

P98-031 - Steamboat Bend Unit 2 Time Extension

- REQUEST: A. **Environmental Determination:** Prior Negative Declaration
- B. **Tentative Map One-Year Time Extension** for Steamboat Bend Unit 2 to subdivide one parcel into 148 single family lots on 28.5± vacant acres in the Standard Single Family Residential (R-1) zone.
- C. **Post Subdivision Modification** to re-align B-Way (internal circulation change).

LOCATION: Amherst St. & Cavalier Dr.
APN: 052-0010-074
Airport Meadowview Community Plan Area
Sacramento Unified School District
Council District 8

APPLICANT: Jim Hildenbrand, Hofmann Construction Co., 925-682-4830 ext. 192
1380 Galaxy Way Concord, CA 94522

OWNER: Hofmann Construction Co.

PLANS BY: FMCH Engineering, 916-967-9999
7806 Uplands Way STE B Citrus Heights, CA 95610

APPLICATION FILED: 3-25-98 APPLICATION COMPLETE: 9/98

STAFF CONTACT: Colleen C. Laubinger, (916) 264-5691

SUMMARY:

The applicant is requesting the necessary entitlements to allow a one-year time extension for the originally approved Steamboat Bend Unit 2 Tentative Map (P90-194), subdividing the project site (approximately 28.5± vacant acres) into 148 single-family lots in the Standard Single Family (R-1) zone. Based upon the project's original approval in 1991, the previous City-approved two-year time extension (P93-050), and the three-year extensions granted by the State Governor's office, one additional year may be granted for extension of the Tentative Map. The current request is for this final one-year time extension, as well as a Post Subdivision Modification to re-align B-Way (modification to the internal circulation pattern).

RECOMMENDATION:

Staff recommends approval of the request for a one-year time extension and Post Subdivision Modification, subject to compliance with the conditions of the previously approved Tentative Map and subject to new and revised conditions included in Attachment 1 (Notice of Decision and Findings of Fact). This recommendation is based upon the fact that the proposal is basically unchanged from the originally approved Tentative Map (modifications have been made to comply with conditions of approval and circulation requests), and that only one year remains for approval of the extension of the map. The project includes previous conditions of approval and also includes revised conditions reflecting changes in the City Code and safety requirements. The proposal is consistent with the Sacramento General Plan and the Airport Meadowview Community Plan land use designations of Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential 4-15 du/na
Community Plan Designation:	Residential 4-8 du/na
Existing Land Use of Site:	vacant
Existing Zoning of Site:	Standard Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North:	Partially Developed Residential (R-1)
South:	Vacant Agricultural (A)
East:	Vacant Residential (R-1)
West:	Interstate 5 and Residential (R-1)

Property Dimensions:	irregular
Property Area:	28.5± gross acres
Density of Development:	6.5 dwelling units per net acre
Topography:	Generally Flat - AR Zone
Street Improvements:	To Be Provided
Utilities:	Existing and To Be Provided

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

In April, 1991, the City Council approved a rezone of the subject property from Single Family Alternative (R-1A) to Standard Single Family Residential (R-1) and a Tentative Map to subdivide the site into 148 single family lots (P90-194). In April, 1993, the City Planning Commission approved a two-year time extension for the Tentative Map (P93-050).

In September, 1993, Senate Bill 428 was signed by the Governor, extending all active tentative maps by two years. On May 14, 1996, Assembly Bill No. 771 was signed which extended all active tentative maps by an additional one year. Based upon approval of the current request and the previous extensions, the applicant's Tentative Map will expire on April 9, 1999.

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The Sacramento General Plan and the Airport Meadowview Community Plan designate the project site for Low Density Residential (4-15 du/na and 4-8 du/na) development. The project is consistent with both of these plans. The current subdivision proposes a residential density of approximately 6.5 dwelling units per net acre.

Tentative Maps are required to be recorded within two years after such entitlements are approved. The Planning Commission is authorized to grant extensions (up to three years maximum) upon showing of good cause by the applicant for entitlements. Staff considered the following criteria for evaluating the requested time extension:

- The proposal shall be consistent with the General Plan and Community Plan for the area in which it will be located;
- The proposal shall not be a special privilege extended to the property; and
- The proposal shall be the same as the previously approved Tentative Map.

B. Tentative Map Design

The current request for subdivision results in 148 single-family lots ranging from 5,200 square feet to over 8,500 square feet and includes four cul-de-sacs. Primary access to the subdivision is from Amherst Street, Cavalier Drive, and Celebrity Street. The subdivision design also provides for a future connection to the residential property located to the east.

In order to develop all 148 lots without phasing of the project, two points of access for circulation are required. Future access to the east is not applicable until development to the east occurs. Therefore, in order to accomplish this requirement, B-Way has been re-aligned. As this is an internal circulation change, a Post Subdivision Modification is required. The current Tentative Map (Exhibit 1A) also includes revisions to the original

Tentative Map in compliance with prior conditions of approval, as well as current City Code and Department requirements.

C. Zoning Requirements

The current zoning of the project site is Standard Single-Family Residential. This zone is a low density residential zone comprised of single-family detached residences on lots a minimum of 52 feet by 100 feet in size. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. Minimum lot dimensions are 52 feet by 100 feet for interior lots, and 62 feet by 100 feet for corner lots. This zone requires a standard 25-foot front yard setback, a 15-foot rear yard setback, a 5-foot interior side yard setback, and a 12.5-foot street side setback. Maximum lot coverage for this single family zone is 40 percent. At the time of construction, homes will comply with these zoning requirements or obtain additional discretionary Planning approvals.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On April 9, 1991, the City Council ratified a Negative Declaration for the originally proposed project (P90-194). Section #15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in a project, substantial changes occur with respect to a project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The current request was routed to the following neighborhood associations: Golf Course Terrace Estates, Meadowview Community Action, Meadowview Development Committee, Neighborhood Awareness Group Inc., South Pocket Homeowner's Association, Deerfield Neighborhood Association, South Sacramento Chamber of Commerce, South Sacramento Neighborhood Coalition, and the Florin Road Partnership. As of the date of this report, no phone calls or written comments have been received in opposition or support of the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Most comments/conditions remain as included on the original Tentative Map (revised for updates to regulations). The following summarizes the comments received:

1. Public Works/Utilities

primarily to updates of conditions of the original Tentative Map relating to City Code changes. These additional conditions have been included in Attachment 1 (Notice of Decision and Findings of Fact).

2. Fire Department

The Fire Department's comments related to cul-de-sac radius requirements, fire access, and provision of fire hydrants. These issues have been addressed in the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact).

D. Subdivision Review Committee Recommendation

On September 16, 1998, the Subdivision Review Committee, by a vote of three ayes, unanimously voted to recommend approval of the proposed subdivision, subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

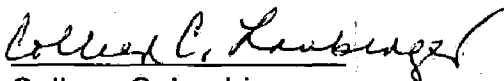
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve the Tentative Map Time Extension and the Post Subdivision Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Based upon the project's consistencies with the General Plan and Community Plan land use designations and the current zoning, Staff recommends the Planning Commission take the following action:

- A. Find that a previous Environmental Document was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map One-Year Time Extension** for Steamboat Bend Unit 2 to subdivide one parcel into 148 single family lots on 28.5± vacant acres in the Standard Single Family Residential (R-1) zone; and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Post Subdivision Modification** to re-align B-Way (internal circulation change).

Report Prepared By,

Report Reviewed By,



Colleen C. Laubinger
Associate Planner



Barbara L. Wendt
Senior Planner

Associate Planner

Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Prior Project Resolution & Conditions
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Steamboat Bend Unit 2 Time Extension, LOCATED AT Amherst St. & Cavalier Dr.
SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE FAMILY RESIDENTIAL
(R-1) ZONE. (P98-031)**

At the regular meeting of October 8, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration Prepared;**
- B. Approved the Tentative Map One-Year Time Extension for Steamboat Bend Unit 2 to subdivide one parcel into 148 single family lots on 28.5± vacant acres in the Standard Single Family Residential (R-1) zone; and**
- C. Approved the Post Subdivision Modification to re-align B-Way (internal circulation change).**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Tentative Map One-Year Time Extension: The One-Year Time Extension for a Tentative Map to subdivide 28.5± vacant acres into 148 single-family lots in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the city General Plan, and Chapter 40 of the City Code, which is a Specific Plan for the City. The City General Plan designates the site for Low Density Residential land use;
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control board,

Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and

4. The design of the proposed subdivision provides to the extent feasible, for future passive or natural heating and cooling opportunities.

C. Post Subdivision Modification: The Post Subdivision Modification to re-align B-Way (internal circulation change) is hereby approved subject to the following findings of fact and conditions of approval:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property (no current access to the east), that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. The modification of the internal circulation will not be detrimental to the public health, safety, or welfare or be injurious to other properties; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

CONDITIONS OF APPROVAL

- B. The One-Year Time Extension for a Tentative Map (valid April 9, 1998 through April 9, 1999) to subdivide 28.5± vacant acres into 148 single-family lots in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact and conditions of approval which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
- B1. The applicant shall comply with the prior Conditions of Approval of the Tentative Map as adopted by Resolution No. 1409, on April 22, 1993 (Exhibit 1B), unless revised as below:
 - B2. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
 - B3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

- B4. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;
- B5. The applicant may be required to incorporate and construct traffic calming devices along Cavalier Drive to the satisfaction of the Public Works Department;
- B6. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-031);
- B7. 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 a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- B8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- B9. Show all existing easements;
- B10. Pursuant to City Code Section 40.10.1019, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- B11. Submit a soils test prepared by a registered engineer to be used in street design;
- B12. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

Provide two points of connection to the public water distribution system for this subdivision, or any phased construction.

- B13. A sanitary sewer study described in section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.
- B14. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
- B15. Applicant shall pay \$176 per acre to the Department of Utilities for the study of storm drainage basins 33 and 34.
- B16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B17. This project is greater than 5 acres ($28.5 \pm$ acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.
- B18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B19. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 25 acres, both source controls and on-site treatment control

measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures. In lieu of on-site treatment control measures, the applicant may consider constructing or contributing to offsite treatment control measures to the satisfaction of the Department of Utilities.

- B20. Dedicate a 20 foot wide strip of fee title property to the City of Sacramento, adjacent to and north of the existing canal right-of-way on the south side of this subdivision, for levee construction.
- B21. Construct a chain link fence along the canal right-of-way.
- B22. Provide a 20 foot wide drainage easement that overlies the existing 36 inch drainage main in the vicinity of Lots 30 and 31.
- B23. Dedicate to Sacramento Regional county Sanitation District (SRCSD), a 15-foot public sewer access easement between Lots 30 and 31 to ensure continuous access for maintenance to Lot B.
- B24. Lot B shall be conveyed to SRCSD by separate instrument prior to recordation of this Final Map.
- B25. Applicant shall construct a 16 foot high noise barrier along the westerly boundaries of Lots 12 to 30 and a 14 foot high noise barrier along the westerly boundaries of Lots 6 to 11 adjacent to CALTRANS right of way per mitigation measures agreed upon in the Negative Declaration. Construct a noise barrier decreasing gradually from 14 feet to 6 feet along the northerly boundary from the westerly point of Lot 6 to the northerly point of Lot 5. Construct a noise barrier decreasing gradually from 16 feet to 6 feet along the southerly boundary from the southwest corner of Lot 30 to the easterly corner of Lot 31. Coordinate construction of the noise barrier through the Public Works Department. Actual construction may be allowed on CALTRANS right of way. The design and materials of the noise barrier shall be subject to the Planning Director's review and approval.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B26. Negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- B27. The proposed project is located in the 100-year floodplain, designated as an AR zone on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone, all new residential development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- B28. Both points of entry to the subdivision shall be constructed prior to development of the site greater than 500' from the entrance.
- B29. Fire hydrants shall be spaced a maximum 300 feet apart in compliance with the City Code requirements.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-031)

Tentative Map STEAMBOAT BEND UNIT No. 2

City of Sacramento, California

The Hofmann Company

Scale: 1" = 100'

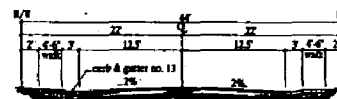
June, 1998

Revised: July 13, 1998
September 3, 1998

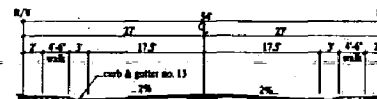


LOT WIDTH NOTE:

THE FOLLOWING LOT WIDTHS OCCUR AT THE 1ST BUILDING
SET BACK LINE USING CHORD MEASUREMENT ALONG CURVES:
84'-0" IN LOT 83
82'-0" IN LOTS 71 AND 108-109
52'-0" IN LOTS 128 AND 144-148

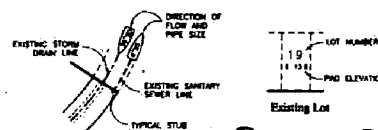


44' RIGHT OF WAY
Not to Scale



54' RIGHT OF WAY
Not to Scale

LEGEND



P98 031

PROJECT INFORMATION

SITE DESCRIPTION: Lot 54 of Steamboat Bend Unit No. 1 recorded in Book 213 of Maps, of Map 7, effective in Sections 11 and 12, Township 7 North, Range 4 East, Mount Diablo Meridian.

ADJACENT'S PARCELS: 052-0010-074, 052-0010-028, adjacent rights

OWNER: THE HOFMANN COMPANY
1380 Albany Way
P.O. Box 107
Corvallis, California 95331
(509) 862-4833

ENGINEER: MACKAY & SAMPS
1771 Whiskey Road, Ste. E
Sacramento, CA 95818
(916) 828-6821

EXISTING USE: Vacant

PROPOSED USE: Single Family Residential

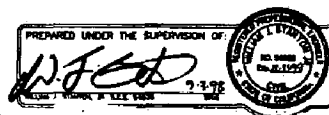
EXISTING ZONING: R-1

SPECIAL DISTRICTS: ELECTRICITY: S.A.U.D.
WATER, SEWER & GROUNDWATER: City of Sacramento
SCHOOL: City of Sacramento School District
PA & C

NUMBER OF LOTS: 148 Subdivided Lots
1 Open Space Lot A
1 Open Space Lot B
150 Lots TOTAL

ACRES: 58.40 ± Acres (gross)

* NO ON-SITE TRUCKS OR STRUCTURES EXIST.
* SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

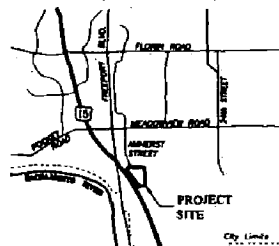
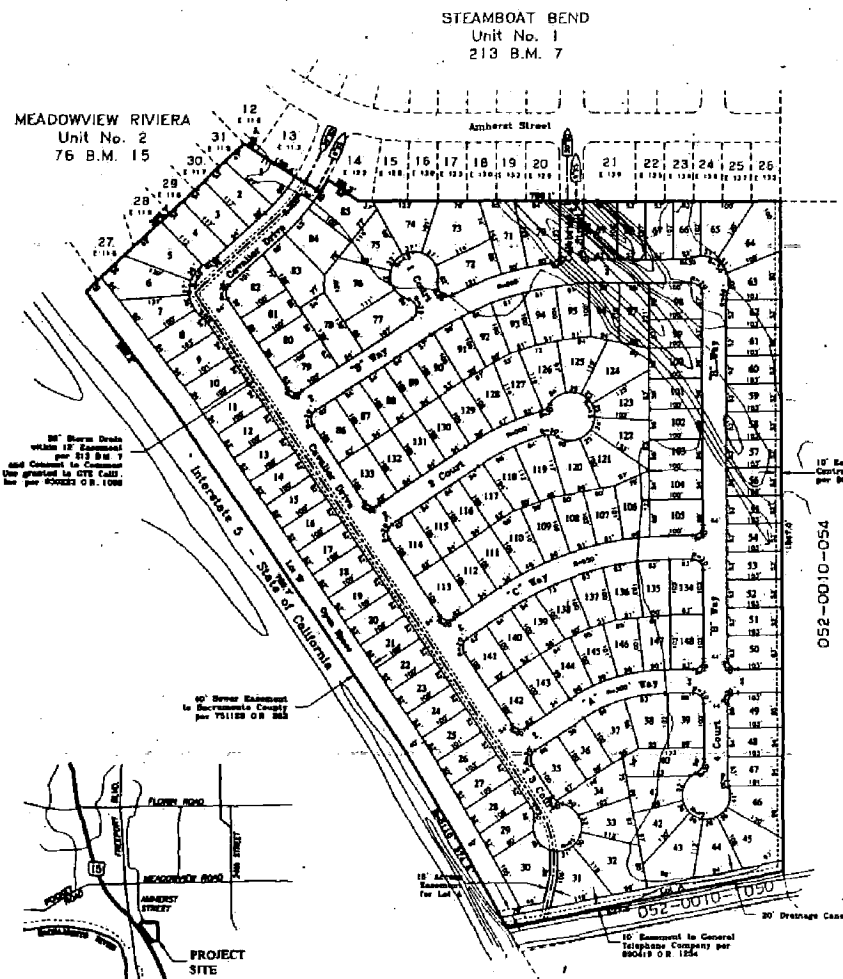


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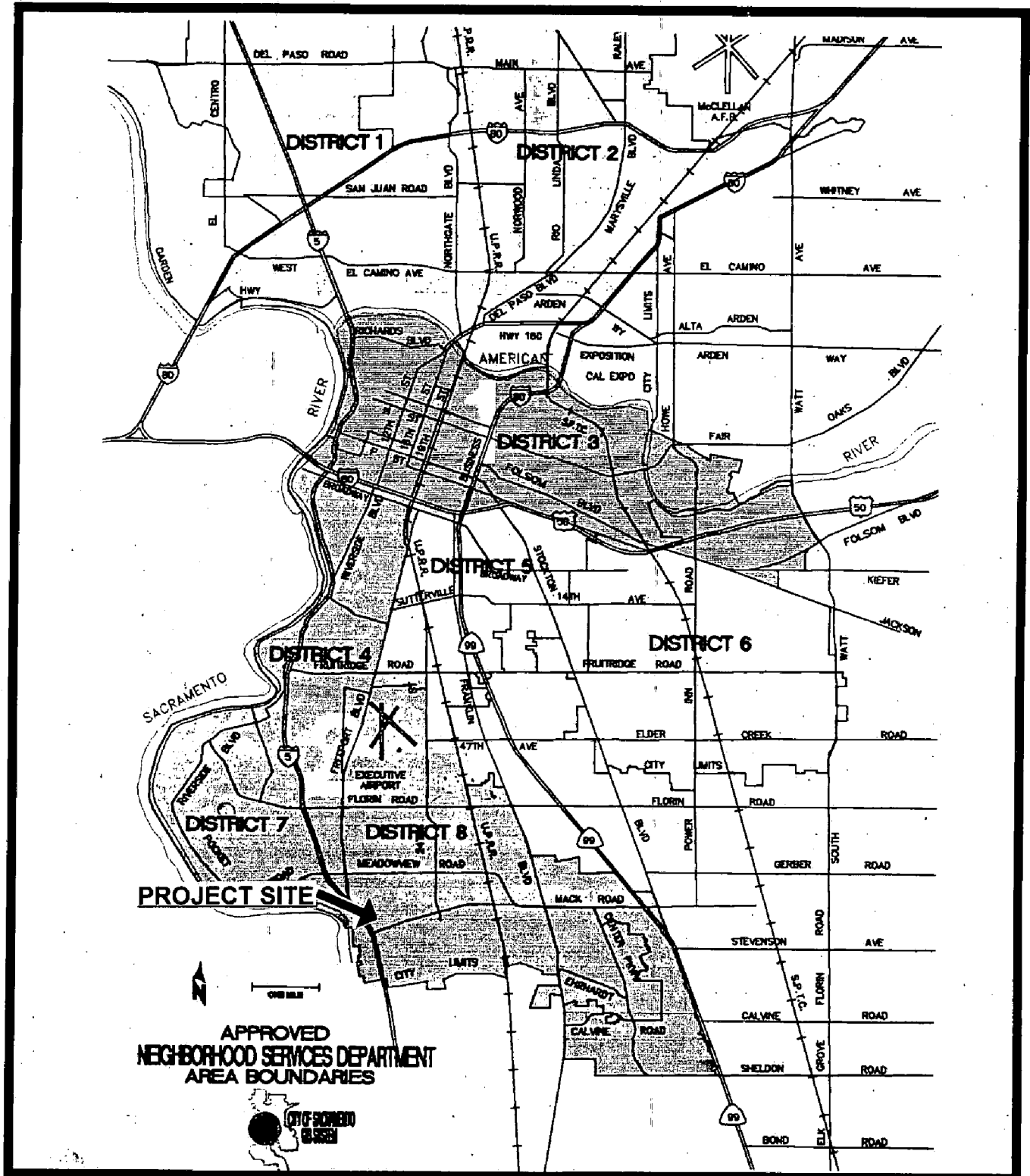
PLANNING SERVICES

REVISED

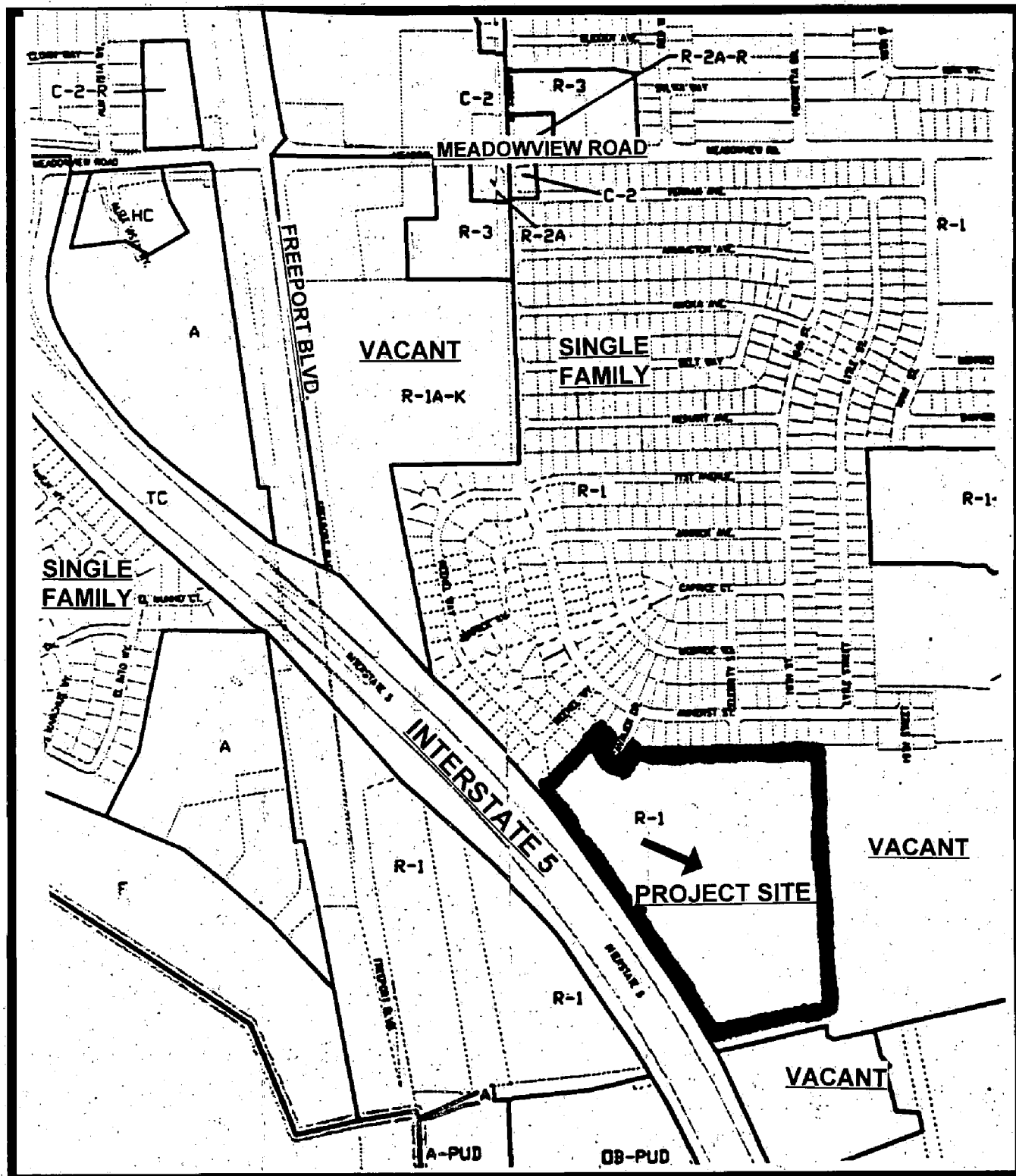


LOCATION MAP
Not to Scale

Attachment 2



VICINITY MAP



LAND USE AND ZONING MAP

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Steamboat Bend Unit 2 Time Extension, LOCATED AT Amherst St. & Cavalier Dr.
SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE FAMILY RESIDENTIAL
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These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared:** The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Tentative Map One-Year Time Extension:** The One-Year Time Extension for a Tentative Map to subdivide 28.5± vacant acres into 148 single-family lots in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the city General Plan, and Chapter 40 of the City Code, which is a Specific Plan for the City. The City General Plan designates the site for Low Density Residential land use;
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control board,

Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and

4. The design of the proposed subdivision provides to the extent feasible, for future passive or natural heating and cooling opportunities.

C. Post Subdivision Modification: The Post Subdivision Modification to re-align B-Way (internal circulation change) is hereby approved subject to the following findings of fact and conditions of approval:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property (no current access to the east), that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. The modification of the internal circulation will not be detrimental to the public health, safety, or welfare or be injurious to other properties; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

CONDITIONS OF APPROVAL

- B. The One-Year Time Extension for a Tentative Map (valid April 9, 1998 through April 9, 1999) to subdivide 28.5± vacant acres into 148 single-family lots in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact and conditions of approval which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
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 - B3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

- B4. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;
- B5. The applicant may be required to incorporate and construct traffic calming devices along Cavalier Drive to the satisfaction of the Public Works Department;
- B6. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-031);
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- B8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- B9. Show all existing easements;
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- B12. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
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The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.

Provide two points of connection to the public water distribution system for this subdivision, or any phased construction.

- B13. A sanitary sewer study described in section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.
- B14. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
- B15. Applicant shall pay \$176 per acre to the Department of Utilities for the study of storm drainage basins 33 and 34.
- B16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B17. This project is greater than 5 acres ($28.5 \pm$ acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.
- B18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B19. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 25 acres, both source controls and on-site treatment control

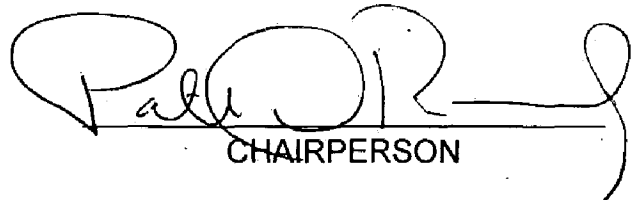
measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures. In lieu of on-site treatment control measures, the applicant may consider constructing or contributing to offsite treatment control measures to the satisfaction of the Department of Utilities.

- B20. Dedicate a 20 foot wide strip of fee title property to the City of Sacramento, adjacent to and north of the existing canal right-of-way on the south side of this subdivision, for levee construction.
- B21. Construct a chain link fence along the canal right-of-way.
- B22. Provide a 20 foot wide drainage easement that overlies the existing 36 inch drainage main in the vicinity of Lots 30 and 31.
- B23. Dedicate to Sacramento Regional county Sanitation District (SRCSD), a 15-foot public sewer access easement between Lots 30 and 31 to ensure continuous access for maintenance to Lot B.
- B24. Lot B shall be conveyed to SRCSD by separate instrument prior to recordation of this Final Map.
- B25. Applicant shall construct a 16 foot high noise barrier along the westerly boundaries of Lots 12 to 30 and a 14 foot high noise barrier along the westerly boundaries of Lots 6 to 11 adjacent to CALTRANS right of way per mitigation measures agreed upon in the Negative Declaration. Construct a noise barrier decreasing gradually from 14 feet to 6 feet along the northerly boundary from the westerly point of Lot 6 to the northerly point of Lot 5. Construct a noise barrier decreasing gradually from 16 feet to 6 feet along the southerly boundary from the southwest corner of Lot 30 to the easterly corner of Lot 31. Coordinate construction of the noise barrier through the Public Works Department. Actual construction may be allowed on CALTRANS right of way. The design and materials of the noise barrier shall be subject to the Planning Director's review and approval.

ADVISORY NOTES:


The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B26. Negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- B27. The proposed project is located in the 100-year floodplain, designated as an AR zone on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone, all new residential development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- B28. Both points of entry to the subdivision shall be constructed prior to development of the site greater than 500' from the entrance.
- B29. Fire hydrants shall be spaced a maximum 300 feet apart in compliance with the City Code requirements.



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION
10-8-98
DATE (P98-031)

Tentative Map STEAMBOAT BEND UNIT No. 2

City of Sacramento, California

The Hofmann Company

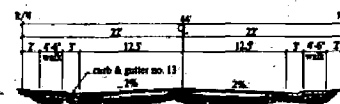
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June, 1998

Revised: July 13, 1998
September 3, 1998

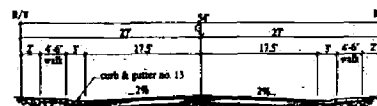
LOT WIDTH NOTE:

THE FOLLOWING LOT WIDTHS OCCUR AT THE 25' BUILDING
SET BACK LINE USING CHORD MEASUREMENT ALONG CURVES:
84' at LOT 82
52' at LOTS 71 and 108-109
52' at LOTS 128 and 144-146



44' RIGHT OF WAY

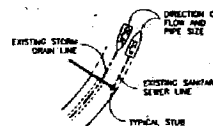
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54' RIGHT OF WAY

Not to Scale

LEGEND



PROJECT INFORMATION

SITE DESCRIPTION: Lot 71 of Steamboat Bend Unit No. 1 recorded in Book 212 of Maps, at Map 7, affects Sections 11 and 12, Township 7 North, Range 4 East, Merced State Meridian.

ADJACENT PARCELS: 052-0010-074, adjacent right;
052-0010-028, adjacent right;

OWNER: THE HOFMANN COMPANY
1300 Delta Way
P.O. Box 507
Colton, California 94322
(925) 862-4830

ENGINEER: MACKAY & SAMPS
1771 Tibbels Road, Ste. E
Sacramento, CA 95815
(916) 623-6832

EXISTING LINE: Vacant

PROPOSED USE: Single Family Residential

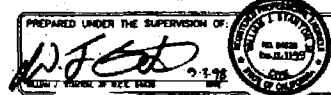
EXISTING ZONING: R-1

SPECIAL DISTRICTS: ELECTRICITY: S.E.U.D.
WATER: S.E.U.D. City of Sacramento
SCHOOL: City Unified School District
P.E. & E.

NUMBER OF LOTS: 146
150 Lots TOTAL
150 Lots TOTAL

ACRES: 38.40 ± Acres (gross)

* NO ON-SITE TREES OR STRUCTURES EXIST.
* SUBSEQUENT REVISIONS THE RIGHT TO FILE MULTIPLE FINAL MAPS.



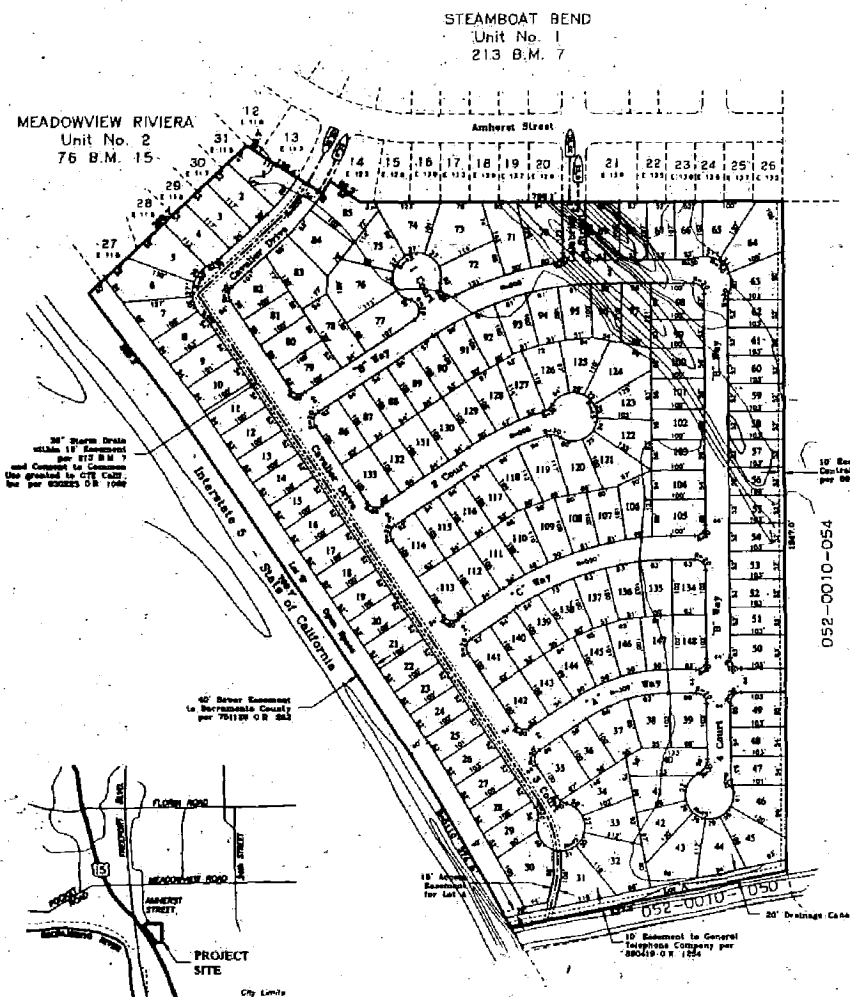
P98 031

RECEIVED

SEP 04 1998

PLANNING SERVICES

REVISED

LOCATION MAP
Not to Scale