



CITY OF SACRAMENTO

39

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 4, 1980

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

JUN 10 1980

SUBJECT: 1. Rezoning from A to R-2A-R
2. Tentative Map (P-8999)

OFFICE OF THE
CITY CLERK

LOCATION: North side of San Juan Road at Azevedo Drive

SUMMARY

This is a request for entitlements necessary to develop a 425 unit condominium project on a 27+ acre vacant site. The staff and Planning Commission recommended approval of the Rezoning and Tentative Map, subject to conditions. The Planning Commission also approved a special permit for the condominiums.

BACKGROUND INFORMATION

The subject site is a triangular shaped parcel that is located along a major street and adjacent to Interstate 880 freeway. The site is suitable for a condominium-type project because of its configuration and its relationship to the freeway and San Juan Road which is a major street.

The development will be served by a private street system consisting basically of a 28-foot wide road that meanders along the perimeter of the site. The Fire Department recommended that this roadway be a minimum width of 36 feet. The staff and Planning Commission, however, felt that a 28-foot width was adequate for two directional traffic.

At the hearing the applicant presented a film which describes generally how the lakes were constructed. The lakes are lined with a concrete type material and will be four feet in depth. The water will be provided by a private water well. Staff would like to point out that the proposed lakes are much larger than the waterways (streams) that were approved by the Council for Franklin Village Condominiums located at the northwest corner of Franklin Boulevard and Mack Road.

The proposed lakes are as wide as 80 feet in some cases, and they occupy a greater area. Also, the lakes reduce the usable open space areas and could create safety problems for children because of the depth of the lakes.


VOTE OF PLANNING COMMISSION

On May 8, 1980 the Planning Commission, by a vote of nine ayes, recommended approval of the rezoning and tentative map, subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Rezoning request and Tentative Map and adopt the attached ordinance and resolution.

Respectfully submitted,


Marty Van Duzen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

June 10, 1980
District No. 1

Attachments
P-8999

4. The Fire Department has expressed concern over the 28-foot private road system within the project. Fire has indicated that they would prefer a 36-foot road. Staff supports the 28-foot wide road as proposed by the applicant because the location of off-street parking and the design of the roadway provide for adequate vehicular circulation with the 28-foot road width.
5. Staff requests that the applicant submit a detailed irrigation and landscape plan subject to staff review and approval prior to the issuance of building permits. The plans shall adhere to the following guidelines:
 - a. Landscape materials selected shall be:
 - 1) complimentary to building design and architectural design;
 - 2) varied in size (one and five gallon shrubs, five and 15 gallon, and 24-inch box trees).
 - b. Landscape treatment shall include:
 - 1) lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems;
 - 2) larger specimens of shrubs and trees along the site periphery;
 - 3) consistency with energy conservation efforts;
 - 4) trees located so as to screen parking areas and private first floor areas and windows from second story units;
 - 5) undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalks or the adjacent building pad or parking lot, whichever is higher.
6. The site plan indicates a parking area at the northeast corner of the subject site. Due to the adjacent single family zoned property, staff suggests that this parking area be eliminated. In addition, staff requests that all parallel parking spaces be eliminated to provide for adequate vehicle circulation.
7. The applicant proposes to utilize a combination of a wall and berming for sound attenuation along I-880. Staff has no objection to this concept providing the berms are landscaped and the wall is constructed of a masonry type material. Also, the wall should be constructed prior to recordation of the first phase (Parcel 1).

8. A City pumping station is located on the adjacent parcel to the west. Staff suggests that the sound study that is required for the sound wall adjacent to the freeway also investigate the noise impaction from City pump station.

ENVIRONMENTAL ASSESSMENT: The Environmental Coordinator has filed a Negative Declaration with the following mitigation measures:

1. Submit a report indicating the necessary noise attenuation measures to comply with the City's noise element for staff approval prior to issuance of building permits.
2. Submit a report describing how the waterway system will be operated and maintained so not to create a health problem for staff approval prior to issuance of a building permit.
3. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Conditional Negative Declaration;
2. Rezoning to Garden Apartment (R-2A-R) be approved;
3. Approval of the Special Permit request subject to conditions which follow and based on findings of fact.
4. The Tentative Map be approved subject to the following conditions:

Tentative Map Conditions

- a. 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;
- b. Applicant shall dedicate and improve San Juan Road to a 50-foot half section along the entire frontage of the site prior to the filing of the initial phase, bonds and private contract required;
- c. Applicant shall pay off existing assessments that are on the subject property prior to recordation of the final map;
- d. Applicant shall provide the standard subdivision improvements along San Juan Road as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
- e. Applicant shall provide for a bus shelter and pad on the north side of San Juan Road approximately 550 feet east of Azevedo Drive;
- f. 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.

f. (continued)

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;

- g. Applicant shall redesign the parcel map to provide frontage on San Juan Road for Parcel 3.

CPC added:

h. Applicant shall delete stub street from approved subdivision to the east prior to Special Permit Conditions: recordation of the map.

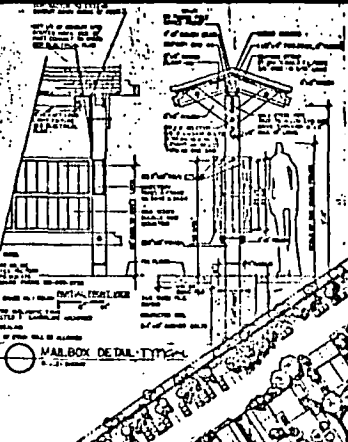
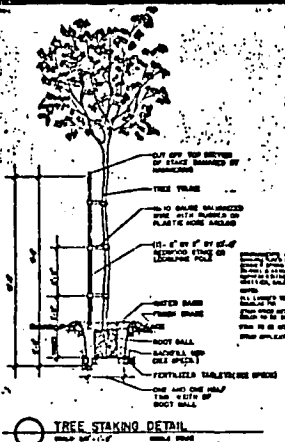
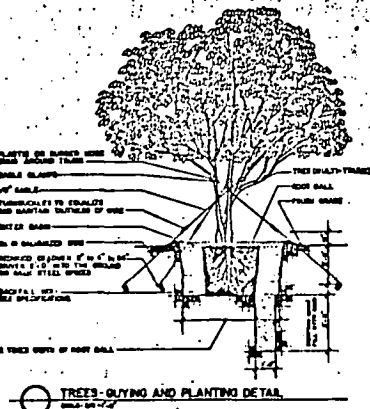
- a. The lakes and waterway elements throughout the project shall be eliminated; (CPC amended to...shall not depend on City water-shall use well water.)
- b. Applicant shall submit a report indicating the necessary noise attenuation measures to comply with the City's noise element for staff approval prior to issuance of building permits;
- c. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction continues;
- d. The two pools indicated on the site plan shall be heated by solar energy only;
- e. The applicant shall submit a detailed landscaping and irrigation plan for review and approval of the planning staff prior to the issuance of a building permit. The applicant shall make every effort to employ the use of deciduous trees as a passive solar technique. The plans shall include elements that are indicated on No. 5 of staff evaluation;
- f. The applicant shall eliminate the proposed parking area in the northeast corner of the subject site and all parallel parking within the site.

Findings of Fact - Special Permit

- a. The project, as conditioned, is compatible with the proposed adjacent residential development.
- b. The project as conditioned will not be injurious to surrounding properties in that:
- 1) provisions have been made for off-street parking;
 - 2) adequate landscaping is provided.
- c. The project, as conditioned, is consistent with both the General Plan and the South Natomas Plan which designates the site for residential uses.

SOFT COVERED AREA

ITEM	QUANTITY	UNIT	PRICE
1. 12" x 12" x 12" CONCRETE	100	CU YD	100.00
2. 4" x 8" x 16" CONCRETE	200	CU YD	200.00
3. 6" x 12" x 18" CONCRETE	150	CU YD	150.00
4. 8" x 16" x 24" CONCRETE	100	CU YD	100.00
5. 10" x 20" x 30" CONCRETE	50	CU YD	50.00
6. 12" x 24" x 36" CONCRETE	25	CU YD	25.00
7. 14" x 28" x 42" CONCRETE	10	CU YD	10.00
8. 16" x 32" x 48" CONCRETE	5	CU YD	5.00
9. 18" x 36" x 54" CONCRETE	2	CU YD	2.00
10. 20" x 40" x 60" CONCRETE	1	CU YD	1.00
11. 22" x 44" x 66" CONCRETE	1	CU YD	1.00
12. 24" x 48" x 72" CONCRETE	1	CU YD	1.00
13. 26" x 52" x 78" CONCRETE	1	CU YD	1.00
14. 28" x 56" x 84" CONCRETE	1	CU YD	1.00
15. 30" x 60" x 90" CONCRETE	1	CU YD	1.00
16. 32" x 64" x 96" CONCRETE	1	CU YD	1.00
17. 34" x 68" x 102" CONCRETE	1	CU YD	1.00
18. 36" x 72" x 108" CONCRETE	1	CU YD	1.00
19. 38" x 76" x 114" CONCRETE	1	CU YD	1.00
20. 40" x 80" x 120" CONCRETE	1	CU YD	1.00
21. 42" x 84" x 126" CONCRETE	1	CU YD	1.00
22. 44" x 88" x 132" CONCRETE	1	CU YD	1.00
23. 46" x 92" x 138" CONCRETE	1	CU YD	1.00
24. 48" x 96" x 144" CONCRETE	1	CU YD	1.00
25. 50" x 100" x 150" CONCRETE	1	CU YD	1.00
26. 52" x 104" x 156" CONCRETE	1	CU YD	1.00
27. 54" x 108" x 162" CONCRETE	1	CU YD	1.00
28. 56" x 112" x 168" CONCRETE	1	CU YD	1.00
29. 58" x 116" x 174" CONCRETE	1	CU YD	1.00
30. 60" x 120" x 180" CONCRETE	1	CU YD	1.00
31. 62" x 124" x 186" CONCRETE	1	CU YD	1.00
32. 64" x 128" x 192" CONCRETE	1	CU YD	1.00
33. 66" x 132" x 198" CONCRETE	1	CU YD	1.00
34. 68" x 136" x 204" CONCRETE	1	CU YD	1.00
35. 70" x 140" x 210" CONCRETE	1	CU YD	1.00
36. 72" x 144" x 216" CONCRETE	1	CU YD	1.00
37. 74" x 148" x 222" CONCRETE	1	CU YD	1.00
38. 76" x 152" x 228" CONCRETE	1	CU YD	1.00
39. 78" x 156" x 234" CONCRETE	1	CU YD	1.00
40. 80" x 160" x 240" CONCRETE	1	CU YD	1.00
41. 82" x 164" x 246" CONCRETE	1	CU YD	1.00
42. 84" x 168" x 252" CONCRETE	1	CU YD	1.00
43. 86" x 172" x 258" CONCRETE	1	CU YD	1.00
44. 88" x 176" x 264" CONCRETE	1	CU YD	1.00
45. 90" x 180" x 270" CONCRETE	1	CU YD	1.00
46. 92" x 184" x 276" CONCRETE	1	CU YD	1.00
47. 94" x 188" x 282" CONCRETE	1	CU YD	1.00
48. 96" x 192" x 288" CONCRETE	1	CU YD	1.00
49. 98" x 196" x 294" CONCRETE	1	CU YD	1.00
50. 100" x 200" x 300" CONCRETE	1	CU YD	1.00
51. 102" x 204" x 306" CONCRETE	1	CU YD	1.00
52. 104" x 208" x 312" CONCRETE	1	CU YD	1.00
53. 106" x 212" x 318" CONCRETE	1	CU YD	1.00
54. 108" x 216" x 324" CONCRETE	1	CU YD	1.00
55. 110" x 220" x 330" CONCRETE	1	CU YD	1.00
56. 112" x 224" x 336" CONCRETE	1	CU YD	1.00
57. 114" x 228" x 342" CONCRETE	1	CU YD	1.00
58. 116" x 232" x 348" CONCRETE	1	CU YD	1.00
59. 118" x 236" x 354" CONCRETE	1	CU YD	1.00
60. 120" x 240" x 360" CONCRETE	1	CU YD	1.00
61. 122" x 244" x 366" CONCRETE	1	CU YD	1.00
62. 124" x 248" x 372" CONCRETE	1	CU YD	1.00
63. 126" x 252" x 378" CONCRETE	1	CU YD	1.00
64. 128" x 256" x 384" CONCRETE	1	CU YD	1.00
65. 130" x 260" x 390" CONCRETE	1	CU YD	1.00
66. 132" x 264" x 396" CONCRETE	1	CU YD	1.00
67. 134" x 268" x 402" CONCRETE	1	CU YD	1.00
68. 136" x 272" x 408" CONCRETE	1	CU YD	1.00
69. 138" x 276" x 414" CONCRETE	1	CU YD	1.00
70. 140" x 280" x 420" CONCRETE	1	CU YD	1.00
71. 142" x 284" x 426" CONCRETE	1	CU YD	1.00
72. 144" x 288" x 432" CONCRETE	1	CU YD	1.00
73. 146" x 292" x 438" CONCRETE	1	CU YD	1.00
74. 148" x 296" x 444" CONCRETE	1	CU YD	1.00
75. 150" x 300" x 450" CONCRETE	1	CU YD	1.00
76. 152" x 304" x 456" CONCRETE	1	CU YD	1.00
77. 154" x 308" x 462" CONCRETE	1	CU YD	1.00
78. 156" x 312" x 468" CONCRETE	1	CU YD	1.00
79. 158" x 316" x 474" CONCRETE	1	CU YD	1.00
80. 160" x 320" x 480" CONCRETE	1	CU YD	1.00
81. 162" x 324" x 486" CONCRETE	1	CU YD	1.00
82. 164" x 328" x 492" CONCRETE	1	CU YD	1.00
83. 166" x 332" x 498" CONCRETE	1	CU YD	1.00
84. 168" x 336" x 504" CONCRETE	1	CU YD	1.00
85. 170" x 340" x 510" CONCRETE	1	CU YD	1.00
86. 172" x 344" x 516" CONCRETE	1	CU YD	1.00
87. 174" x 348" x 522" CONCRETE	1	CU YD	1.00
88. 176" x 352" x 528" CONCRETE	1	CU YD	1.00
89. 178" x 356" x 534" CONCRETE	1	CU YD	1.00
90. 180" x 360" x 540" CONCRETE	1	CU YD	1.00
91. 182" x 364" x 546" CONCRETE	1	CU YD	1.00
92. 184" x 368" x 552" CONCRETE	1	CU YD	1.00
93. 186" x 372" x 558" CONCRETE	1	CU YD	1.00
94. 188" x 376" x 564" CONCRETE	1	CU YD	1.00
95. 190" x 380" x 570" CONCRETE	1	CU YD	1.00
96. 192" x 384" x 576" CONCRETE	1	CU YD	1.00
97. 194" x 388" x 582" CONCRETE	1	CU YD	1.00
98. 196" x 392" x 588" CONCRETE	1	CU YD	1.00
99. 198" x 396" x 594" CONCRETE	1	CU YD	1.00
100. 200" x 400" x 600" CONCRETE	1	CU YD	1.00



TREES-BUYING AND PLANTING DETAIL

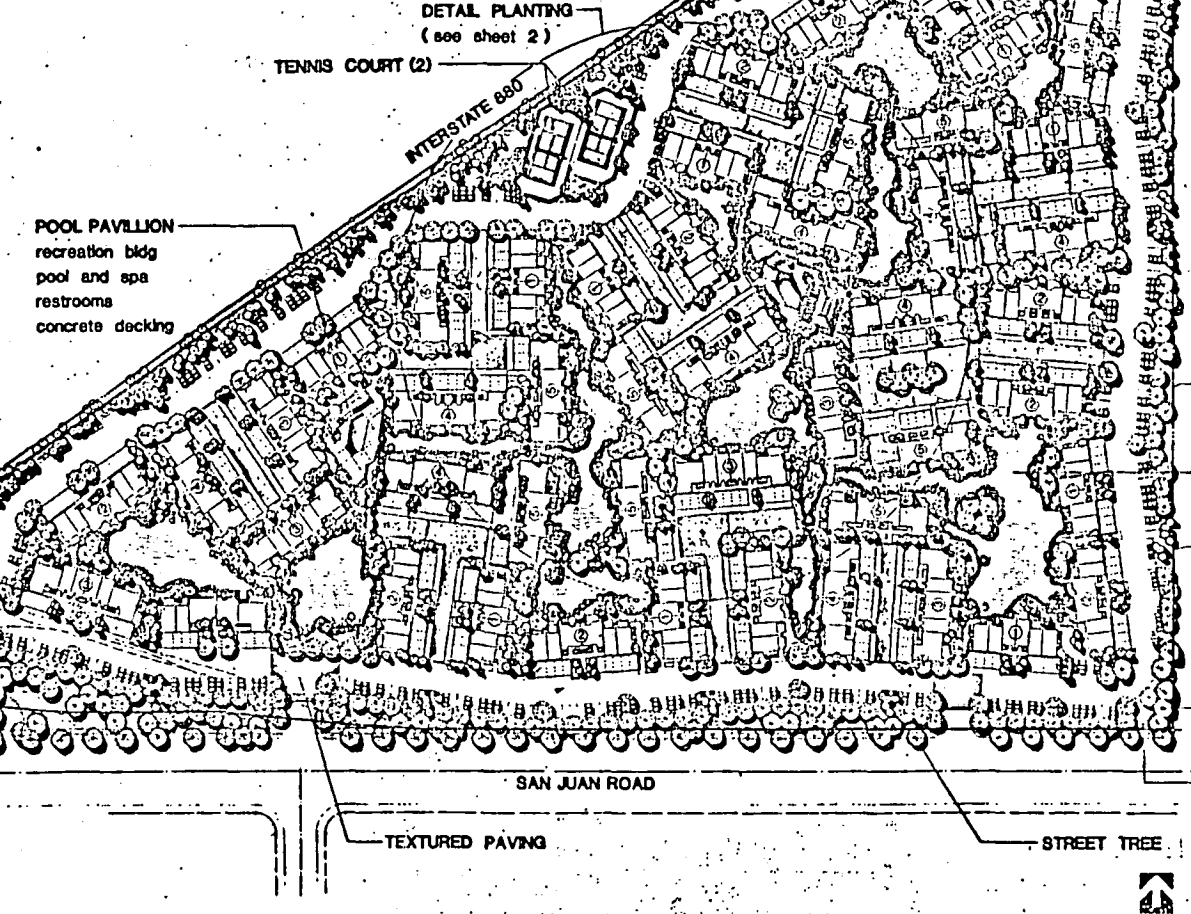
TREE STAKING DETAIL

MAILBOX DETAIL-TYP

SCREENING

SCREENING	SCREENING
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SCREENING 95	SCREENING 96
SCREENING 97	SCREENING 98
SCREENING 99	SCREENING 100

1. All screening shall be installed and maintained in accordance with the following specifications.
2. All screening to be substantially equivalent.
3. The screening shall be installed in accordance with the following specifications.
4. All screening shall be installed in accordance with the following specifications.
5. All screening shall be installed in accordance with the following specifications.
6. All screening shall be installed in accordance with the following specifications.



SCREEN PLANTING

DETAIL PLANTING (see sheet 2)

TENNIS COURT (2)

POOL PAVILION
recreation bldg
pool and spa
restrooms
concrete decking

MASONRY WALL

VERTICAL TREE

CANOPY TREE

STREAM / LAKE

TRASH ENCLOSURE TYP.

SPECIMEN TREE

BUS STOP

STREET TREE

TEXTURED PAVING

SAN JUAN ROAD

INTERSTATE 880



SCALE: 1" = 60'-0"

florian
LANDSCAPE ARCHITECTS
1000 J STREET, SACRAMENTO, CA 95811
TEL: 916.441.1111 FAX: 916.441.1112
WWW.FLORIAN.COM

NO.	DATE	BY

CONCEPTUAL LANDSCAPE
PLANTING PLAN

SMOKETREE CONDOMINIUMS
SACRAMENTO, CALIFORNIA
Working Development by

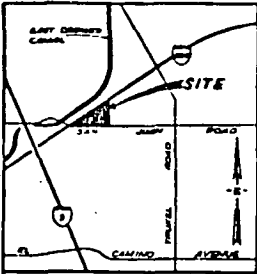


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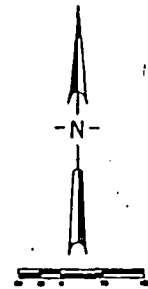
P-899a

S-8-a



VICINITY MAP
NO SCALE

TENTATIVE MAP
SMOKETREE CONDOMINIUMS
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1980



OWNER AND SUBMITTER: WASHINGTON DEVELOPMENT COMPANY
 1000 PETER PARK DRIVE
 SUITE 200
 SACRAMENTO, CA 95810

ENGINEER: JUSTICE + ASSOCIATES
 600 N 8th STREET
 SACRAMENTO, CA 95810

PRESENT USE: AGRICULTURE

PROPOSED USE: RESIDENTIAL CONDOMINIUMS

EXISTING BUILDING: 0

PROPOSED BUILDING: 0 AND

WATER SUPPLY: CITY OF SACRAMENTO

MUNICIPAL WATER SERVICE: CITY OF SACRAMENTO

STORM DRAINAGE: CITY OF SACRAMENTO

NO. OF LOTS: 0

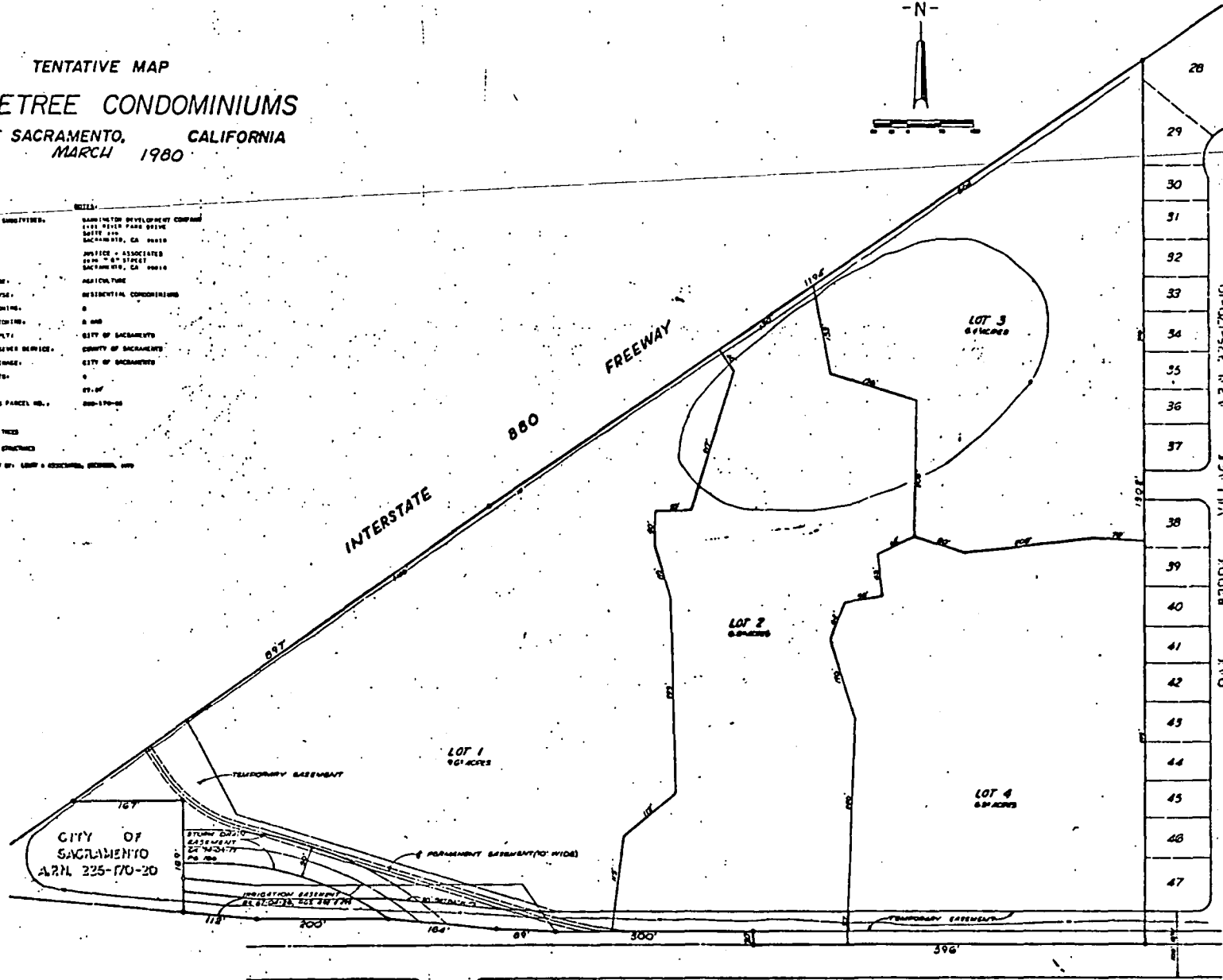
ACRES: 07.07

ADJACENT PARCEL NO.: 000-170-00

NO EXISTING TREES

NO EXISTING STRUCTURES

FIELD REPORT BY: LEOP & ASSOCIATES, SACRAMENTO, 1979

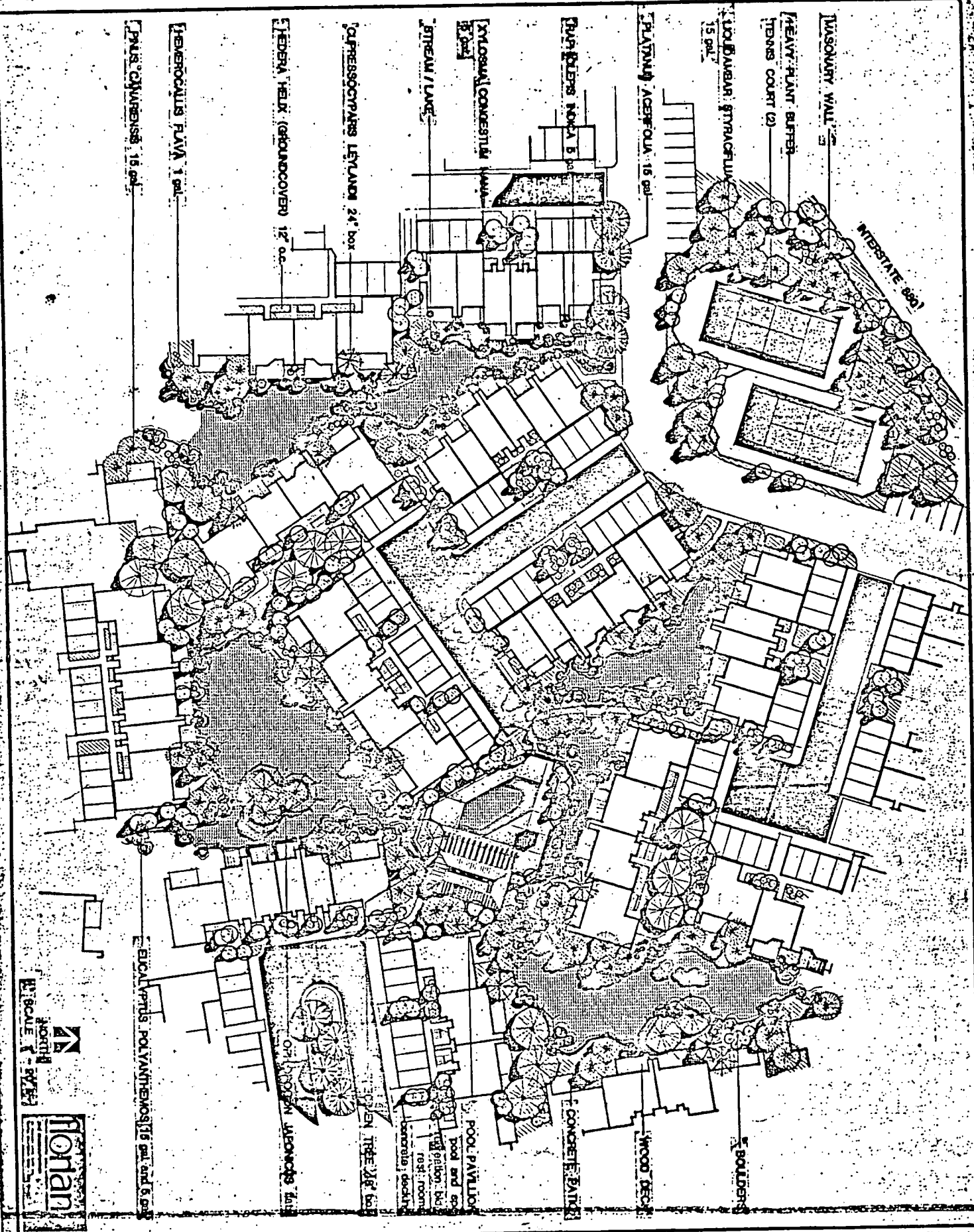


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- 47

OAK VILLAGE APN 235-170-10

2830 O Street
 Sacramento, CA 95818
 916-452-7007

JUSTICE + ASSOC., INC.
 Consulting Civil Engineers



- MASONRY WALL 5'
- HEAVY PLANT BUFFER
- TERRAS COURT (2)
- WOODEN APPROACH
- PLANTING ACER/OLIVE 15 gal
- BURNINGERS ROMA 5 gal
- PLANTING CONESTIMA 1 gal
- SPRUEM/LANCE
- PLANTING CYPRESS LEVLAND 24" box
- FEDERA YELK (GROUNDCOVER) 12" oc.
- PLANTING CYPRESS LEVLAND 1 gal
- PLANTING CYPRESS LEVLAND 15 gal

NORTH

 JORDAN

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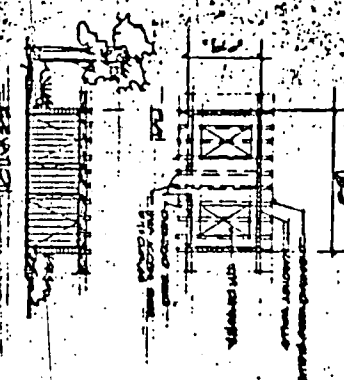
SMOKETREE CONDOMINIUMS
 SACRAMENTO, CALIFORNIA
 WASHINGTON DEVELOPMENT, INC.

SMOKETREE CONDOMINIUMS
 SACRAMENTO, CALIFORNIA
 WASHINGTON DEVELOPMENT, INC.

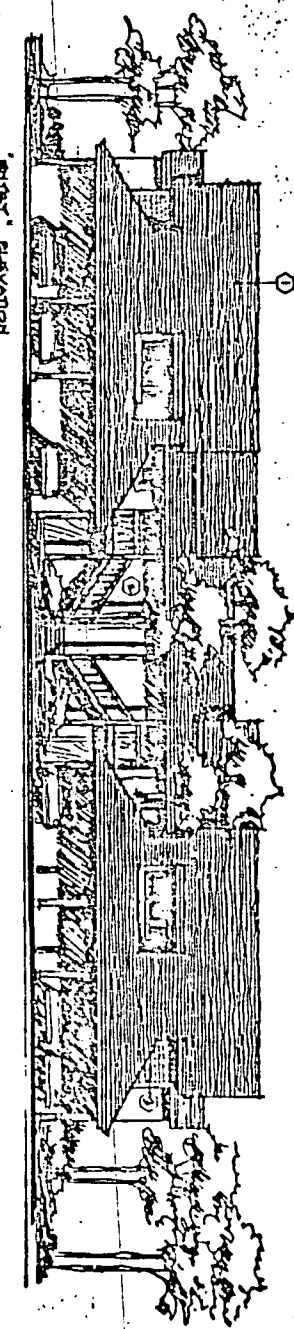
DETAIL PLANTING PLAN

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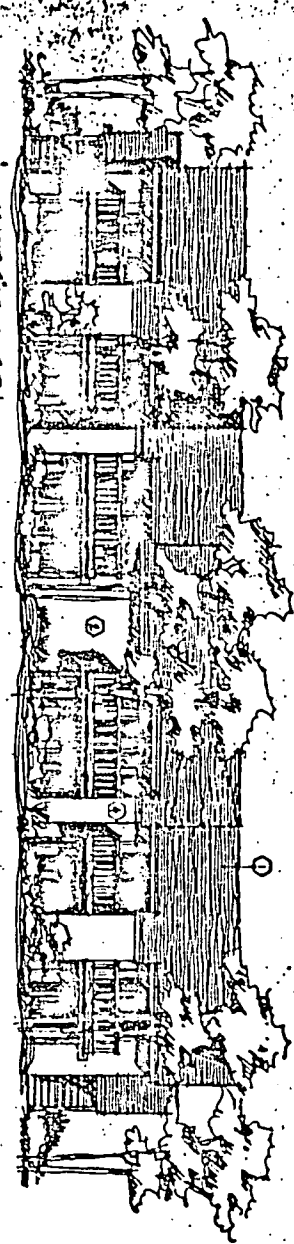
6008-



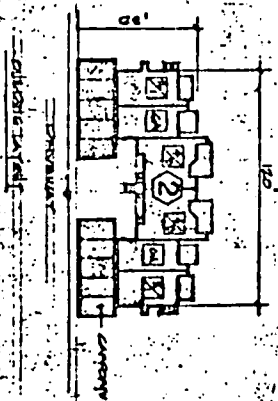
POURCH RAILING ELEVATION



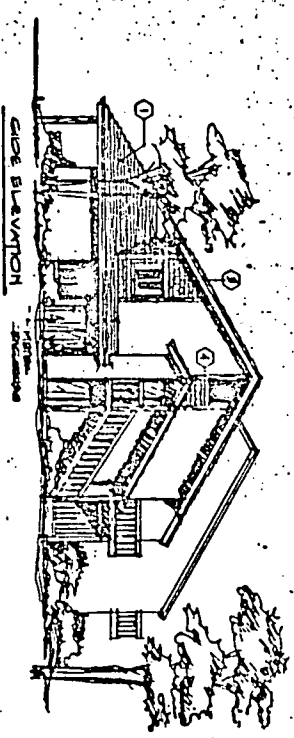
FRONT ELEVATION



SIDE ELEVATION



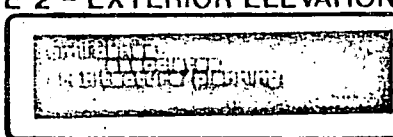
FLOOR PLAN



REAR ELEVATION

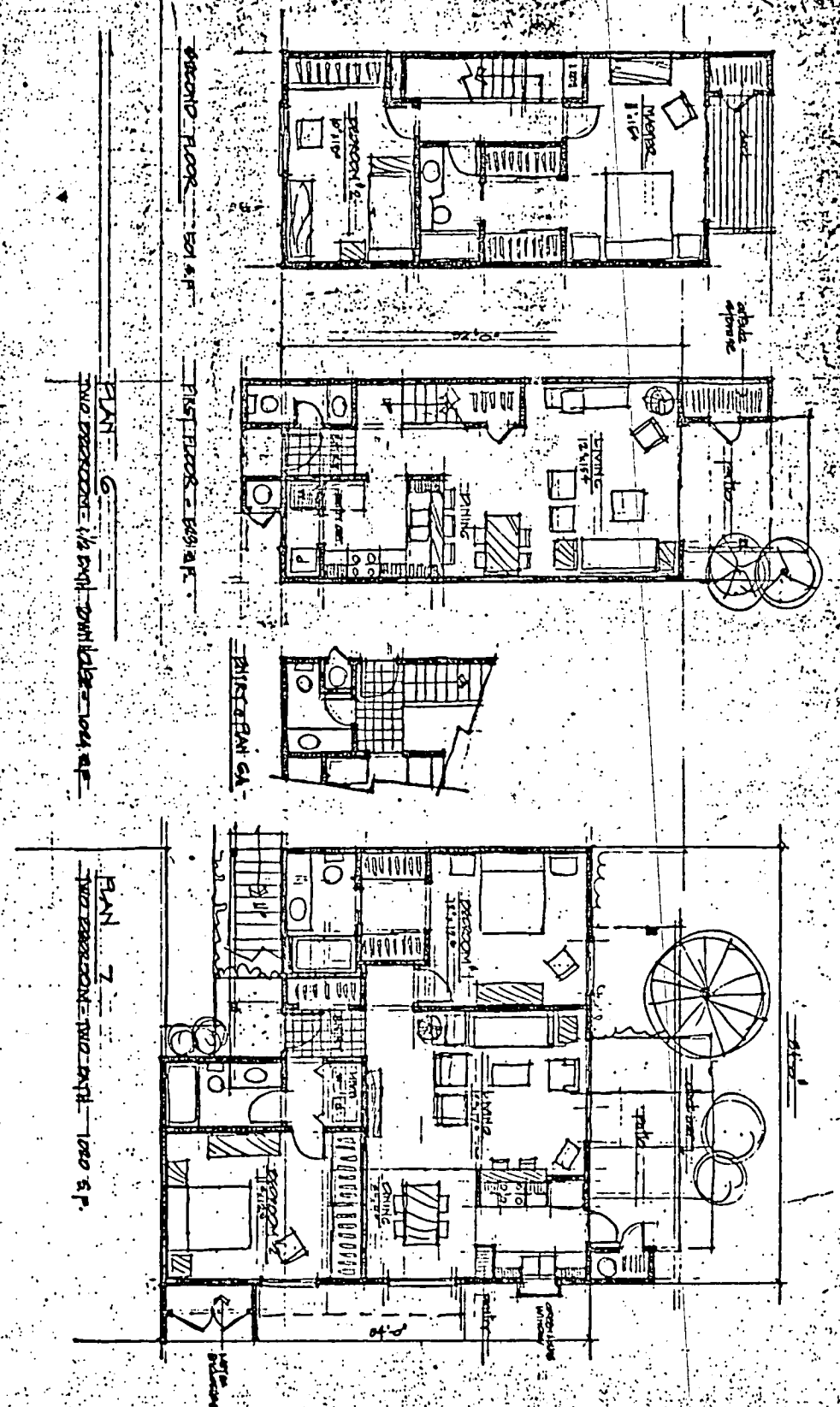
- EXTERIOR MATERIAL LEGEND**
- ① CONCRETE CURB AND ACCENT B
 - ② JOINT FINISHES - SEE SCHEDULE - CONCRETE
 - ③ STIPPLED STUCCO - COLOR: LIGHT TAN
 - ④ MASONRY BRICKS - STAINLESS STEEL
 - ⑤ REDWOOD WOOD PANEL - COLOR: NATURAL

BUILDING TYPE 2 - EXTERIOR ELEVATIONS

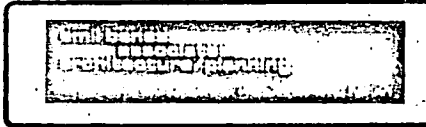


SMOKETREE CONDOMINIUMS
SACRAMENTO, CALIFORNIA

Warrington Development, Inc.



UNIT FLOOR PLANS



SMOKETREE CONDOMINIUMS
 SACRAMENTO, CALIFORNIA
 WASHINGTON DEVELOPMENT, INC.

3. ORDINANCE NO. 4171, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Between I-880 & San Juan Rd. & Azevedo Dr. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-2A-R Garden Apartment Review ZONE (FILE P-8999) (APN: 225-170-21)

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 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-R Garden Apartment Review 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 his 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 May 8, 1980, 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.

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:

ATTEST:

MAYOR

CITY CLERK

LEGAL DESCRIPTION
FOR
REZONING AG TO R-2 AR
BASED UPON AN INDIVIDUAL GRANT DEED¹

PROJECT: South Natomas - Smoketree Condominiums
LEGAL OWNERS: Warmington Development, Inc.
TITLE COMPANY: Title Insurance and Trust
ASSESSOR'S PARCEL NO.: 225-170-21

DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

Lot 115, as shown on the "Map of Natomas East Side Subdivision", recorded in the office of the County Recorder of Sacramento County on January 18, 1924, in Book 17 of Maps, Map No. 34, EXCEPTING THE FOLLOWING FIVE PARCELS:

EXCEPTION PARCEL ONE:

Beginning at the Southeasterly corner of Lot 115, as the said lot is delineated and so designated on the official "Map of Natomas East Side Subdivision", filed in the office of the County Recorder of the said County of Sacramento on the 18th day of January 1924, in Book 17 of Maps, Map No. 34; running thence, along the Easterly boundary line of the said Lot 115, North 0° 03' West 2658.7 feet to the Northeasterly corner thereof; thence along the Northerly boundary line thereof, South 89° 58' West 655.8 feet; thence South 0° 03' East 2660.0 feet, more or less, to a point in the Southerly boundary line of the said lot; and thence, along the said Southerly boundary line, North 89° 51' East 655.8 feet, more or less to the point of beginning.

EXCEPTION PARCEL TWO:

All that portion of Lot 115 of Natomas East Side Subdivision per map filed January 18, 1924, in Book 17 of Maps, Map No. 34, described as follows:

- (1) This description is based upon record data from an Individual Grant Deed researched by Title Insurance and Trust dated October 4, 1977 and by a legal description prepared by Sacramento Area Consultants dated January 4, 1980.

Commencing at the Southwest corner of said Lot 115, located in San Juan Way, as a public road on said map, thence along the South line of said Lot 115, North 89° 51' East 625.50 feet, said South lot being located on a line parallel to and 20 feet South (measured at right angles to the North line of said San Juan Way) of the North line of said San Juan Way, thence North 1° 19' West 412.40 feet to a point on the Northwesterly line of said Lot 115, thence along the Northwesterly line of said Lot 115 South 56° 06' West 742.20 feet to the point of commencement.

EXCEPTION PARCEL THREE:

All that certain land described in Grant Deed to the State of California recorded April 28, 1967 in Book 67-04-28 page 495 of Official Records.

EXCEPTION PARCEL FOUR:

All that certain land described in Grant Deed to the City of Sacramento recorded September 17, 1974 in Book 74-09-17 page 183 of Official Records.

EXCEPTION PARCEL FIVE:

All oil, gas, mineral, and other hydrocarbon substances, and all rights associated thereto, below a depth of 500 feet measured vertically from the surface of said land, without however, the right of entry upon the surface of said land or through the upper 500 feet thereof, as reserved in the deed executed by James R. Machado, et al, and Recorded on October 4, 1977 in Book 77-10-04 page 423 and page 425, Sacramento County Official Records.

RESOLUTION NO. 80-357

Adopted by The Sacramento City Council on date of

JUNE 10, 1980

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

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a 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 a public hearing conducted on June 10, 1980, 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 designated 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 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:

- A. The Negative Declaration be ratified;
- B. 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 of 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.

MAYOR

ATTEST:

CITY CLERK

P-8999

PROPERTY OWNERSHIP LIST

Key Number	Property Owner	Owner's Residing Address	Assessor's Parcel No.
1	City of Sacramento	N/A <i>Rm 207 - City Hall</i>	225-170-20
2	Reclamation District 1000*	N/A <i>1633 Garden Hwy. 95834</i>	225-180-12
3	Barandas, Manuel J/Dolores ETAL	4140 Garden Highway 95834	225-170-19
4	Sammis, Lee C./Joan H.	94 Linda Isle, Newport Beach 92660	225-170-10
5	<i>d&L Properties</i> First American Title of Yolo	<i>3434 Marconi Ave. 95821</i> P. O. Box 226, Woodland 95695	225-230-01
6	Citation Homes	530 Bercut, Suite 207 95814	225-230-14
7	Citation Homes	530 Bercut, Suite 207 95814	225-230-20
8	Warmington Development Company	1451 River Park Drive 95815	225-170-21

P 8999

Real Estate Division
 the attached list of names and
 hereby certifies that it is true
 and correct as of 3-25-80

By: *L. S. Prout*

District 1000
1633 Garden Hwy
Sacramento CA 95834

225-170-20

Manuel J/Dolores Barandas ETAL
4140 Garden Highway
Sacramento CA 95834

225-170-19

Lee C./Joan H. Sammis
94 Linda Isle
Newport Beach CA 92660

225-170-10

J&L Properties
3434 Marconi Ave.
Sacramento CA 95821

225-230-01

Citation Homes
530 Bercut, Suite 207
Sacramento CA 95814

225-230-14, 20

Warmington Development Co.
1451 River Park Drive
Sacramento CA 95815

225-170-21



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 29, 1980

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 between I-880 and San Juan Road and Azevedo Drive from the A Agricultural Zone and Placing Same in the R-2A-R Garden Apartment Review Zone. (P-8999)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

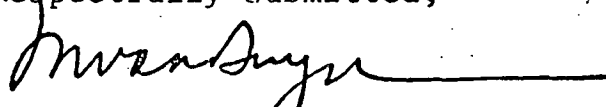
BACKGROUND

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.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

jm
Attachments
P-8999

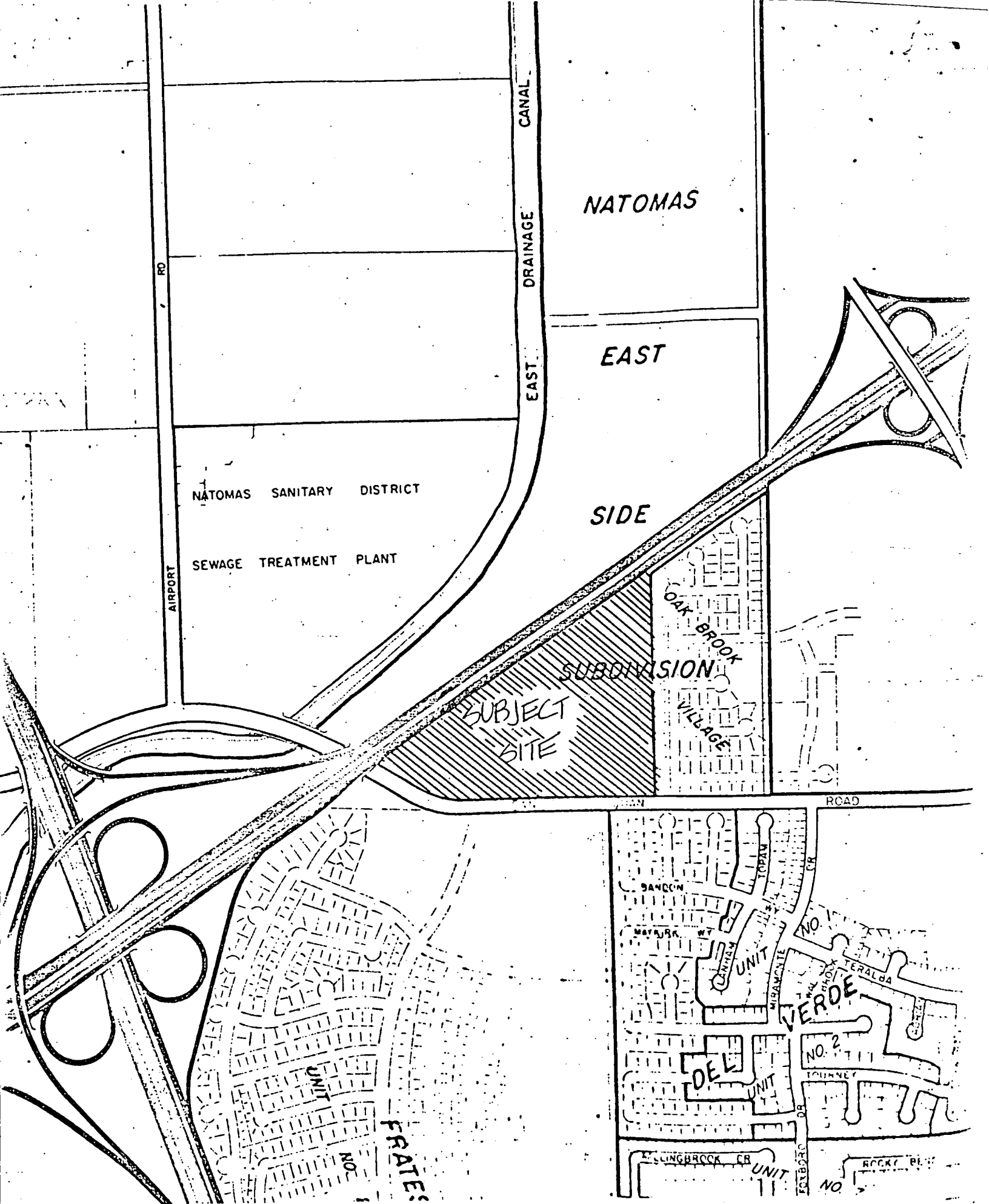
APPROVED
BY THE CITY COUNCIL

JUN 4 1980

OFFICE OF THE
CITY CLERK

*PPF
CONT. TO
6-10-80*

June 4, 1980
District No. 1



NATOMAS

EAST

SIDE

NATOMAS SANITARY DISTRICT
SEWAGE TREATMENT PLANT

OAK BROOK SUBDIVISION

SUBJECT SITE

VILLAGE

UNIT

FRATE

NO. 1

UNIT

VERDE

NO. 2

UNIT

NO. 3

00999

MAY 8, 80

ITEM NO. 9

3.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Between I-880 & San Juan Rd. & Azevedo Dr. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-2A-R Garden Apartment Review ZONE (FILE P-8999) (APN: 225-170-21)

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 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-R Garden Apartment Review 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 his 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 May 8, 1980, 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.

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:

ATTEST:

MAYOR

CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 440-5426

LORRAINE MAGANA
CITY CLERK

June 11, 1980

C
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T
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O
N

Warmington Development, Inc.
1451 River Park Drive
Sacramento, CA 95815

Gentlemen:

On June 10, 1980, the City Council adopted the enclosed certified resolution Adopting Findings of Fact, approving request for Tentative Map for Smoketree Condominiums.

The Council also adopted the enclosed certified ordinance Amending the districts established by the Comprehensive Zoning Ordinance No. 2550 Fourth Series, as amended, by removing property located between I-880 and San Juan Road and Azevedo Drive from the "A" Agricultural Zone and placing same in the "R-2A-R" Garden Apartment Review Zone (P- 8999).

Sincerely,

Lorraine Magana

201 Lorraine Magana
City Clerk

LM:sj
Encls.

cc: Justice & Associates

Item No. 39