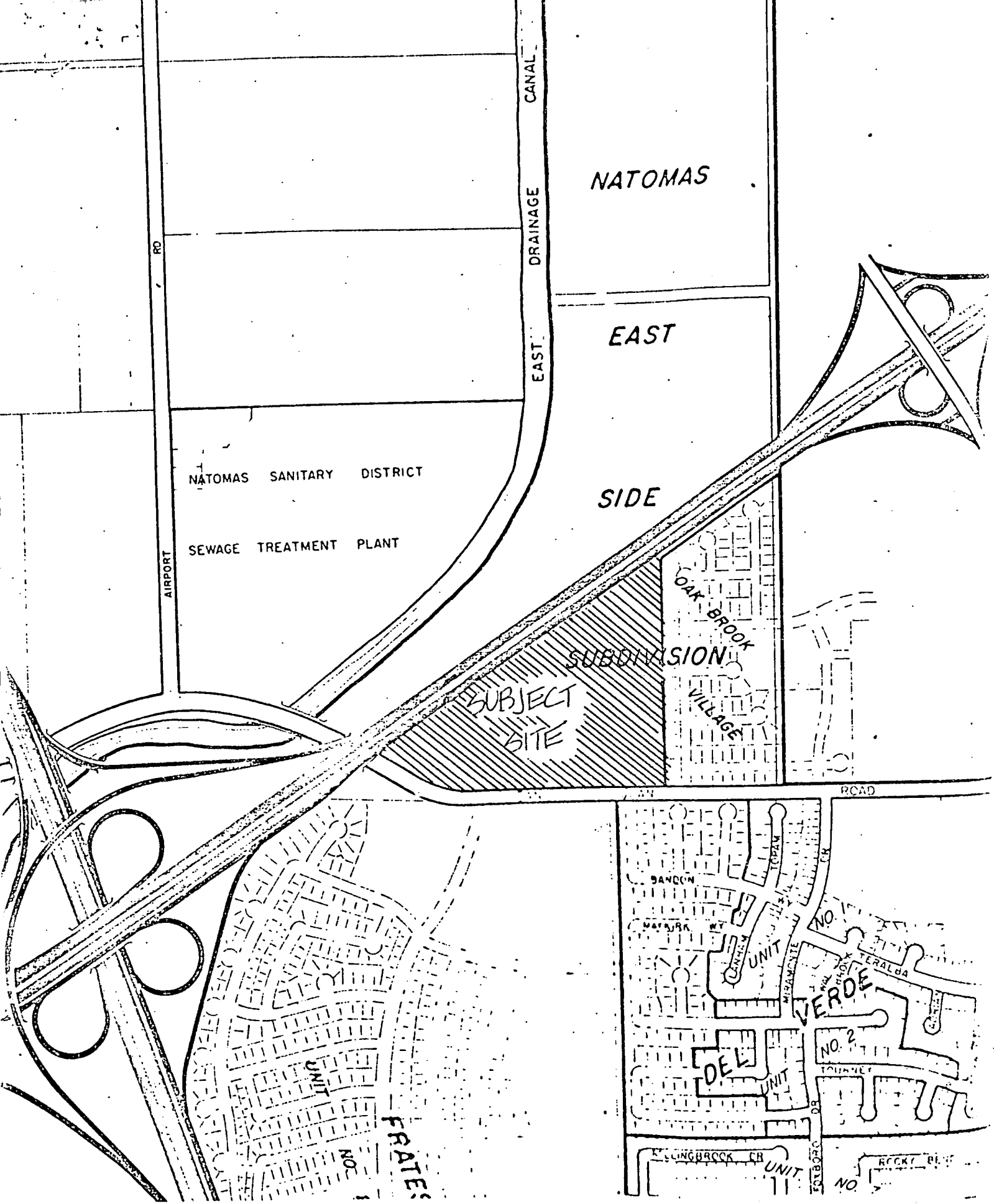
Staff recommends that the City Council approve the project by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

MVD:HY:cp
Attachments
P-8999

February 9, 1982
District No. 1



P.8999

MAY 8, 80

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ITEM NO. 9

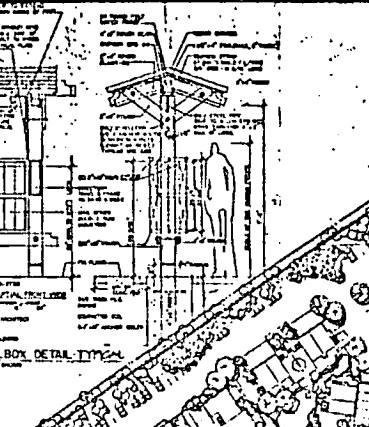
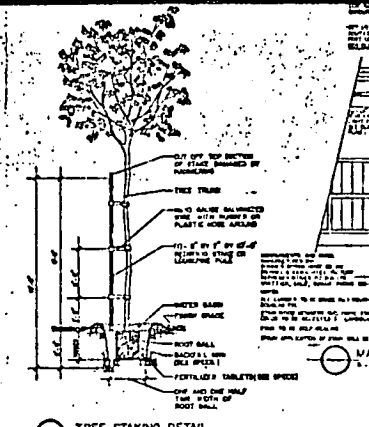
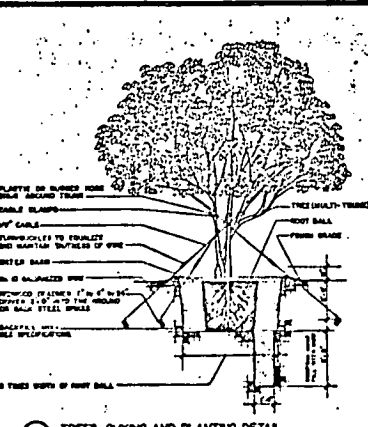
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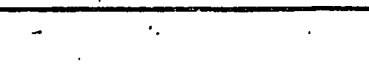
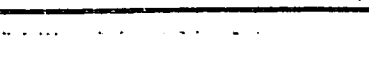
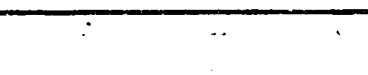
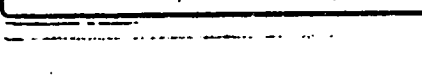
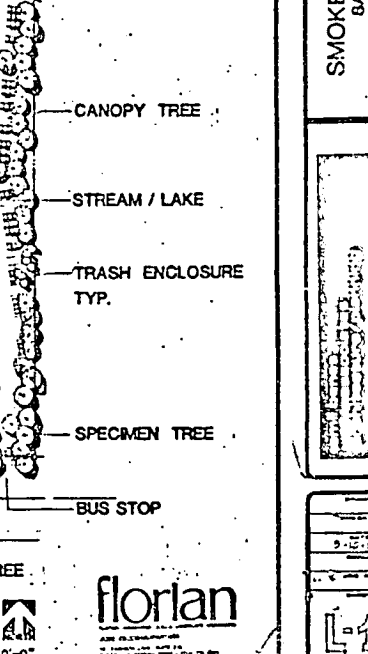
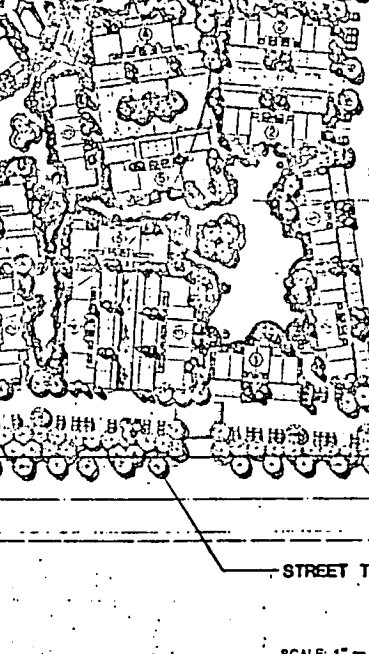
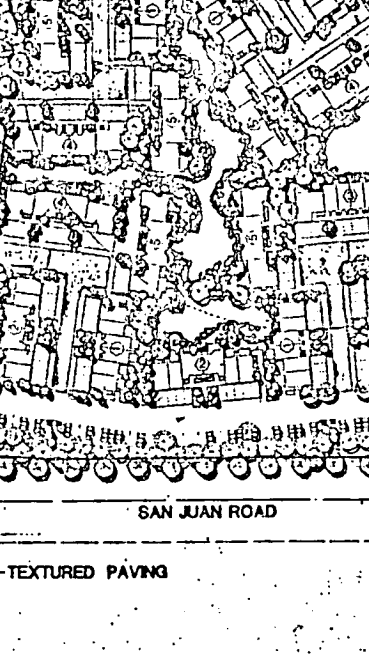
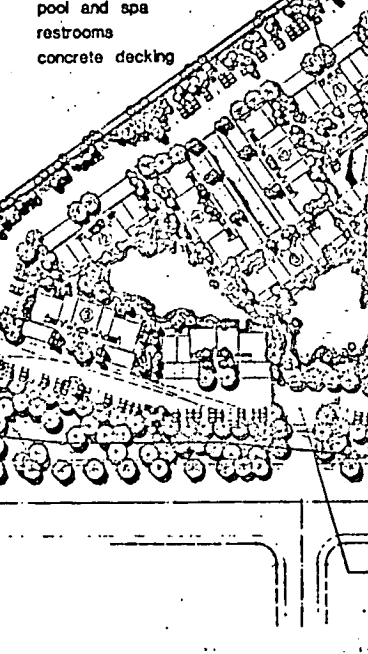
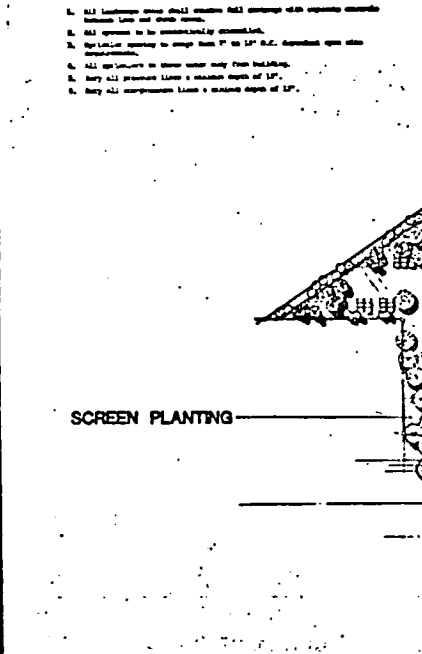
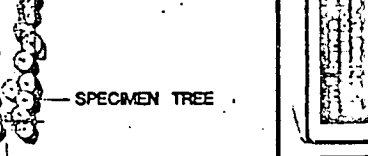
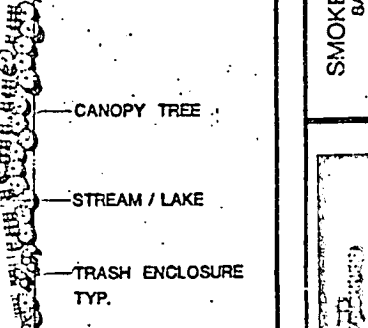
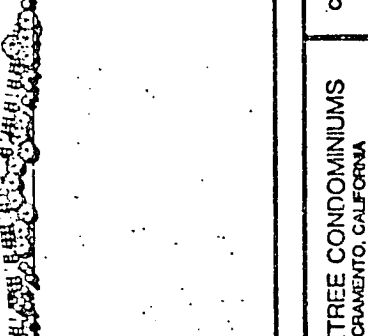
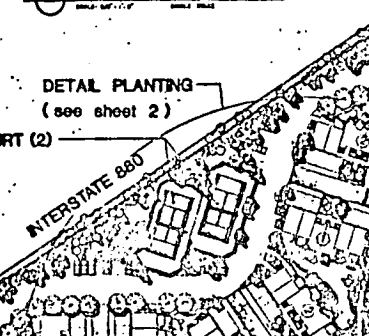
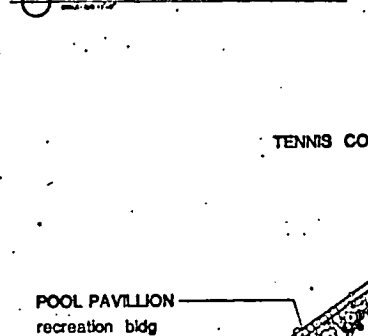
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ITEM	DESCRIPTION	QTY	PRICE	TOTAL
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WOOD	WOOD			
IRON	IRON			
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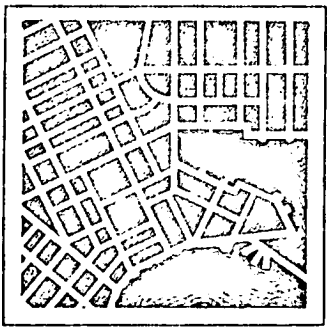


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CONCRETE	CONCRETE			
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ELECTRICAL	ELECTRICAL			
MECHANICAL	MECHANICAL			
LANDSCAPE	LANDSCAPE			
CONSTRUCTION	CONSTRUCTION			
CONTINGENCY	CONTINGENCY			
TOTAL				



F-8 777

Corporate Headquarters
4153 Northgate Boulevard
Sacramento, California 95834
916-929-7100



Orange County Office
1900 B of A Tower
One City Boulevard West
Orange, California 92668
714-978-3118

November 10, 1981

RECEIVED
NOV 11 1981
CITY PLANNING COMMISSION

Mr. Tom Miller
City of Sacramento
Planning Department
927 10th Street
Sacramento, California 95814

Dear Mr. Miller:

On behalf of our client, Warmington Development, this is a request for an extension of time on the tentative map for Smoketree Condominiums. The control number of the previous application is P8999.

It is understood that a new condition of approval regarding payment of park fees under the current park fee ordinance may be added. This is acceptable if it is necessary. The tentative map expires December 10, 1981.

Thank you for your consideration of this request.

Very truly yours,

JUSTICE + ASSOCIATES, INC.

Lauren Kotaska

LK/mls

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APPROVED
BY THE CITY COUNCIL

FFR 9/1982

OFFICE OF THE
CITY CLERK

RESOLUTION No. 82-078

Adopted by The Sacramento City Council on date of

February 9, 1982

RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP for SMOKETREE
CONDOMINIUMS (APN: 225-170-21) (P-8999)

WHEREAS, the Planning staff has submitted to the City Council its report and recommendations concerning the Tentative Map for Smoketree Condominiums located on the north side of San Juan Road at Azevedo Drive, (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.

- 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 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. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineer; may require public drain line extension to I-880 to pick up freeway drainage;
2. Applicant shall dedicate and improve San Juan Road to a 50-foot half section along the entire frontage and the site prior to the filing of the initial phase, bonds and private contract required;
3. Applicant shall pay off existing assessments that are on the subject property prior to recordation of the final map;
4. Applicant shall provide the standard subdivision improvements along San Juan Road as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
5. Applicant shall provide for a bus shelter and pad on the north side of San Juan Road approximately 550 feet east of Azevedo Drive;
6. Applicant shall prepare a sound study in order to determine the height of the berm/masonry wall that is necessary to satisfy requirements of the City's Noise Element and Noise Ordinance along I-880.

The wall/berm shall be provided prior to recordation of the first phase. The sound study shall also investigate the noise impacts from the City pump station on the adjacent parcel to the west. The recommendations of the sound study for the pump station shall be satisfied prior to issuance of building permits;

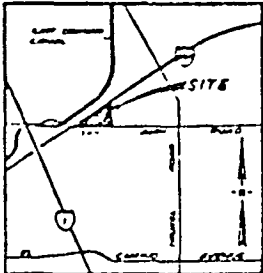
7. Applicant shall redesign the parcel map to provide frontage on San Juan Road for Parcel 3;
8. Applicant shall delete stub street from approved subdivision to the east prior to recordation of the map.
9. Pursuant to the City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the 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.

MAYOR

ATTEST:

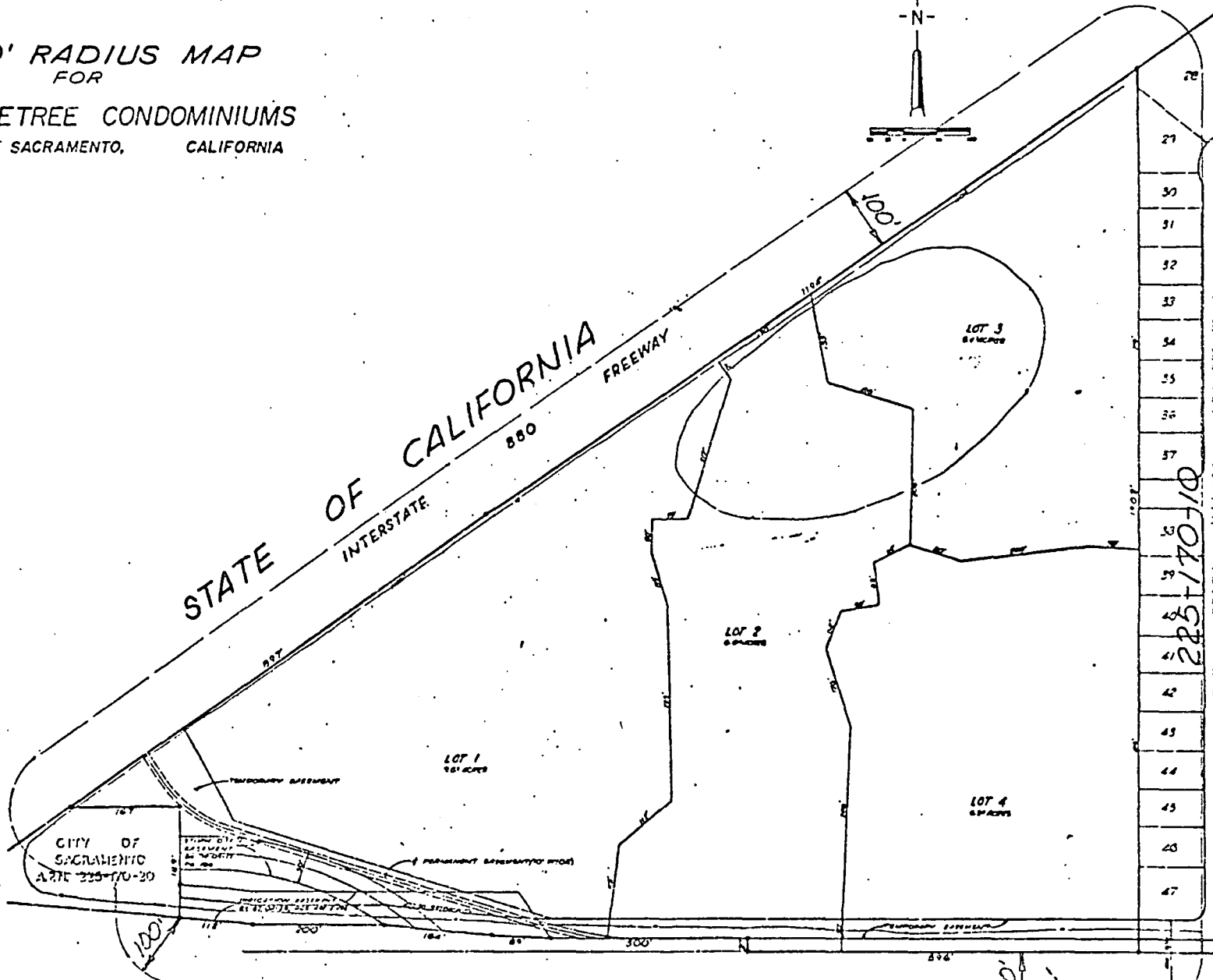
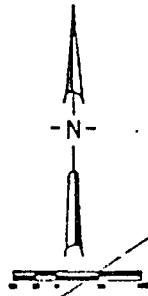
CITY CLERK

P-8999



VICINITY MAP

100' RADIUS MAP FOR SMOKETREE CONDOMINIUMS CITY OF SACRAMENTO, CALIFORNIA



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CITY PLANNING COMMISSION
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2400 O Street
Sacramento, CA 95818
916 452 7007

JUSTICE ASSOC.
Consulting Engineers

225-230-48

AVEVEDO DRIVE

225-230-50

225-170-10



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 10, 1982

Justice and Associates
4153 Northgate Boulevard
Sacramento, CA 95834

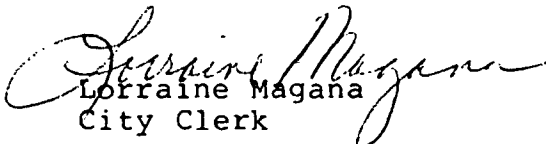
Dear Gentlemen:

On February 9, 1982, the Sacramento City Council took the following action for property located at the north side of San Juan Road at Azevedo Drive (Smoketree Condominiums)(P-8999):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 27± acre site into 425 condominium units in the R-2A-R3 zone

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

Sincerely,


Lorraine Magana
City Clerk

LM/mm/15
Enclosure

cc: Planning Department