

2. Applicant shall dedicate and improve San Juan Road to a 50-foot half-section along the entire frontage of this site prior to the filing of the initial phase; bonds and private contract required;
3. Applicant shall pay off the 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.

STAFF EVALUATION: Staff has the following concerns and comments regarding this project:

1. The site plan indicates an extensive amount of lakes and waterways throughout the project. However, the applicant has not indicated the depth of the waterways; whether or not they will be lined; if lined, with what material; whether or not the waterways will be circulating or filtered; and the water source. The Subdivision Review Committee members also expressed a concern regarding the maintenance and potential health problems associated with the proposed bodies of water.

As early as November, 1979, when this project was first submitted to staff for preliminary review, staff expressed concern over the size and maintenance aspects of the proposed waterways. At that time the applicant proposed smaller bodies of water than is now indicated on the site plan. The applicant has not yet submitted any studies which address the maintenance or health aspects of this proposal. Because of insufficient information, staff cannot support the usage of the waterways.

2. Parcel 3 of the tentative parcel map is a land-locked parcel. This type of parcel should be avoided because if this phase of the project is not developed and the property is sold to another individual, there may be problems with access to the site. Staff suggests that Parcel 3 be redesigned to allow access from San Juan Road.
3. The adjacent property to the east was recently approved for single family development and a stub street was provided to the subject site. The applicant's site design does not show any access to the stub street. Staff suggests that the stub street be deleted from the approved subdivision on the east. This would require the developer on the east to submit a request to change the lot design on the approved tentative map.

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).

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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.

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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 recordation of the map.
Special Permit Conditions:

- 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.

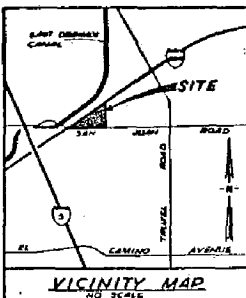
Findings of Fact - Special Permit

- 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.

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TENTATIVE MAP
SMOKETREE CONDOMINIUMS
CITY OF SACRAMENTO, CALIFORNIA
MARCH 1980

OWNER AND SUBDIVIDER: BARNHART DEVELOPMENT COMPANY
2415 WILSON PARK DRIVE
SACRAMENTO, CA 95818

ENGINEER: JUSTICE & ASSOCIATES
2040 30th STREET
SACRAMENTO, CA 95818

PROPOSED USE: RESIDENTIAL CONDOMINIUMS

EXISTING BUILDING: 0

WATER SUPPLY: CITY OF SACRAMENTO

SEWER SERVICE: CITY OF SACRAMENTO

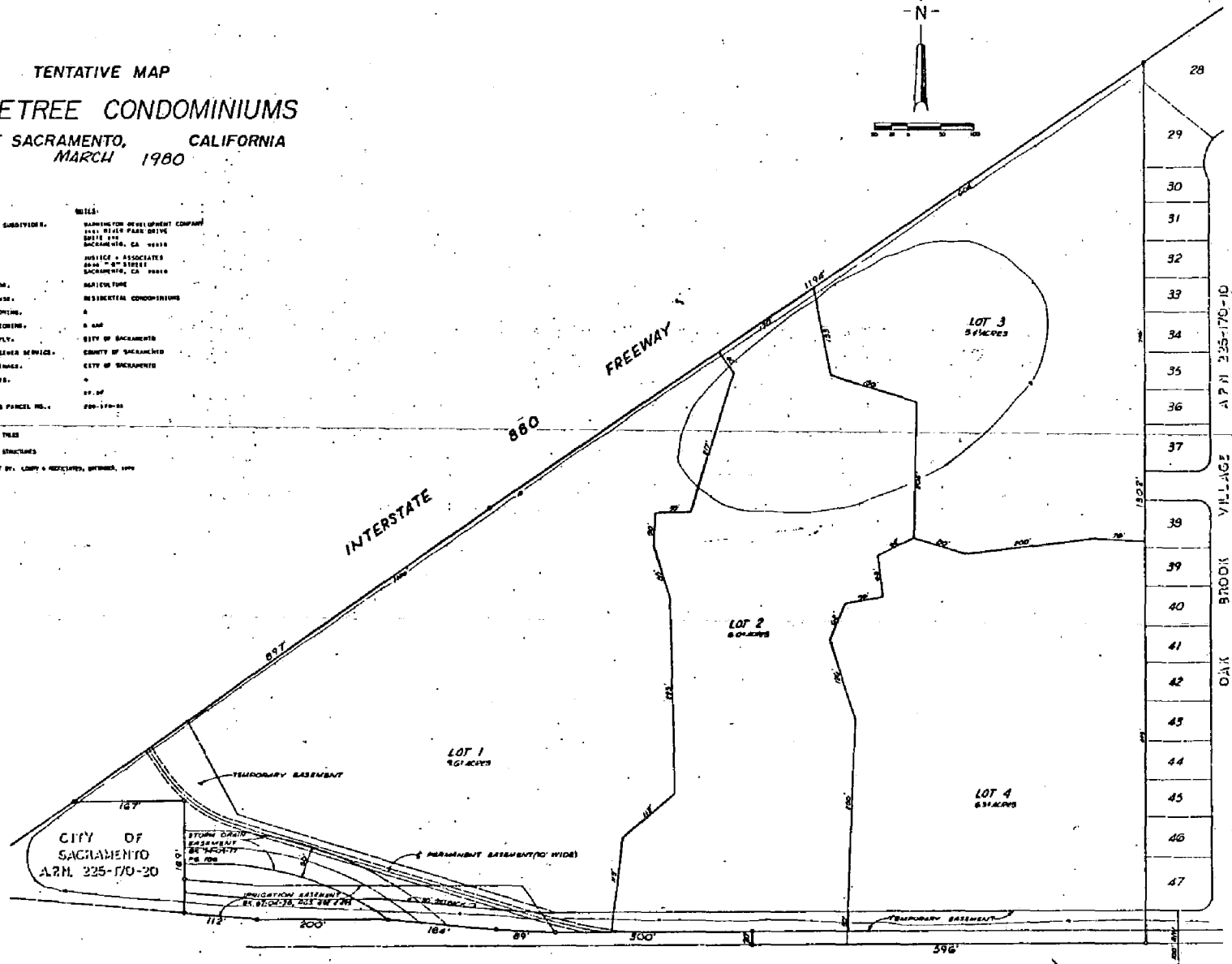
STORM DRAINAGE: CITY OF SACRAMENTO

NO. OF LOTS: 4

ACREAGE: 27.47

ASSASSIN'S PARCEL NO.: 225-170-30

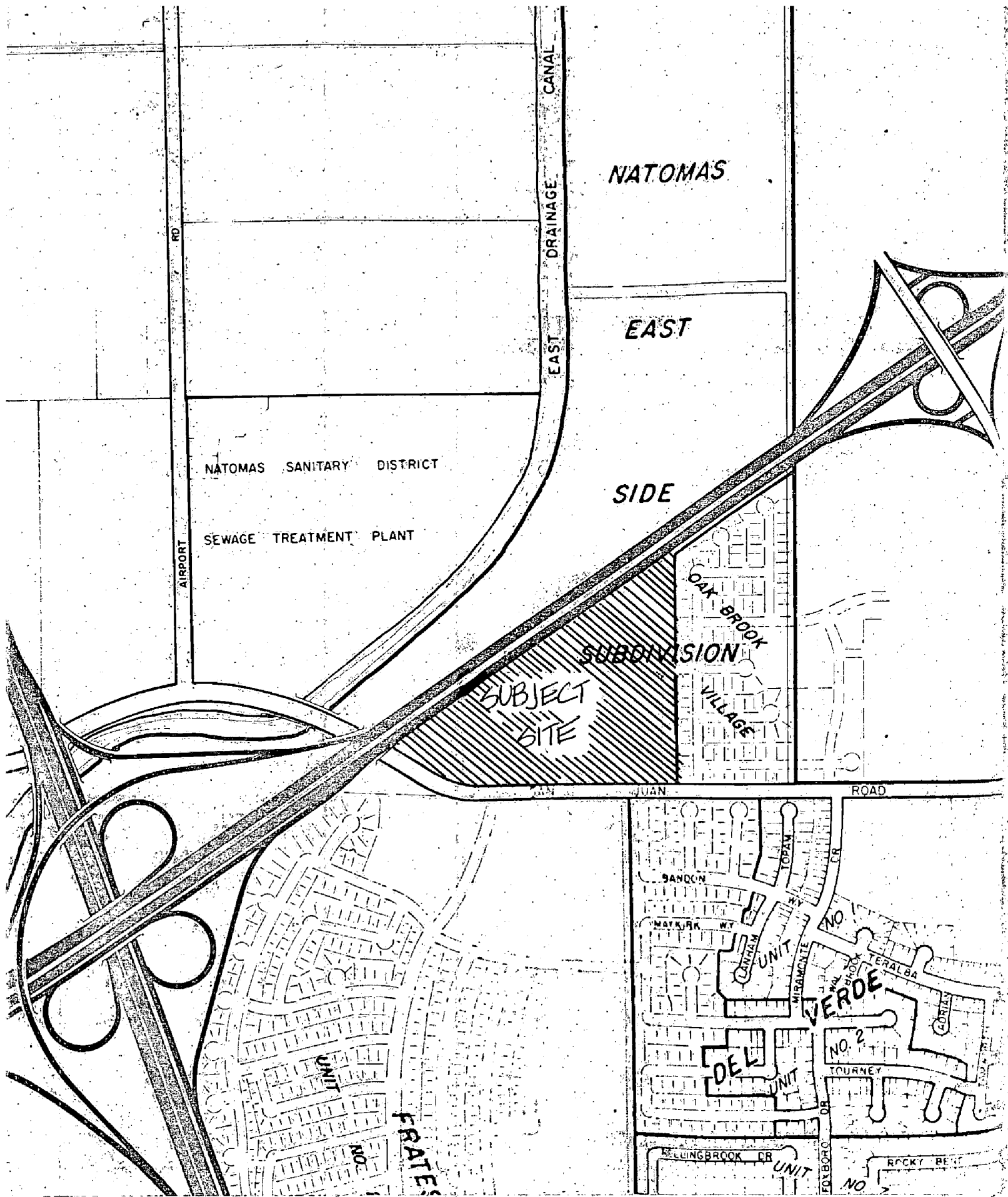
NO EXISTING TILES
NO EXISTING STRUCTURES
FIELD REPORT BY: LOUIS & ASSOCIATES, INCORPORATED, 1979



2830 Q Street
Sacramento, CA 95816
916-452-7007

JUSTICE & ASSOC., INC.
Consulting Civil Engineers

4002855



P.099902857

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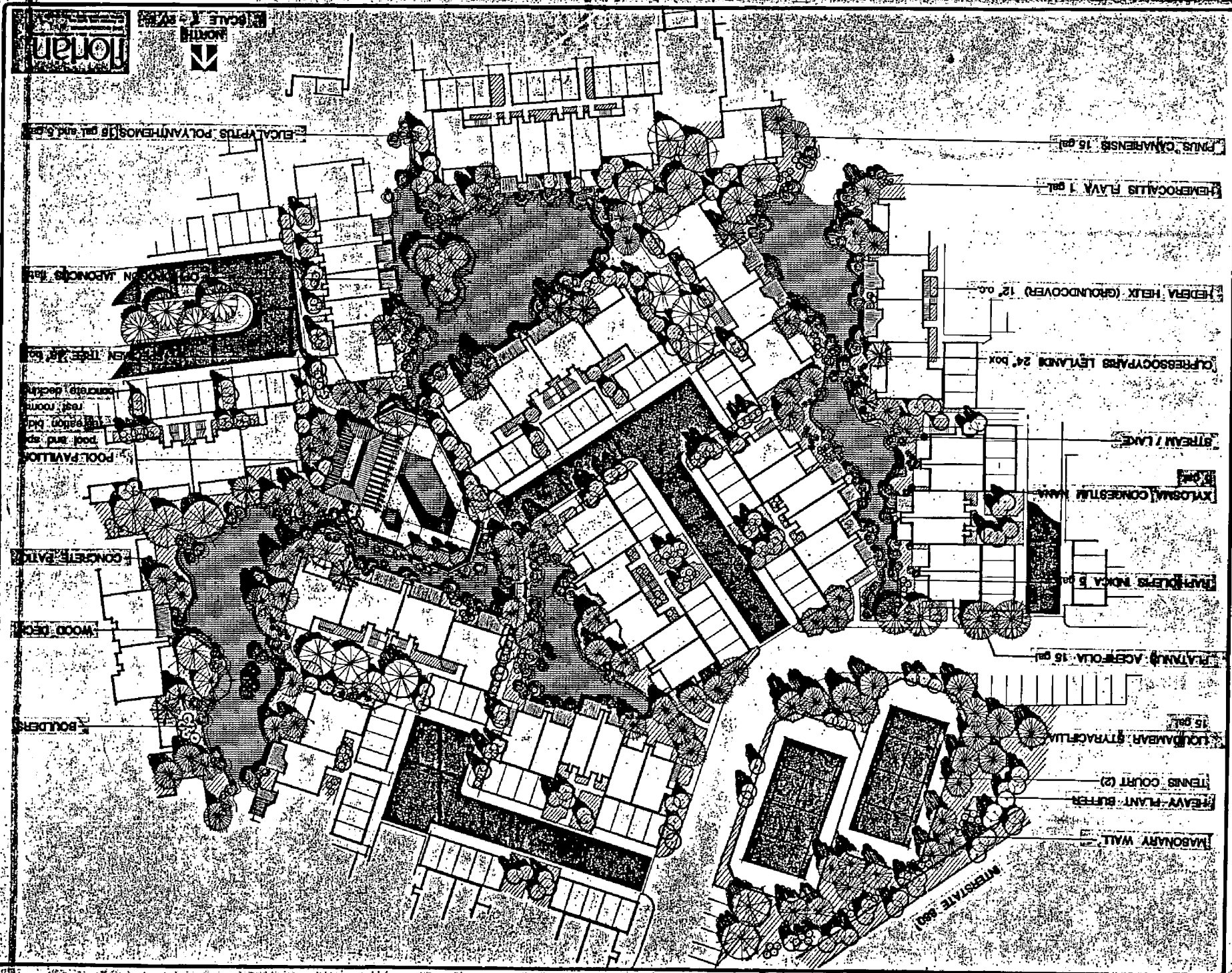
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 Small structures
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SMOKETREE CONDOMINIUMS
 1500 W. 15th St.
 Phoenix, AZ 85018
 (602) 955-1234

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002868

SCREEN PLANTING

TEXTURED PAVING

SAN JUAN ROAD

STREET TREE

BUS STOP

SPECIMEN TREE

TRASH ENCLOSURE TYP.

STREAM / LAKE

CANOPY TREE

POOL PAVILLION
recreation bldg
pool and spa
restrooms
concrete decking

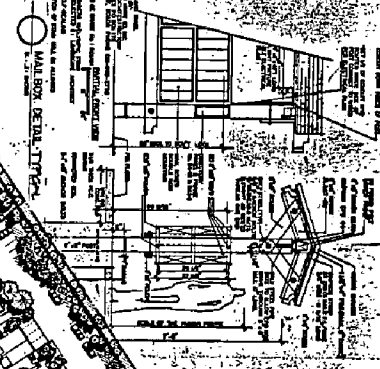
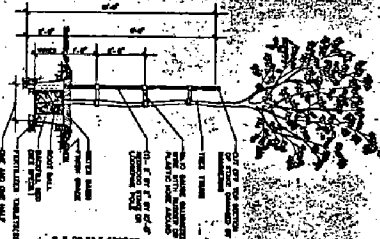
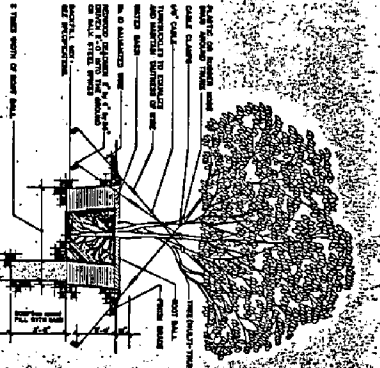
DETAIL PLANTING
(see sheet 2)

TENNIS COURT (2)

INTERSTATE 805

TREE QUANTITY AND PLANTING DETAIL

TREE SPACING DETAIL



MASONRY WALL

VERTICAL TREE

PLANTING	QUANTITY	PLANTING	QUANTITY
SCREEN PLANTING	100	SCREEN PLANTING	100
TEXTURED PAVING	50	TEXTURED PAVING	50
SAN JUAN ROAD	20	SAN JUAN ROAD	20
STREET TREE	10	STREET TREE	10
BUS STOP	5	BUS STOP	5
SPECIMEN TREE	3	SPECIMEN TREE	3
TRASH ENCLOSURE TYP.	2	TRASH ENCLOSURE TYP.	2
STREAM / LAKE	1	STREAM / LAKE	1
CANOPY TREE	1	CANOPY TREE	1



SCALE: 1" = 60'-0"

emil benes
associates
architecture/planning

SMOKETREE CONDOMINIUMS
SACRAMENTO, CALIFORNIA

Warrington Development, Inc.

CONCEPTUAL LANDSCAPE
PLANTING PLAN
