

P99-042 - Steamboat Bend Unit 2 Tentative Map

- REQUEST: A. **Environmental Determination:** Prior Negative Declaration
- B. **Mitigation Monitoring Plan**
- C. **Tentative Map** 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.

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 Land Development, (925) 682-4830 P.O. Box 907 Concord, CA 94522
OWNER:	Hofmann Land Development (925) 682-4830 P.O. Box 907 Concord, CA 94522
PROJECT PLANS BY:	MacKay & Somps, Inc., 916-929-6092 Attn: Bill Stanton 1771 Tribute Rd. STE E Sacramento, CA 95815-4487
APPLICATION FILED/COMPLETE:	4/7/99
STAFF CONTACT:	Colleen C. Laubinger, (916) 264-5691

SUMMARY:

The applicant is requesting the necessary entitlements to allow subdivision of the project site (approximately 28.5± vacant acres) into 148 single-family lots in the Standard Single Family (R-1) zone. The original Steamboat Bend Unit 2 Tentative Map was approved in 1991 (P90-194) and received the maximum three-year time extensions from the City (P93-050 and P98-031), as well as the three-year time extensions granted by the State Governor's office. The original Steamboat Bend Unit 2 Tentative Map expired in April, 1999. The current proposal is a new application for the previously approved/expired Tentative Map.

RECOMMENDATION:

Staff recommends approval of the request for the Steamboat Bend Unit 2 Tentative Map subject to compliance with the 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 to conditions have been made to reflect wall design and landscaping issues). The subdivision includes a variety of lot sizes. Ninety-two percent of the lots are larger than the City standard lot size of 5,200 square feet. Lot sizes range from 5,200 square feet to over 8,000 square feet. 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. On October 8, 1998, the City Planning Commission approved a final one-year time extension for the Tentative Map (P98-031), which then expired 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. If approved, the current proposal would expire on June 24, 2001. The approved Tentative Map would be eligible for a total of three years in time extensions, with an ultimate expiration of 2004.

B. Tentative Map Design

The current request for subdivision results in 148 single-family lots ranging from 5,200 square feet to over 8,000 square feet and includes four cul-de-sacs. In order to develop all 148 lots without phasing the project, two points of access for circulation are required. Primary access to the subdivision is via Amherst Street to Cavalier Drive and Celebrity Street. The Tentative Map provides for future connection to the residential property located to the east.

The subdivision design includes a concrete wall along the western parcel boundaries (adjacent to Lot B) required as part of noise attenuation mitigation. This wall ranges in height from 16 to 14 feet and gradually decreases to six feet. Because the wall is required to wrap around the southern boundaries of lots 30 and 31, staff has included a condition that the project provide continuation of this six foot wall along the southern boundaries of the remaining lots 32, 43, 44, and 45 (see Exhibit 1-B).

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 either comply with these zoning requirements or be required to 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 Tentative Map (P90-194). Potentially significant environmental issues regarding Air Quality (construction dust), Noise, Lighting (exterior lighting), and Cultural Resources were discussed and mitigated in this document. The proposed project was analyzed with this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. 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. A Mitigation Monitoring Plan has been prepared for the mitigation measures that were identified in the previous Negative Declaration that are applicable to the proposed project. Since the original preparation of the environmental document, construction dust and exterior lighting are now regulated by the City Code. Therefore, mitigation relating to these issues has been eliminated from the Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The current request was routed to the following neighborhood associations: Golf Course Terrace Estates, Meadowview Development Committee, 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 support of or opposition to the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works/Utilities

The Department of Public Works and the Department of Utilities comments related primarily to standard subdivision improvements, drainage issues, and City Code requirements. In addition, conditioning has been included that the project annex into the City's Landscape Maintenance District, to ensure maintenance of the required masonry wall and landscaping improvements. These conditions have been included in Attachment 1 (Notice of Decision and Findings of Fact).

2. Fire Department

The Fire Department's comments related to fire access and compliance with Uniform Fire Code requirements. These issues have been addressed in the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact).

3. Other Agencies

Sacramento Regional Transit District's (RT's) comments indicated that they do not provide any service directly to the project site; however, service is provided along Meadowview Road (1/2 to 3/4 mile north of the site). RT recommended that the City Staff encourage the applicant to promote a good level of pedestrian and bicycle circulation and connectivity within the site (Staff has provided this information to the applicant).

The California State Department of Transportation (Cal Trans) comments indicated that an 8-lane freeway with auxiliary lanes between interchanges is planned for Interstate 5. Cal Trans requested that they have opportunity to receive a copy of the plans for the required sound wall. Once submitted, the Department of Public Works staff will provide copies of wall plans to Cal Trans.

D. Subdivision Review Committee Recommendation

On June 2, 1999, 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).

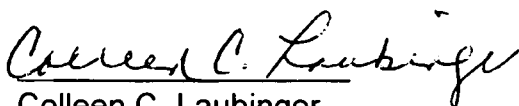
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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 **Mitigation Monitoring Plan**; and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** 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.

Report Prepared By,

Report Reviewed By,



Colleen C. Laubinger
Associate Planner



Barbara L. Wendt
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
Steamboat Bend Unit 2, LOCATED AT Amherst St. & Cavalier Dr. SACRAMENTO, CALIFORNIA
IN THE STANDARD SINGLE FAMILY RESIDENTIAL
(R-1) ZONE. (P99-042)

At the regular meeting of June 24, 1999, 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 Mitigation Monitoring Plan;**
- C. Approved the Tentative Map 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.**

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. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1-A;
 - 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 - 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Tentative Map: The 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.

CONDITIONS OF APPROVAL

- C. The 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 which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
- C1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
 - C2. Submit a soils test prepared by a registered engineer to be used in street design;
 - C3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - C4. 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;
 - C5. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P99-042);
 - C6. 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;

- C7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- C8. Show all existing easements;
- C9. 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;
- C10. 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 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 16-foot high noise barrier along the southerly boundary of Lot 30. Construct a noise barrier decreasing gradually from 12-feet to 6-feet along the southerly boundary of Lot 31. Construct a 6-foot high noise barrier along the southerly boundary of Lot 30. Construct a noise barrier decreasing gradually from 12-feet to 6-feet along the southerly boundary of Lot 31. Construct a 6-foot high masonry wall along the southerly boundary of Lots 32,43,44, and 45. Coordinate construction of the noise barrier and walls through the Department of Public Works. Construction, including all footings, shall be within said lots. An easement for maintenance of the wall and any required landscaping shall be dedicated to the City. The design and materials of the noise barrier and walls shall be subject to the Planning Director's review and approval;
- C11. Dedicate Lot B as a landscaping and wall maintenance easement. Provide landscaping within Lots A and B;
- C12. Annex to the City Landscape Maintenance District at the time of filing the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Department of Neighborhoods, Planning, and Development Services. Acceptance of the required landscaping, irrigation, and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and Parks and Community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping
- C13. 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.

- C14. 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.
- C15. 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.
- C16. Applicant shall pay \$176 per acre to the Department of Utilities for the study of storm drainage basins 33 and 34.
- C17. 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.
- C18. 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.
- C19. 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.

- C20. 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.
- C21. Dedicate a 20 foot wide strip of fee title property (Lot A) 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.
- C22. Construct a chain link fence along the easterly property line of Lot 30 and the westerly property line of Lot 31 from the rear property line to approximately the front yard setback line. A chain link gate shall be placed between the fences to the satisfaction of the SRCSD and the Department of Utilities.
- C23. Provide a 20 foot wide drainage easement that overlies the existing 36 inch drainage main in the vicinity of Lots 30 and 31.
- C24. 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. The access easement shall be paved between the sidewalk and the gate.
- C25. Lot B shall be conveyed to SRCSD by separate instrument prior to recordation of this Final Map.
- C26. The applicant may be required to incorporate and construct traffic calming devices along Cavalier Drive to the satisfaction of the Public Works Department.

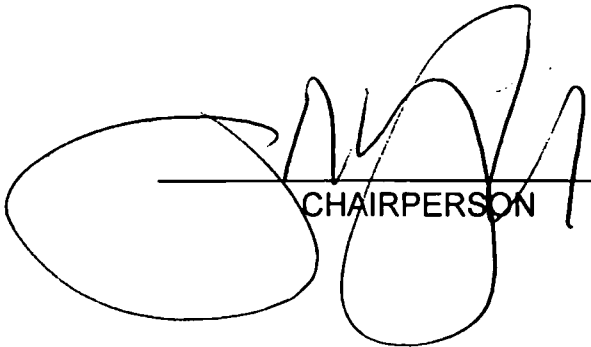
ADVISORY NOTES:

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

- C27. 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.
- C28. The proposed project is located in the 100-year floodplain, designated as an AR zone (Elevation 18.0) 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.

Special Note: The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

In areas where two flood zones exist concurrently (e.g. AR/AE), the designation with the highest development standard applies.



CHAIRPERSON

ATTEST:

Gary Stumacher
 SECRETARY TO CITY PLANNING COMMISSION
6-24-99
 DATE (P99-042)

Exhibit 1A Mitigation Monitoring Plan
 Exhibit 1B Tentative Map

**Exhibit 1A
Mitigation Monitoring Plan**

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Tentative Map - Steamboat Bend Unit #2/P99-042 (P90-194)

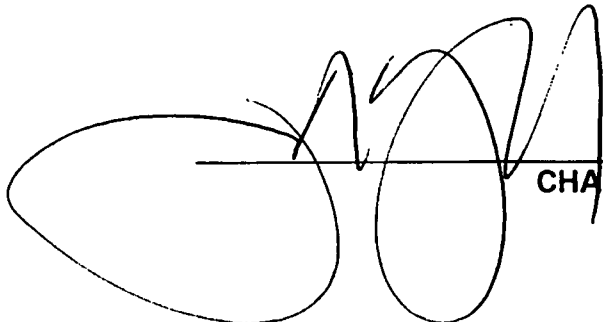
Initial Study

Prepared By:
City of Sacramento
Department of Neighborhoods, Planning, & Development Services
June , 1999

Adopted By:
City of Sacramento Planning Commission

Date: 6-24-99

Gayle Stuchman
Secretary to Planning Commission


CHAIRPERSON

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods, Planning, and Development Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Steamboat Bend Unit 2/P99-042 (P90-194)
Owner/Developer- Name: Hofmann Land Development
Attn: Jim Hildenbrand
Address: P.O. Box 907
Concord, CA 94522

Project Location / Legal Description of Property (if recorded):

(052-0010-074; -028)

SECTION 2: GENERAL INFORMATION

The project as originally approved (P90-194) included mitigation measures placed on Air Quality (construction dust), Noise, Lighting (exterior lighting), and Cultural Resources. Since the original approval, construction dust and exterior lighting are now regulated through the City Code. Therefore, the original mitigation measures have been eliminated from the monitoring plan. The Plan does include the remaining applicable mitigation measures for Noise and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Tentative Map to subdivide 28.5 \pm vacant acres into 148 single family lots in the Single Family (R-1) zone. The site is located in the Airport Meadowview Community Plan area (APN: 052-0010-074; -028). The Sacramento General Plan and Airport Meadowview Community Plan designate the site for Low Density Residential (4-15 du/na and 4-8 du/na respectively).

SECTION 3: PLAN CONTENTS

A. Noise Exposure

1. All windows and sliding glass doors shall be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.

2. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
3. 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.
4. A 16-foot high noise barrier shall be constructed along the west property lines of lots 12 to 30. The barrier shall be wrapped around the south end of lot 31, decreasing gradually to a height of six feet at the southeast property corner.
5. A 14-foot high noise barrier shall be constructed along the west property lines of lots 6 to 11. The barrier shall be wrapped around the north end of lot 6, decreasing gradually to a height of 6 feet at lot 5.
6. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
7. Barrier design shall be subject to review and approval by the Dept. of Public Works and Dept. of Neighborhoods, Planning, and Development Services.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Public Works, City of Sacramento
Department of Neighborhoods, Planning, and Development

MONITORING PROGRAM

Prior to the issuance of a Notice of Completion, the Public Works Department shall require that the subdivision improvements plans incorporate the construction of the wall as required in the above mitigation measures.

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

B. Cultural Resources

8. 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.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Neighborhoods, Planning and Development Services, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the subdivision improvement plans and the building permit plans shall include notes stating that 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 be stopped and an archaeologist shall be consulted.

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 within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for the City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

Site inspections by the Building Division shall watch for any potential archaeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

PROJECT INFORMATION

SITE DESCRIPTION: Lot 1 of Steamboat Bend Unit No. 1 located in Block 213 of Steam, at the E. corner of Amberst St. and S. Broadway, S. Maple, Adams & Oak, West State Streets.

ASSISTANT'S PRICE: 883-8910-024
883-8910-025, advised above

OWNER: THE HOFMANN COMPANY
1380 Albany Way
P. O. Box 187
Concord, California 94622
(925) 883-0230

OWNER: HOFFMANN & SONS
1771 White Road, Ste. E
Sacramento, CA 95815
(916) 638-8228

OWNER USE: Vacant

PROPOSED USE: Single Family Residential

CUSTOMER: H-1

SPECIAL CONDITIONS: ELECTRICITY: S.A.S.A.
WATER, SEWER & GAS: S.A.S.A.
SPECIAL: S.A.S.A. Utility District, etc.

NUMBER OF LOTS: 148 Residential Lots
1 Commercial Lot, Lot A
1 Open Space Lot, Lot B
128 Lots 200A

ACRES: 28.43 Acres (gross)

- NO ON-SITE TREES OR STRUCTURES EXIST.
- BARRIERS BEHIND THE ROAD TO FILE SAMPLE PHOT. MAPS.

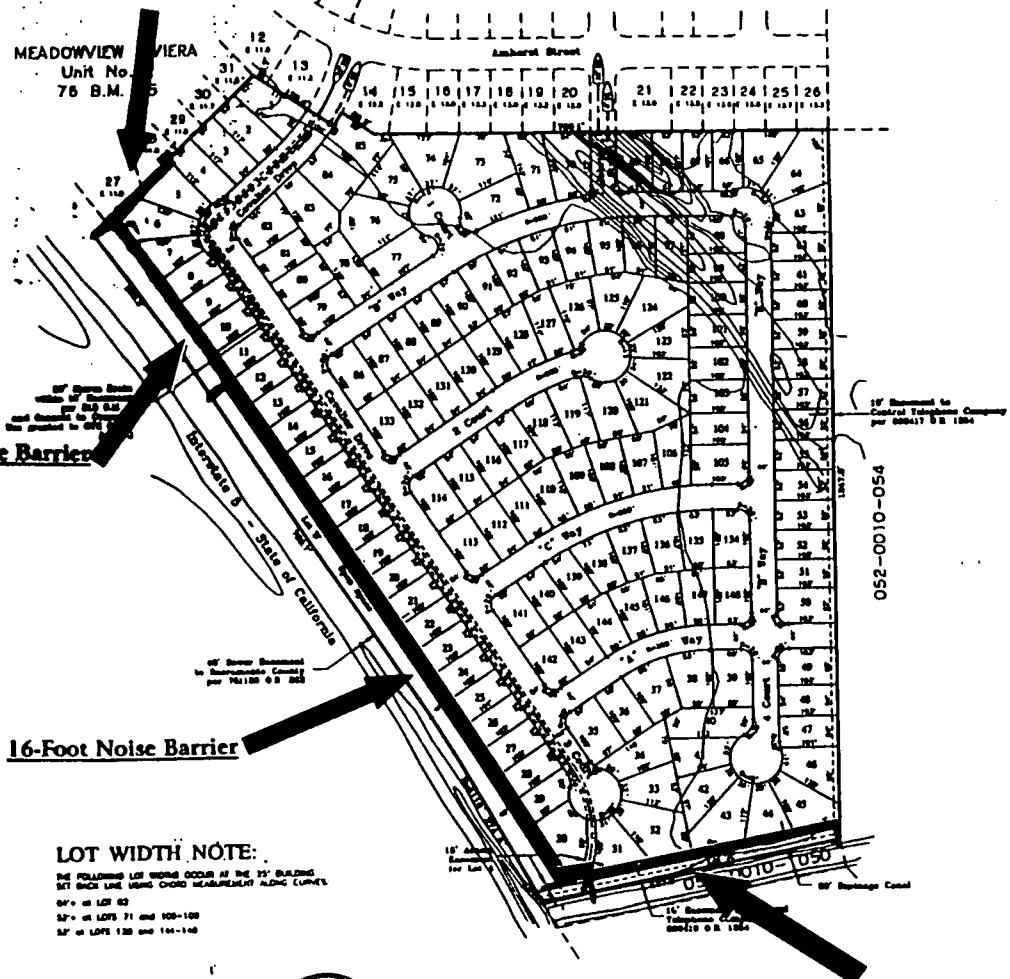
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June 24, 1999

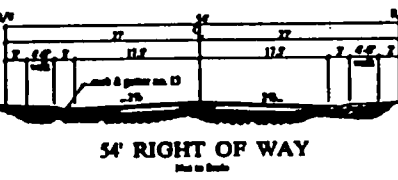
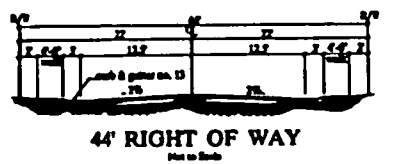
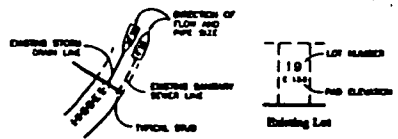
PAGE 17

ITEM# 11

STEAMBOAT BEND
Decreasing Height of Noise Barrier Unit No. 1
213 B.M. 7



LEGEND



LOT WIDTH NOTE:
THE FOLLOWING LOT WIDTHS OCCUR AT THE 33' BUILDING SET BACK LINE USING CHORD MEASUREMENT ALONG CURVES:
33' at LOT 83
37' at LOTS 71 and 105-108
37' at LOTS 128 and 141-148

PREPARED UNDER THE SUPERVISION OF:

[Signature Box]

Tentative Map

STEAMBOAT BEND UNIT No. 2

City of Sacramento, California

The Hofmann Company

Scale: 1" = 100'



April, 1999

Previous Tentative Map, P98-03

HACKAY & SONS
CIVIL ENGINEERS, INC.

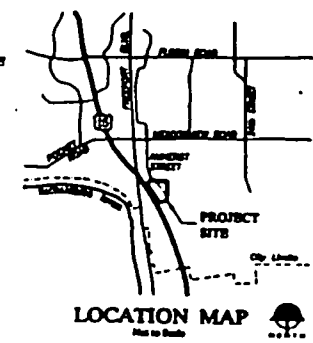

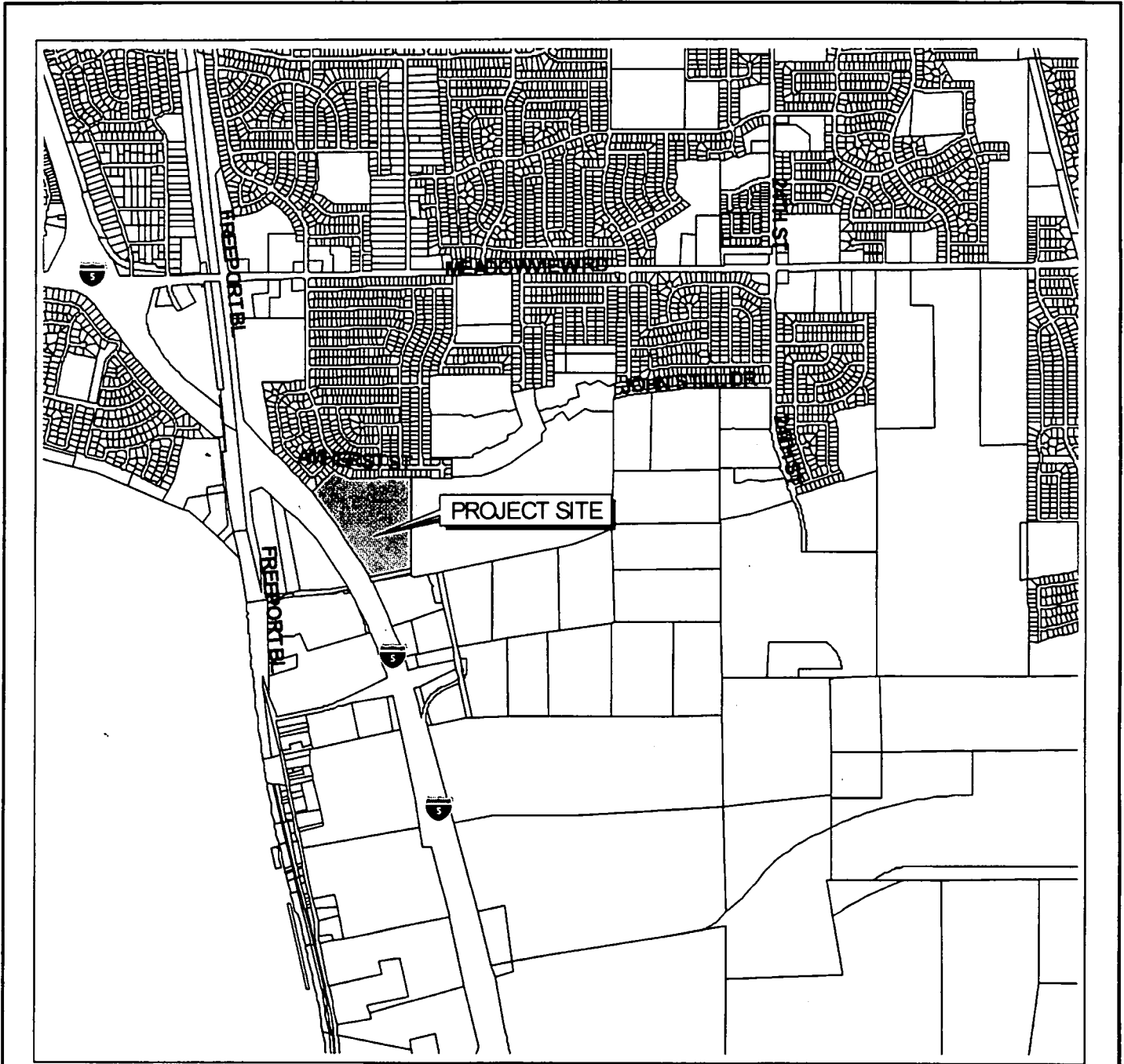


Exhibit 1B
Tentative Map

ATTACHMENT 2



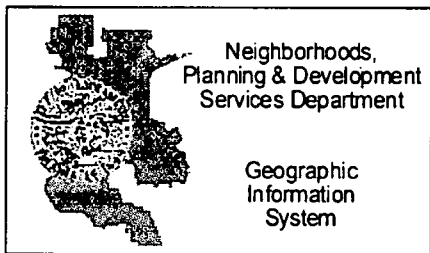
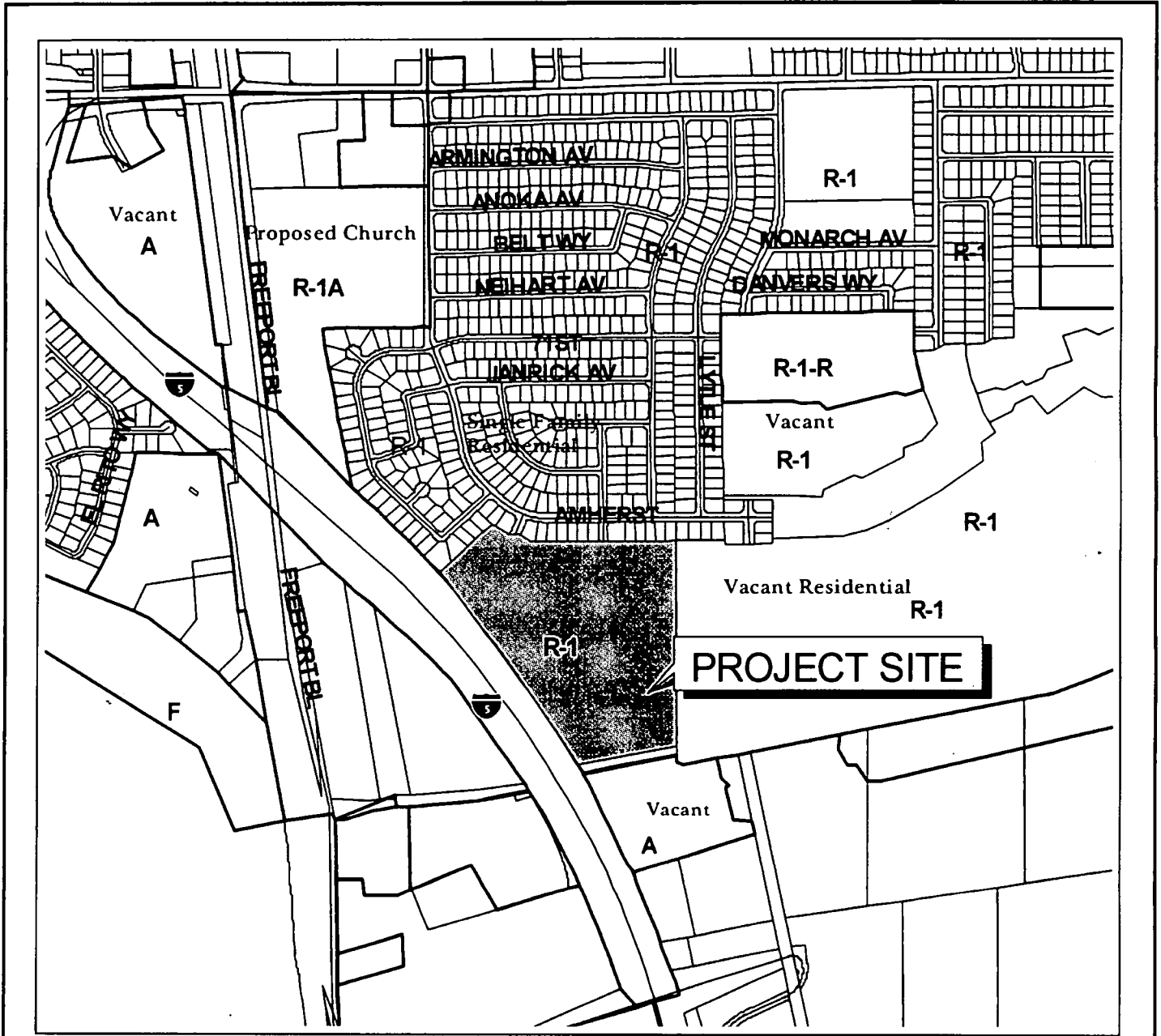
Neighborhoods,
Planning & Development
Services Department

Geographic
Information
System

Vicinity Map
P99-042
STEAMBOAT BEND UNIT 2



ATTACHMENT 3



Land Use & Zoning
P99-042
STEAMBOAT BEND UNIT 2

