

**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)**

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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:

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**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 ± 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

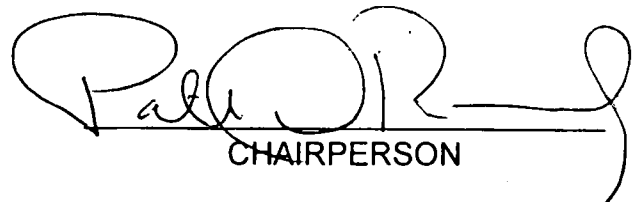
measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New 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:

  
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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

Scale: 1" = 100'

June, 1998



Revised: July 13, 1998  
September 3, 1998

**BLACK & SOOPS**  
CIVIL ENGINEERS, INC.

**LOT WIDTH NOTE:**  
THE FOLLOWING LOT WIDTHS OCCUR AT THE 25' BUILDING SET BACK LINE USING CHORD MEASUREMENT ALONG CURVES:  
64' at LOT 82  
53' at LOTS 71 and 108-109  
52' at LOTS 128 and 144-148

### PROJECT INFORMATION

**SITE DESCRIPTION:** Lot 74 of Steamboat Bend Unit No. 1 recorded in Book 213 of Maps, of Map 7, Volume 1, Sections 11 and 12, Township 7 North, Range 4 East, Mount Diablo Meridian.

**ASSessor'S PARCEL:** 052-0010-074  
052-0010-028, record 1978

**OWNER:** THE HOFMANN COMPANY  
1280 Solano Way  
P.O. Box 327  
Colusa, California 94623  
(916) 962-4630

**ENGINEER:** BLACK & SOOPS  
1771 Village Road, Ste. E  
Sacramento, CA 95818  
(916) 829-0022

**EXISTING USE:** Vacant  
**PROPOSED USE:** Single Family Residential

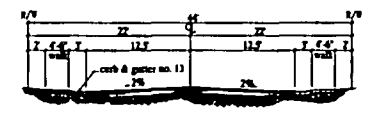
**EXISTING ZONING:** R-1

**SPECIAL DISTRICTS:** ELECTRICITY: S.M.U.D.  
WATER, SEWER & DRAINAGE: City of Sacramento  
SCHOOL: City of Sacramento School District  
GAS: S.F.C.

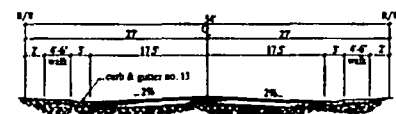
**NUMBER OF LOTS:** 148 Residential Lots  
1280 Square Feet, Lot A  
Open Space, Lot A  
180 Lots TOTAL

**ACRES:** 28.40 ± Acres (gross)

\* NO ON-SITE TREES OR STRUCTURES CONT.  
\* SUBSEQUENT RECORDS THE RIGHT TO FILE MULTIPLE FINAL MAPS

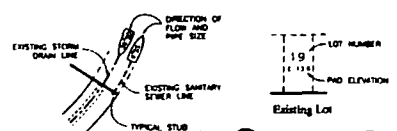


44' RIGHT OF WAY  
Not to Scale

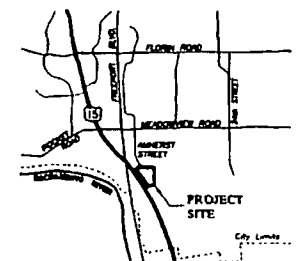
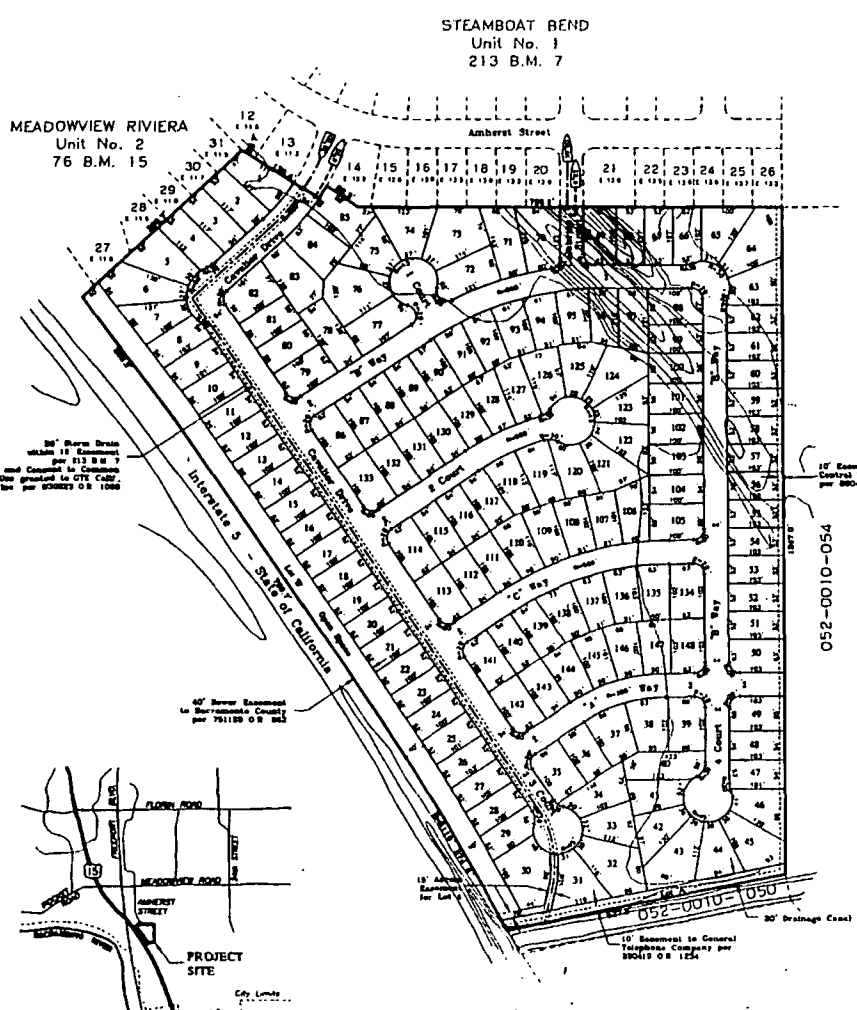
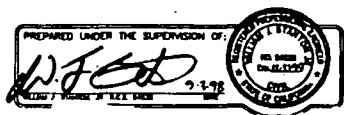


54' RIGHT OF WAY  
Not to Scale

### LEGEND



P98 031



LOCATION MAP  
Not to Scale

REVISED

RECEIVED

SEP 04 1998

PLANNING SERVICES

Exhibit 1B  
Resolution 1409

## RESOLUTION NO. 1409

Adopted by the Sacramento City Planning Commission

On Date of April 22, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED AT AMHERST STREET AND CAVALIER DRIVE

(P93-050) (APN: 052-0010-074)

WHEREAS, the Planning Commission, on April 22, 1993, 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 Environmental Coordinator has determined that the proposed project is exempt from environmental review;

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

WHEREAS, the City Planning Commission 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 PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (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 of the City. The City General Plan designates the site Low Density Residential (4-15 du/na) and the Airport Meadowview Community Plan designates the site Residential (4-8 du/na).



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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map time extension 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 sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
  - C. Submit a soils test prepared by a registered engineer to be used in street design;
  - D. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
  - E. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-194);
  - F. 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;
  - G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
  - H. 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 Department of Public Works after consultation with the U.S. Postal Service;

- I. Applicant shall pay a fair share contribution toward the drainage study for Sumps 33 and 34, as determined by the Department of Utilities;
- J. All cul-de-sacs and elbows shall be to City Standards. Elbows shall have an outside radius of 50 feet;
- K. 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;
- L. Construct chain link fence along canal right-of-way;
- M. Steamboat Bend Unit 1 shall be constructed prior to approval of final map of Unit 2 to assure two access points to Unit 2;
- N. This project may be constructed in phases as designated on the Tentative Map. Any deviation from the approved phasing shall be approved by the Public Works Department;
- O. 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 Cal Trans 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 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 Cal Trans right-of-way. The design and materials of the noise barrier shall be subject to the Planning Directors review and approval;
- P. Provide a 20 foot wide drainage easement between Lots 30 and 31 to the satisfaction of the Utilities Department; and
- Q. Show all existing easements.

**ADVISORY NOTES:**

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

- A. 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 for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.

  
Chairperson of the Planning Commission

ATTEST:

  
Secretary to the Planning Commission

P93-031