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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 4 10 05 AM '91

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

April 9, 1991

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. REZONE 28.5± ACRES FROM R-1A TO R-1
3. TENTATIVE MAP TO RESUBDIVIDE 203
SINGLE FAMILY ALTERNATIVE LOTS INTO
148 STANDARD SINGLE FAMILY LOTS (P90-194)

LOCATION: Approximately 1/4 mile south of Meadowview Road and Amherst Street

Owner: The Hoffman Company, 4219 So. Market, Sacramento, CA
Applicant: Frost, McCormack & Heuston, 7806 Uplands Way, Citrus Hgts., CA

SUMMARY

The request is to rezone 28.5± vacant acres from Single Family Alternative (R-1A) to Standard Single Family (R-1) zone. Also, the request includes a Tentative Map, "Steamboat Bend Unit No. 2", to resubdivide 28.5± vacant acres into 148 single family lots. The Planning Commission and Planning staff recommend approval of the request.

BACKGROUND

On April 26, 1987, the City Council approved the Tentative map for the three phased Steamboat Bend Subdivision. The entire project consists of 50± acres and over 300 lots. A rezoning from R-1 to R-1A was also approved in order to develop petite lots (40'x 100'). Map extensions were approved in 1987 and 1990. The final subdivision map for Unit One of Steamboat Bend (112 lots) was recently approved by the City Council (January 1991).

The subject property is a 28.5± vacant acre parcel in the R-1A zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the Airport-Meadowview Community Plan designates the site for Residential (4-8 du/na). The project provides a density of 6.5 du/na.

The request is to rezone the 28.5± vacant acres from Single Family Alternative (R-1A) to Standard Single Family (R-1) in order to develop a standard single family subdivision. Also, the requested tentative map would resubdivide the original 203 lot map into 148 single family lots. These would be larger lots ranging from 52'x 105' in size; and from 1,120 sq.ft. to 1,464 sq.ft in area. The larger lot sizes would be supported in this area as development density and traffic impacts would be reduced on the surrounding streets. Larger homes are also more desirable to the neighbors who are seeking to upgrade the overall condition and image of the community.

The Sacramento City Unified School District has indicated that due to the new growth in this area, additional school impact fees must be obtained from the developer to assist in financing needed school facilities in this neighborhood. During the Planning Commission hearing to consider the rezone and map, the Commission directed the developer and school district to get together and work out an additional fee agreement and condition prior to the City Council hearing. Councilmember Lynn Robie, the Hoffman Company, School District officials, the City Manager's Office staff and Planning staff have met several times to discuss the school impact issue and growth in the Meadowview area. The School District has indicated that the cost of \$4.94 per square foot is necessary to finance construction of new school facilities. Two options have been discussed to finance school facilities: A) the developer pay full cost (4.94 sq. ft.) and sign agreement with school district; or, B) a Mello-Roos Assessment District be formed. The applicant, Hoffman Company, however, has indicated they will only pay the school fee required by State Law, \$1.58 per square foot. This fee would add \$2,370 cost to an average 1,500 square foot home. The additional school fee (4.89 - 1.58) would add \$4,965 to the cost of this home. Therefore, no agreement has been reached for additional school impact fees at the writing of this report. However, additional meetings are planned with the applicant and school district. Staff will present any new information at the City Council hearing.

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed in the attached Planning Commission report.

VOTE OF THE PLANNING COMMISSION

On December 13, 1990, the Planning Commission voted seven ayes and two absent to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and the Airport-Meadowview Community Plan.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance which approves the rezoning from R-1A to R-1;
3. Adopt the attached resolution which approves the Tentative Map.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

April 9, 1991
District No. 8

Contact Person:
Will Weitman, Principal Planner

MMD:WW:vr
P90-194.CC.rev

Attachment

91-255

RESOLUTION NO.

91-255

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED APPROXIMATELY 1/4 MILE SOUTH OF MEADOWVIEW ROAD AND AMHERST STREET

(FILE NO. P90-194) (APN: 052-0010-044-0000)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. The preparation of the Negative Declaration has included consideration of the following:
 - A. An initial study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
3. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
4. 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 of the City. Both the City General Plan and the Airport-Meadowview Community Plan designate the subject site for residential use(s).
5. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
6. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - C. Pursuant to 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;

FOR CITY CLERK USE ONLY

-7-

RESOLUTION NO.: _____

DATE ADOPTED: _____

- D. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
- E. 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. A note shall be placed on the final improvement plans referencing this condition;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate right-of-way along drainage channel, and additional 20 feet of right-of-way is required along the north side of the channel for levee construction;
- H. All cul-de-sacs and elbows shall be to City Standards. Elbows shall have an outside radius of 50 feet;
- I. Dedicate a standard 12.5 foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
- J. Steamboat Bend Unit 1 shall be constructed prior to approval of final map of Unit 2 to assure two access points to Unit 2;
- K. Applicant shall construct 14-16 foot high noise barrier adjacent to CalTrans right-of-way per mitigation measures agreed upon in the Negative Declaration. 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 Planning Director review and approval;
- L. Construct chain link fence along channel right-of-way;

FOR CITY CLERK USE ONLY

- M. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- * N. The applicant agrees to enter into a written agreement with Sacramento City Unified School District prior to approval and recordation of the final map to mitigate the impact of the project on the school district on terms mutually satisfactory to the applicant and Sacramento City Unified School District and subject to acceptance by the City.
8. The applicant shall comply with the mandatory Mitigation Measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-194).

MAYOR

ATTEST:

CITY CLERK

P90-194.CC.rev

* amended at CC 4-9-91

FOR CITY CLERK USE ONLY

-9-

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 91-255

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED APPROXIMATELY 1/4 MILE SOUTH OF MEADOWVIEW ROAD AND AMHERST STREET

(FILE NO. P90-194) (APN: 052-0010-044-0000)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 - A. An initial study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
3. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
4. 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 of the City. Both the City General Plan and the Airport-Meadowview Community Plan designate the subject site for residential use(s).
5. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
6. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - C. Pursuant to 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;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- E. 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. A note shall be placed on the final improvement plans referencing this condition;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate right-of-way along drainage channel, and additional 20 feet of right-of-way is required along the north side of the channel for levee construction;
- H. All cul-de-sacs and elbows shall be to City Standards. Elbows shall have an outside radius of 50 feet;
- I. Dedicate a standard 12.5 foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
- J. Steamboat Bend Unit 1 shall be constructed prior to approval of final map of Unit 2 to assure two access points to Unit 2;
- K. Applicant shall construct 14-16 foot high noise barrier adjacent to CalTrans right-of-way per mitigation measures agreed upon in the Negative Declaration. 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 Planning Director review and approval;
- L. Construct chain link fence along channel right-of-way;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- M. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
8. The applicant shall comply with the mandatory Mitigation Measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-194).

MAYOR

ATTEST:

CITY CLERK

P90-194.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(12)

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 91-026

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED APPROXIMATELY 1/4 MILE SOUTH OF MEADOWVIEW ROAD AND AMHERST STREET BY REMOVING 28.5± ACRES FROM SINGLE FAMILY ALTERNATIVE (R-1A) ZONES AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY (R-1) OR A MORE RESTRICTIVE ZONE

(FILE NO. P90-194) (APN: 052-0010-044-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is located approximately 1/4 mile south of Meadowview Road and Amherst Street in the Single Family Alternative (R-1A) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Standard Single Family (R-1) 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 this 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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(4)

- 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 on December 13, 1990, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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:

MAYOR

ATTEST:

CITY CLERK

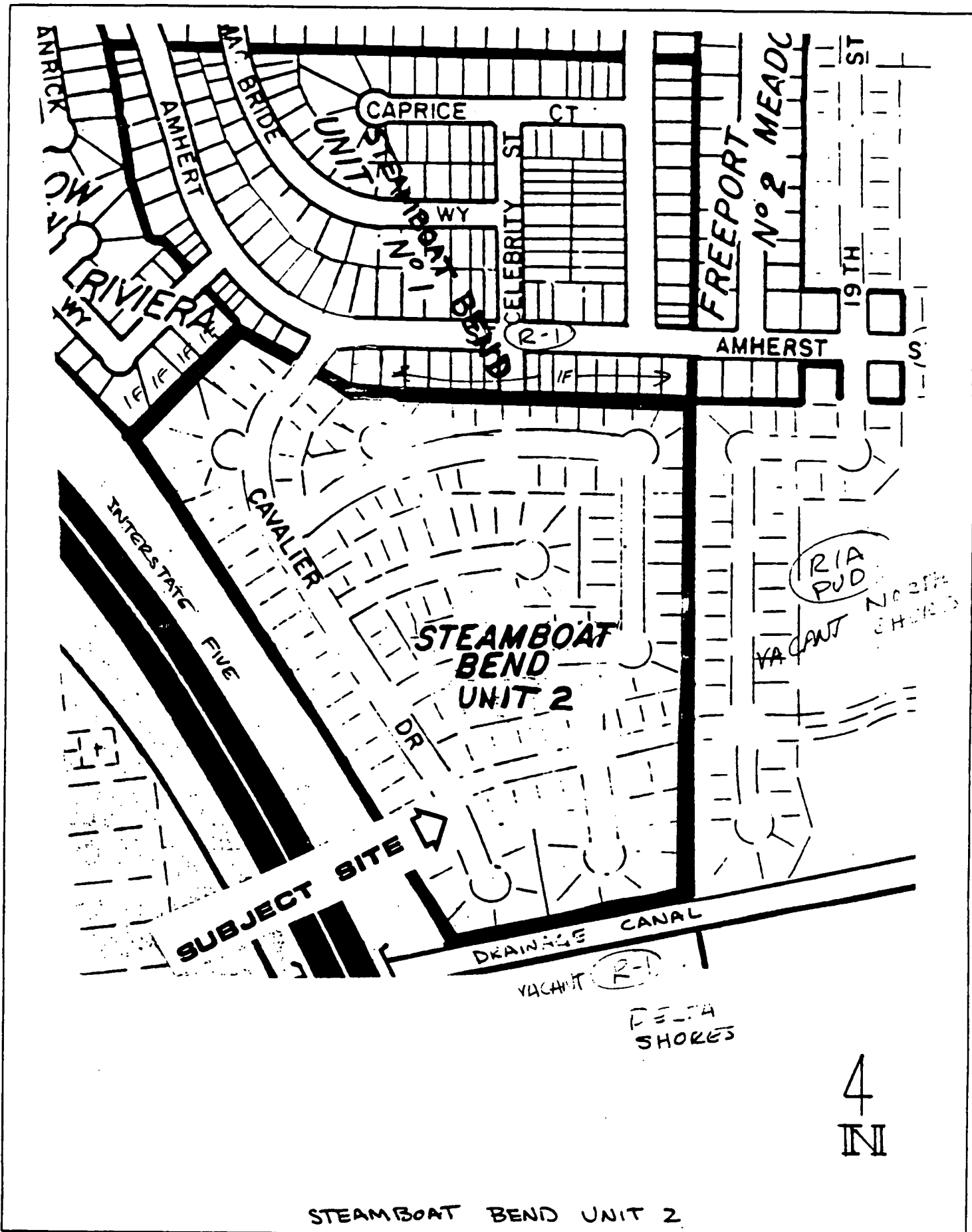
P90-194.PFP

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

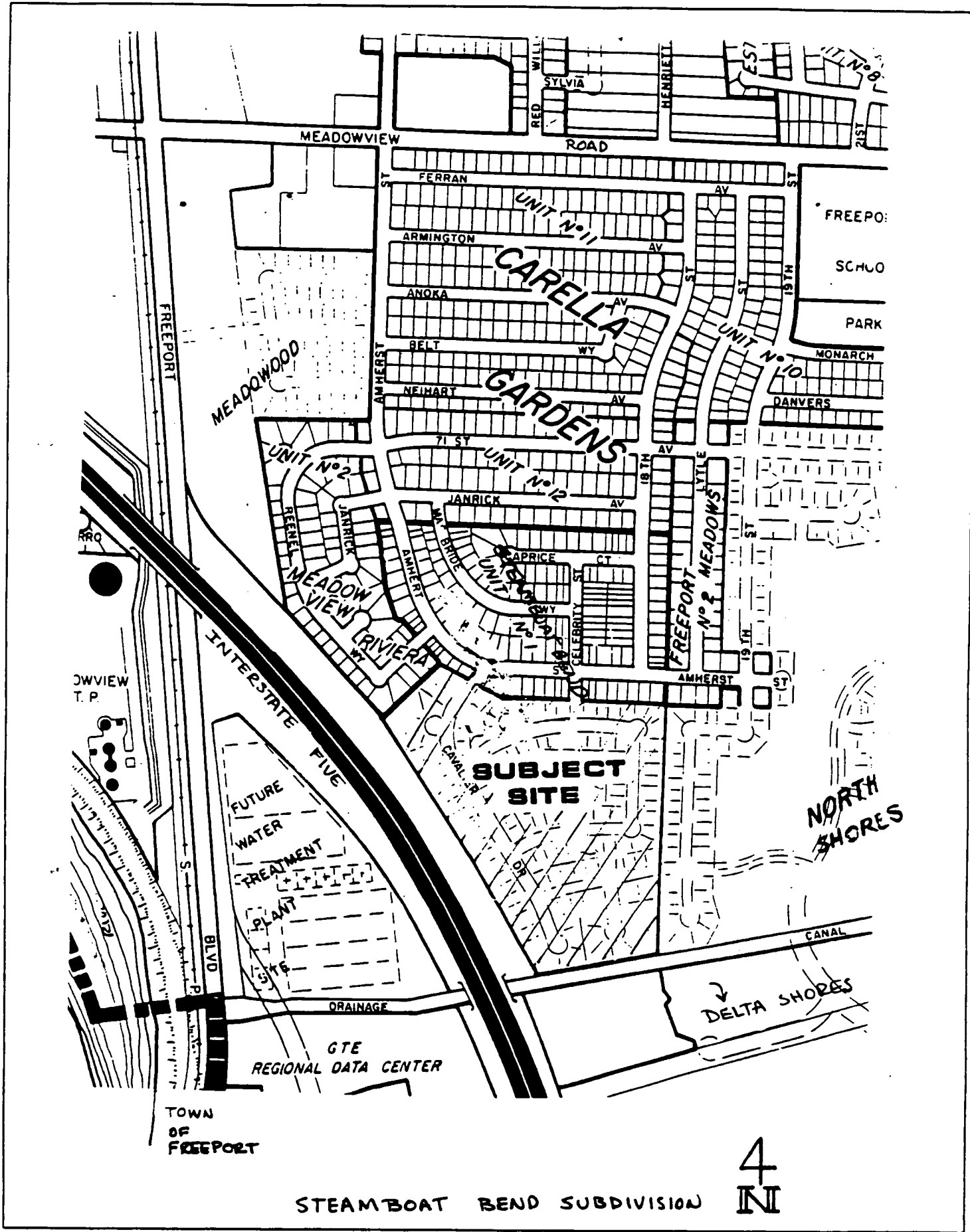
DATE ADOPTED: _____

5



STEAMBOAT BEND UNIT 2

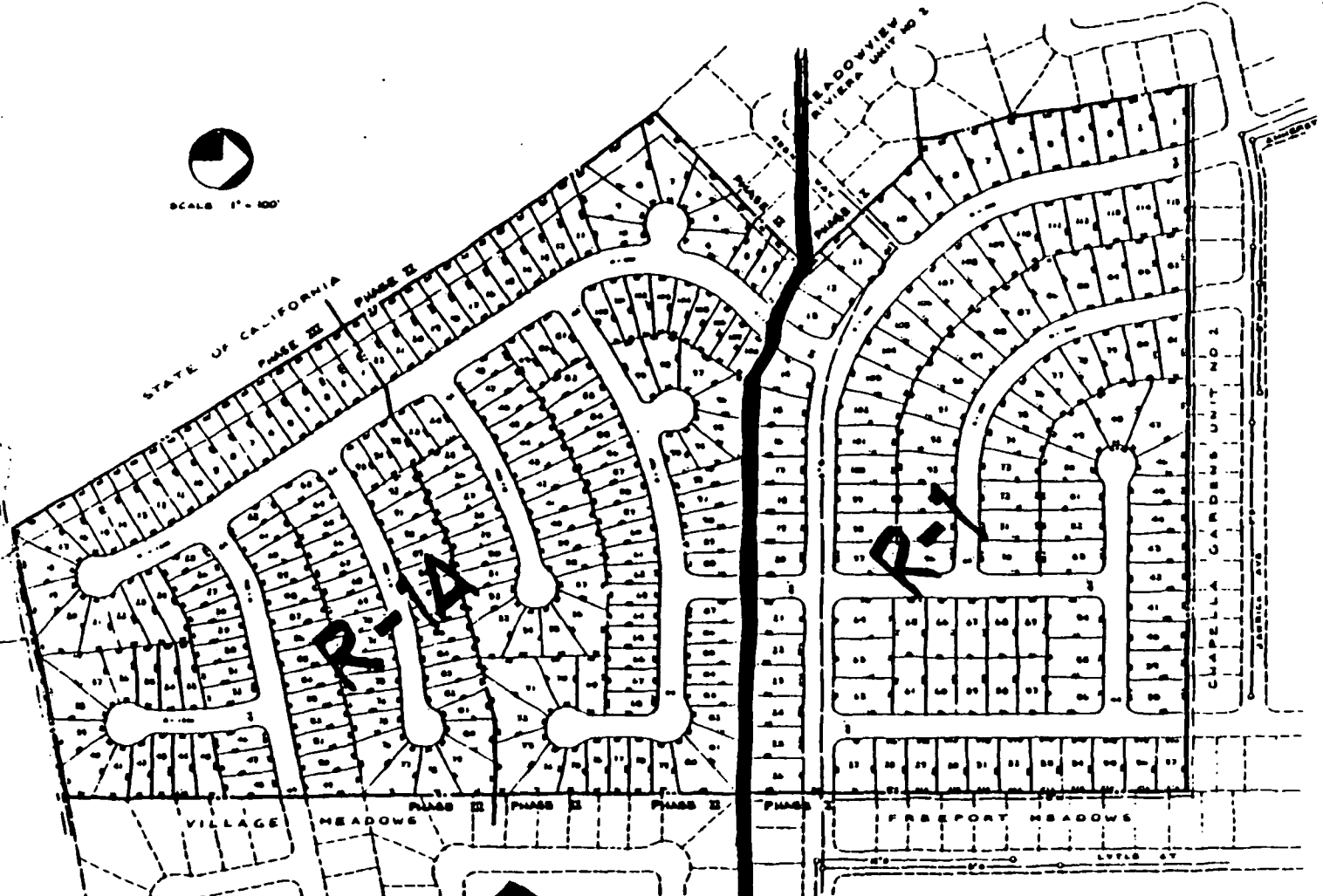
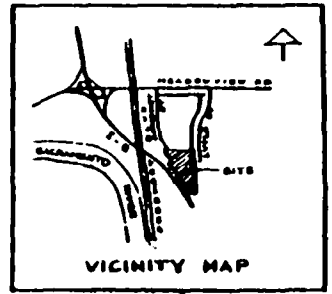
LAND USE & ZONING MAP



STEAMBOAT BEND SUBDIVISION



VICINITY MAP



SITE INFORMATION

<p>OWNER: [illegible] P.O. BOX 11140 SACRAMENTO, CA 95833 (916) 486-2666</p> <p>ENGINEER: FROST & HUSK 1500 COLLEGE AVE. STE. 200 SACRAMENTO, CA 95816 (916) 486-9211</p> <p>DATE: 11/1/87</p> <p>PROJECT: [illegible]</p> <p>REVISIONS: 1. [illegible] 2. [illegible]</p> <p>DATE: [illegible]</p> <p>BY: [illegible]</p> <p>APPROVED: [illegible]</p> <p>CITY OFFICE: [illegible]</p>	<p>PL. NO. 11140</p> <p>PHASE I: SINGLE FAMILY SINGLE FAMILY ATTACHED TOTAL</p> <p>PHASE II: SINGLE FAMILY SINGLE FAMILY ATTACHED TOTAL</p> <p>PHASE III: SINGLE FAMILY SINGLE FAMILY ATTACHED TOTAL</p> <p>TOTAL NO. OF LOTS</p> <p>AREA: [illegible]</p> <p>PERMITS: [illegible]</p> <p>DATE: [illegible]</p> <p>BY: [illegible]</p> <p>APPROVED: [illegible]</p> <p>CITY OFFICE: [illegible]</p>
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EXHIBIT A
 ORIGINAL
 (1987 APPROVAL)

ZONING MAP
STEAMBOAT BEND

CITY OF SACRAMENTO UNITS 1 & 2 STATE OF CALIFORNIA

Reszone
 ← from
R-1A
To
R-1
 (P90-194)

ORIGINAL APPROVAL (P87-110)

P90-194

DECEMBER 13, 1997

ITEM 22

OWNER
THE HOFMANN COMPANY
P O BOX 348219
SACRAMENTO, CA 95813
(916) 828-3686

ENGINEER
FROST, MCCORMICK & HEUSTON
7808 UPLANDS WAY, SUITE B
CITRUS HEIGHTS, CA 95610
(916) 957-9989

SOILS ENGINEER
LAWER & ROPER & ASSOCIATES, INC
1805 TRIBUTE ROAD, STE A
SACRAMENTO, CA 95815
(916) 828-8287

EXISTING ZONING
R-1A

ZONING
R-1

ACREAGE
27 ACRES (APPROX)

SEWER, DRAINAGE & WATER
CITY OF SACRAMENTO

ELECTRICITY
S M U D

GAS
P, G & E

SCHOOL DISTRICT
CITY UNIFIED SCHOOL DISTRICT

NO. OF LOTS - PHASE 2
SINGLE FAMILY...148
TOTAL...148

NOTES
BUILDING SETBACKS: FRONT YARD...25'
REAR YARD...25'
SIDE YARD ON CORNER LOT...12.5'
SIDE YARD...5'
67% OF ALL LOTS WITHIN NORTH AND SOUTH ORIENTATION

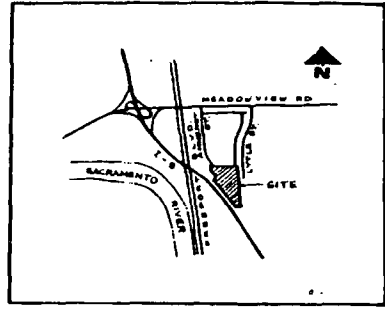
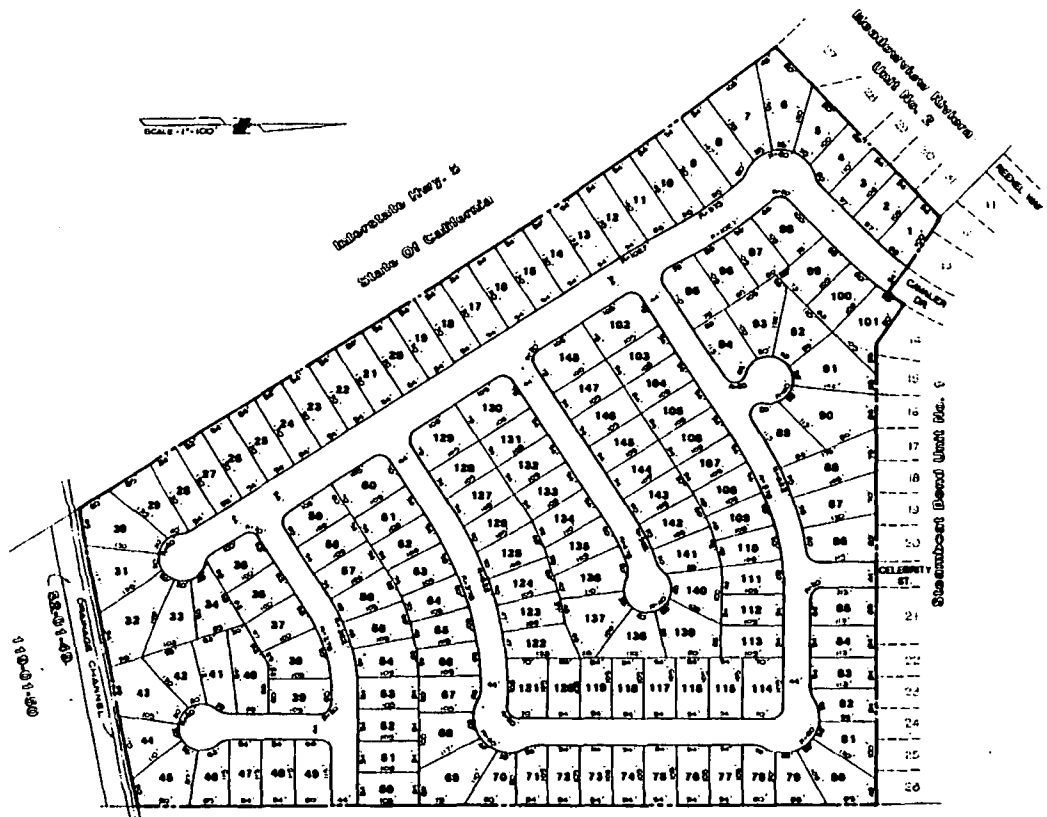
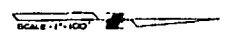
ASSESSOR'S PARCEL NO.
52-010-43 & 44

RESUBDIVISION
REZONE TO R-1
(P90-194)

TENTATIVE MAP STEAMBOAT BEND UNIT NO. 2

CITY OF SACRAMENTO, CALIFORNIA

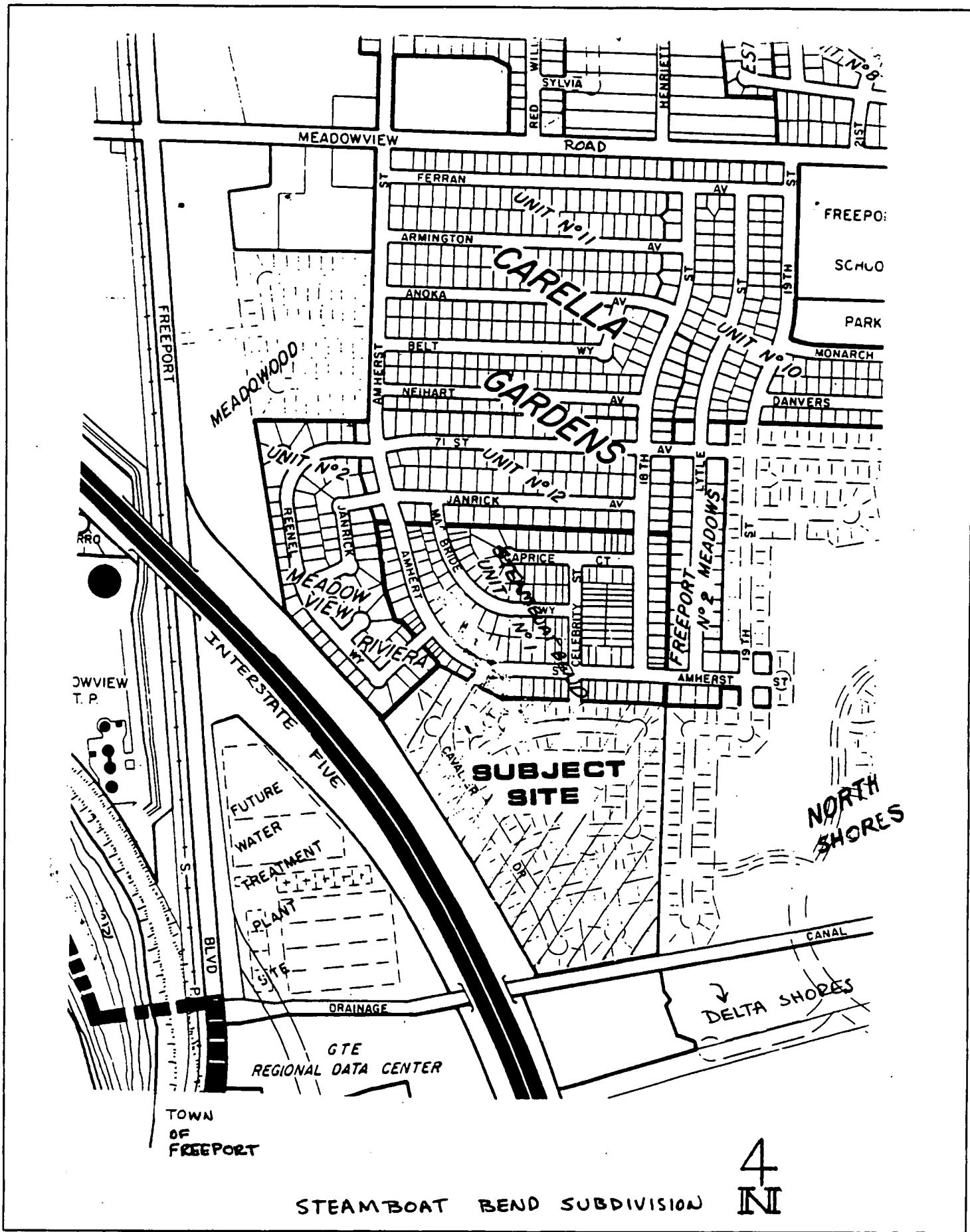
APRIL, 1990



VICINITY MAP
NO SCALE

EXHIBIT B
(PROPOSAL OF P90-194)

Frost FROST
MCCORMICK & HEUSTON MCCORMICK & HEUSTON
7808 UPLANDS WAY, SUITE B
CITRUS HEIGHTS, CA 95610
(916) 957-9989
ENGINEERING / PLANNING / SURVEYING

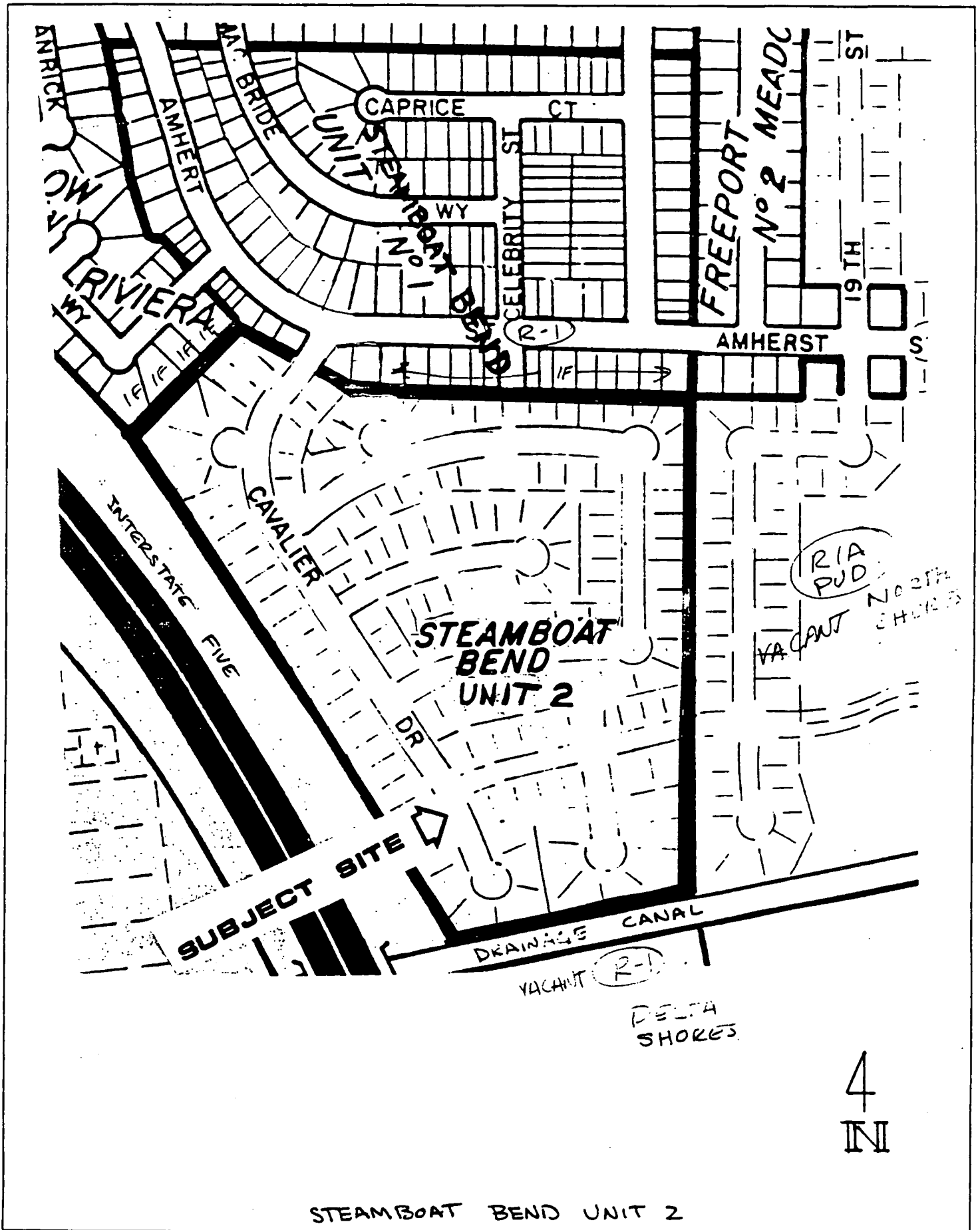


STEAMBOAT BEND SUBDIVISION



VICINITY MAP

14



STEAMBOAT BEND UNIT 2

LAND USE & ZONING MAP

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
December 13, 1990

ITEM NUMBER
22C

PERMIT NUMBER
P 90-194

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
South of Meadowview Road + Amburst

COMMENTS

NAME	ADDRESS
<u>Atias Dhanu (Vice Pres. Hofmann Co.)</u>	<u>4219 D. Market St., Sacto. 95813</u>

COMMENTS

NAME	ADDRESS
<u>Ray Rodriguez (School District)</u>	<u>4251 1st Avenue, Sacto. 95818</u>
<u>Marion Porter (Council for School District)</u>	<u>" "</u>

MOTION #

	Yes	No	Motion	Second
BECERRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REYNA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROSEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
YEE	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING AND DEVELOPMENT

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL Waived
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Frost, McCormack, 7806 Uplands Way, Citrus Heights, CA 95610
OWNER	The Hofmann Co., 4219 So. Market Ct., Sacramento, CA 95813
PLANS BY	Frost, McCormack and Heuston
FILING DATE	April 24, 1990 ENVIR. DET. Negative Declaration REPORT BY DCS
ASSESSOR'S PCL. NO.	052-0010-044-0000

APPLICATION: A. Negative Declaration;

B. Rezone 28.5± vacant acres from Single Family Alternative (R-1A) to Standard Single Family (R-1) zone; and,

C. Tentative Map "Steamboat Bend Unit No. 2" to re-subdivide 203 single family alternative lots into 148 single family lots.

LOCATION: Approximately 1/4 mile south of Meadowview Road and Amherst Street

PROPOSAL: The applicant is requesting the necessary entitlements to re-subdivide 28.5± vacant acres from 203 single family alternative lots into 148 standard single family lots; and rezone the property from Single Family Alternative (R-1A) to the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)

Airport- Meadowview

Community Plan Designation: Residential (4-8 du/na)

Existing Zoning of Site: R-1A Proposed Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1

South: Vacant; R-1

East: Vacant; R-1A PUD

West: Freeway; T-C

Property Dimensions: Irregular

Property Area: 19.3± acres

Density of Development: 6.5 du/na

Topography: Flat

Street Improvements: To be Provided

Utilities: To Be Provided

18

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On November 21, 1990, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential (4-15 du/na) in the General Plan and Residential (4-8 du/na) in the Airport- Meadowview Community Plan. The property is a 28.5± acre vacant parcel located on the east side of Interstate Five and approximately 1/4 mile south of Meadowview Road at the terminus of Amherst Street. Single family dwellings are located to the north of the property. Vacant land designated for single family development is to the south and east. A drainage canal is located along the southerly property line. Surrounding properties are zoned Single Family Residential (R-1) to the south and Single Family Alternative (R-1A) to the north and east. The freeway to the east is designated Transportation Corridor (T-C).

B. Applicant's Proposal

The applicant is proposing to re-subdivide 28.5± acres from 203 lots in the Single Family Alternative (R-1A) zone to 148 lots in the Standard Single Family (R-1) zone. This request requires the site to be rezoned and re-subdivide through the tentative map procedures.

C. Staff Analysis

On April 26, 1987, the City Council approved the Tentative Map for the three phased Steamboat Bend Subdivision. The entire project consists of 50± acres and over 300 lots. In May 1989, the City Council approved a one year time extension for the subdivision. An additional time extension was requested in April 1990. The applicant is now requesting a redesign of Phases 2 and 3 of the original map, known as Steamboat Bend Unit 2. The redesign requires a rezoning of the property and a new tentative map.

With the project approval in 1987, the overall site was rezoned from Standard Single Family (R-1) to Single Family Alternative (R-1A). Under the R-1A zone, 318 units could have been constructed. The Single Family Alternative zone allowed the smaller 40' X 100' lot sizes. The applicant's request is now for the approval of the rezoning and tentative map for larger lots of about 54' X 105' which will reduce the overall number of approved lots (by P87-110) from 318 to 263. The larger lot sizes would be supported in this area as development density and traffic impacts would be reduced on the surrounding streets. Larger homes are also more desirable to the neighbors who are seeking to upgrade the overall condition and image of the community. Staff supports the request for the larger lots and finds them to be consistent with the General Plan and

Community Plan policies and the zoning.

E. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions and are recommending conditions of approval included below. Two conditions are noteworthy. First, an additional 20 feet of right-of-way is required by Public Works along the north side of the drainage channel for levee construction. Second, construction of Steamboat Bend Unit 1 is required before approval of the final map Unit 2 to assure that two access points are available for Unit 2.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The following mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. Mandatory mitigation measures are provided below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezone 28.5± vacant acres from Single Family Alternative (R-1A) to Standard Single Family (R-1) zone subject to the conditions of approval listed below and forward to the City Council; and,
- C. Recommend approval of the Tentative Map "Steamboat Bend Unit No. 2" to re-subdivide 203 single family alternative lots into 148 single family lots subject to the conditions of approval listed below and forward to the City Council.

Conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

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3. Pursuant to 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;
4. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
5. 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. A note shall be placed on the final improvement plans referencing this condition;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Dedicate right-of-way along drainage channel, an additional 20 feet of right-of-way is required along the north side of the channel for levee construction;
8. All cul-de-sacs and elbows shall be to City Standards. Elbows shall have an outside radius of 50 feet;
9. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
10. Steamboat Bend Unit 1 shall be constructed prior to approval of final map of Unit 2 to assure two access points to Unit 2;
11. Applicant shall construct a 14-16 foot high noise barrier adjacent to CalTrans right-of-way per mitigation measures agreed upon in the Negative Declaration. 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 Planning Director review and approval;

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12. Construct chain link fence along channel right-of-way;
13. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
14. *Applicant and school district staff shall develop an agreement to mitigate school district impacts prior to hearing by the City Council. (Amended by Planning Commission 12-13-90).*

Mandatory Mitigation Measures

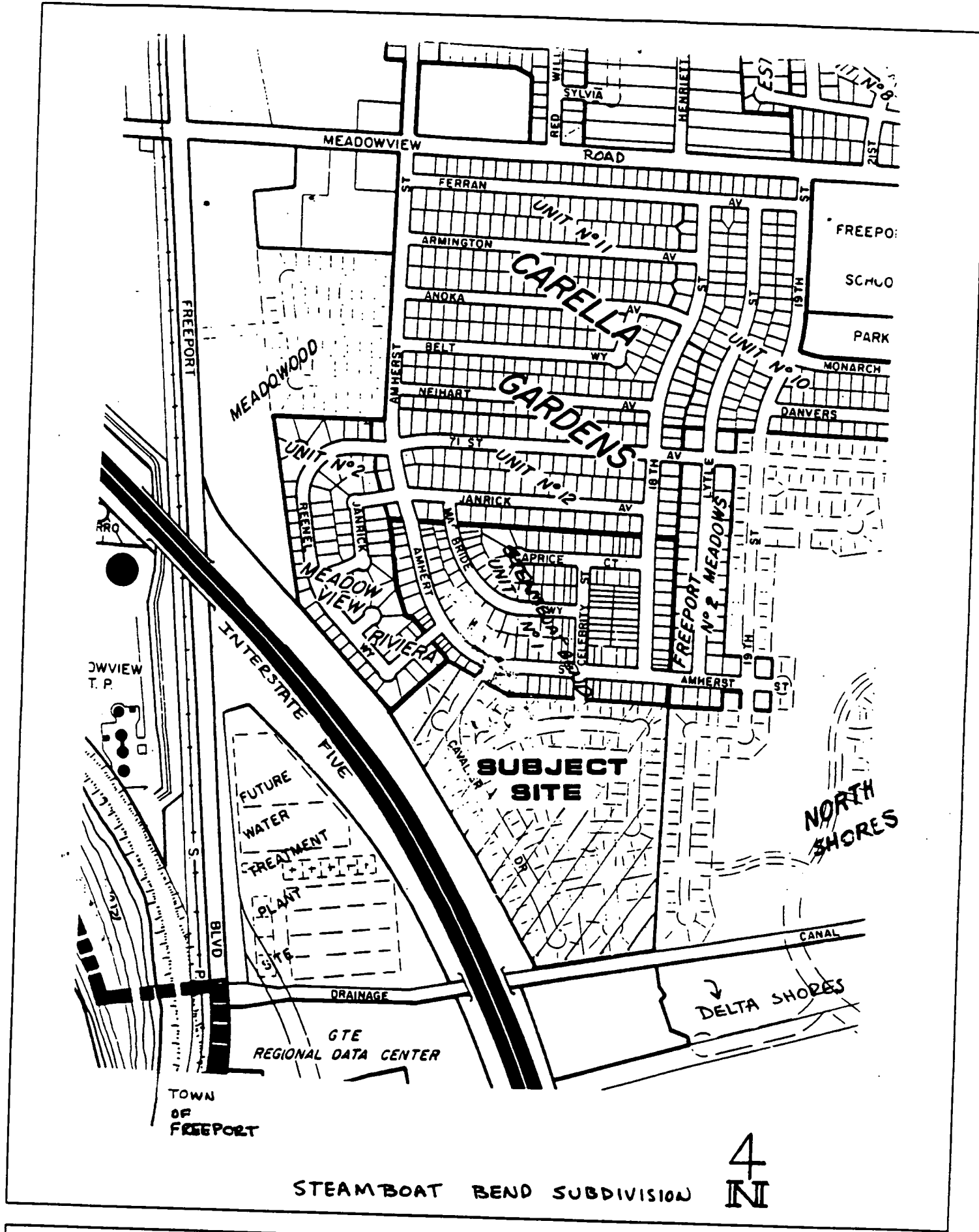
- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of the construction zones. Elements of this program should include the following:
 - Sprinkle all unpaved construction areas with water at least twice per day during grading and excavation to reduce dust emissions by about 50%.
 - Cover stockpiles of sand, soil, and similar materials with a tarp.
 - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - Sweep up dirt or debris spilled onto paved surfaces immediately to reduce re-suspension of PM 10 through vehicle movements over these surfaces.
 - Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
 - Increase the frequency of city street cleaning along streets in the vicinity of the construction site.

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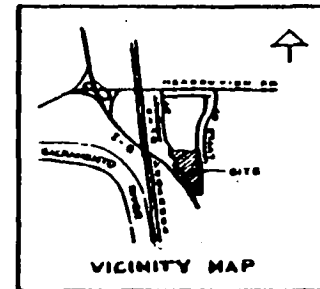
ITEM NO. 22

- B. All windows and sliding glass doors shall be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
- C. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
- D. Where two story dwellings are to be located on the lots along the I-5 right-of way, west facing second floor building facades shall have stucco siding
- E. A sixteen foot high noise barrier shall be constructed along the west property lines of Phase III lots 1-17 and Phase II lots 15-22. The barrier shall be wrapped around the north end of Phase III lot 18, decreasing gradually to a height of six feet at the southwest property corner (Lot numbers per Exhibit A).
- F. A fourteen foot high noise barrier shall be constructed along the west property lines of Phase II lots 7-14. The barrier shall be wrapped around the north end of lot 7, decreasing gradually to a height of six feet at lot six (Lot numbers per Exhibit A).
- G. Barrier materials must be massive and air tight with no significant gaps in construction. Suitable materials for barriers include masonry block, pre-cast concrete panels and 3/4 inch plywood sheathing with caulked, overlapping joints.
- H. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- I. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.



VICINITY MAP

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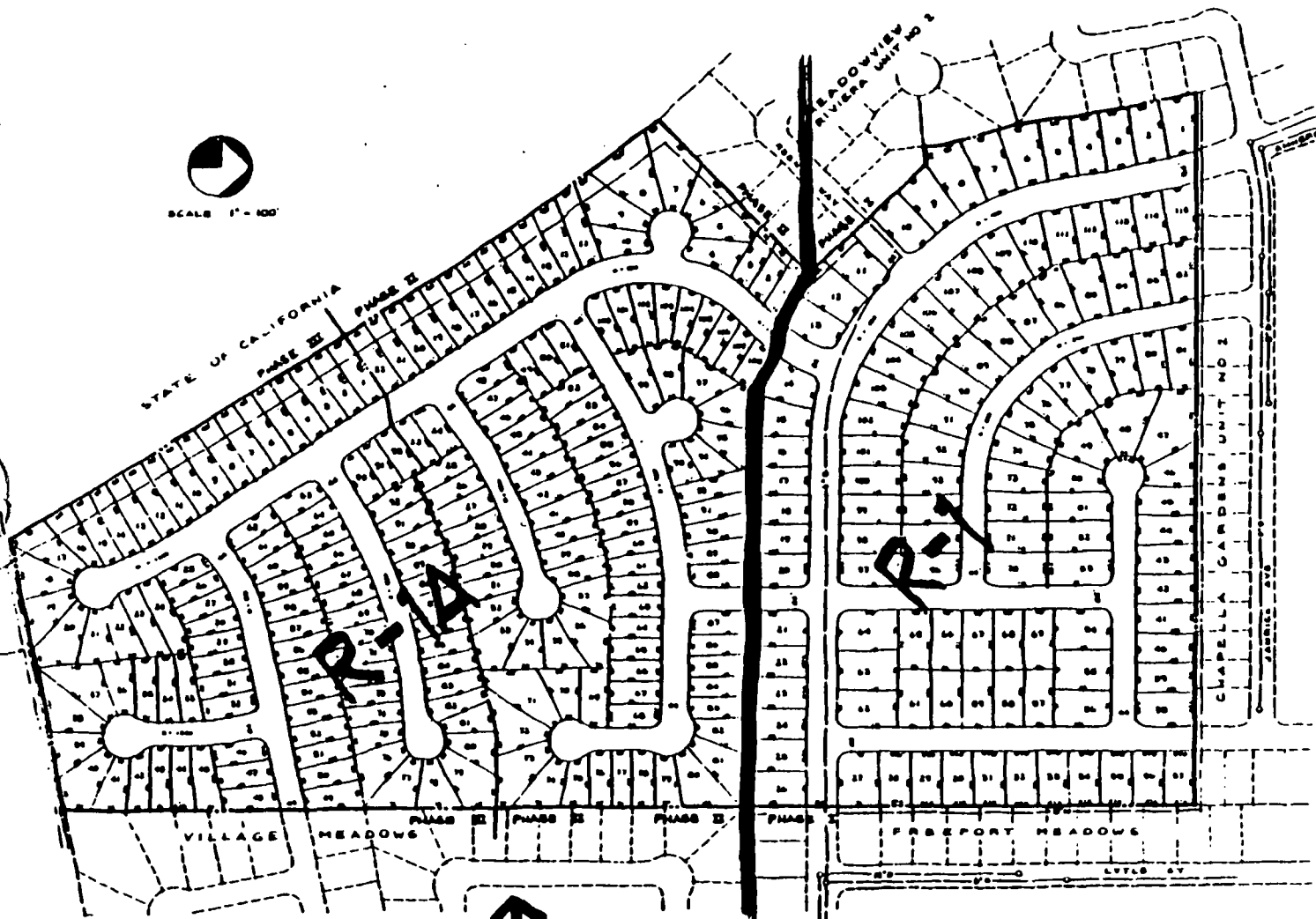
SCALE 1" = 100'

SITE INFORMATION

PROJECT: STEAMBOAT BEND
 2.0 AC 12100
 SACRAMENTO, CA 95811
 (916) 442-0804
 ENGINEER: FROST & TUSK
 1000 OLYMPIA BLVD. SUITE 200
 SACRAMENTO, CA 95811
 (916) 442-0804
 PROJECT NO.: 187-110
 DATE: 10/1/87
 SHEET NO.: 1 OF 1
 CITY OF SACRAMENTO
 PLANNING DEPARTMENT
 1000 OLYMPIA BLVD. SUITE 200
 SACRAMENTO, CA 95811
 (916) 442-0804
 CITY ENGINEER: [Signature]



EXHIBIT A
 (ORIGINAL
 1987 APPROVAL)



**ZONING MAP
STEAMBOAT BEND**

CITY OF SACRAMENTO UNITS 1 & 2 STATE OF CALIFORNIA

ORIGINAL
APPROVAL
(P87-110)

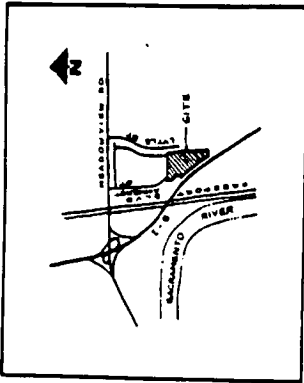
(P90-194)

← From
 R-1A
 To
 R-1
 Reszone

UNIT 1
 UNIT 2

EXHIBIT B

(PROPOSAL OF P90-194)



FRONT
Frost
McKORTICK
& PELUSION
INCORPORATED
1000 WASHINGTON STREET / SACRAMENTO, CALIF. 95811

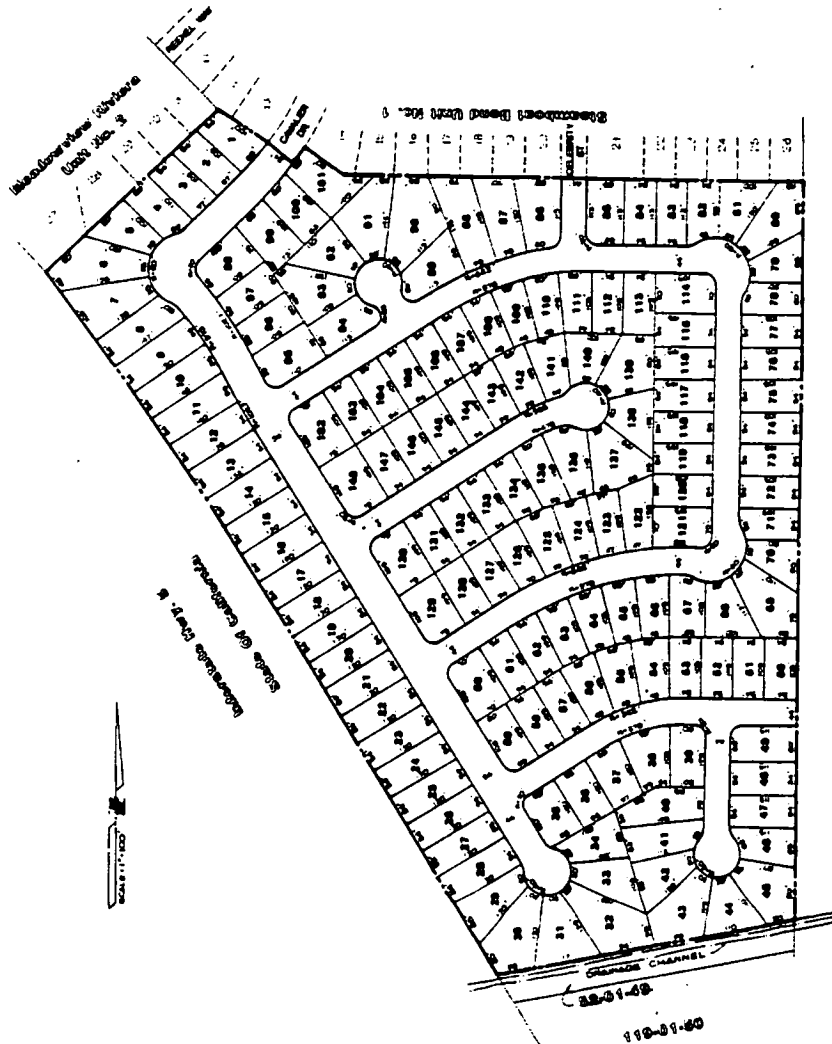
TENTATIVE MAP

STEAMBOAT BEND

UNIT NO. 2

CITY OF SACRAMENTO, CALIFORNIA

APRIL, 1990



92-01-04

OWNER
PACIFIC COMMERCIAL COMPANY
SACRAMENTO, CALIF. 95811
(916) 588-2400

ENGINEER
FRONT, MCCORMICK & PELUSION
INCORPORATED
1000 WASHINGTON STREET
SACRAMENTO, CALIF. 95811
(916) 587-0000

SOILS ENGINEER
LAWRENCE & ASSOCIATES INC
1000 TRINITE ROAD, STE. A
SACRAMENTO, CALIF. 95811
(916) 588-8827

EXISTING ZONING
R-1A

ZONING
R-1

ACREAGE
57 ACRES (APPROX)

SEWER DRAINAGE & WATER
CITY OF SACRAMENTO

ELECTRICITY
S.M.U.D.

GAS
P.G.&E.

SCHOOLS DISTRICT
CITY UNIFIED SCHOOL DISTRICT

NO. OF LOTS - PHASE 2
SMALL PARCELS - 148
TOTAL - 148

NOTES
1. SEE TRACINGS FRONT MAPS 27
2. SEE TRACINGS REAR MAPS 28
3. SEE MAP ON CORNER LOT - 125
4. SEE MAP 8
5. 8% OF ALL LOTS WITHIN NORTHERN AND SOUTH CORRIDOR

ASSESSOR'S PARCEL NO.
190-01-00

RESUBDIVISION
REZONE TO R-1
(P90-194)

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