



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 1, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Request for Time Extension for Steamboat Bend (P-8643)

**LOCATION:** Southern terminus of Amherst Street, south of Meadowview Road and east of Freeport Boulevard

### SUMMARY

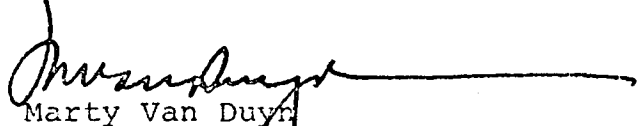
The subject Tentative Map was approved by the City Council on October 9, 1979, and will expire on April 9, 1981. The applicant is seeking a twelve-month time extension in order to finalize plans and proceed with the map recordation.

The subdivision contains 210 single family homes, 128 halfplexes and five duplex sites, totaling 348 units at a density of 7.1 units per acre.

### RECOMMENDATION

Staff recommends that the Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on April 9, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

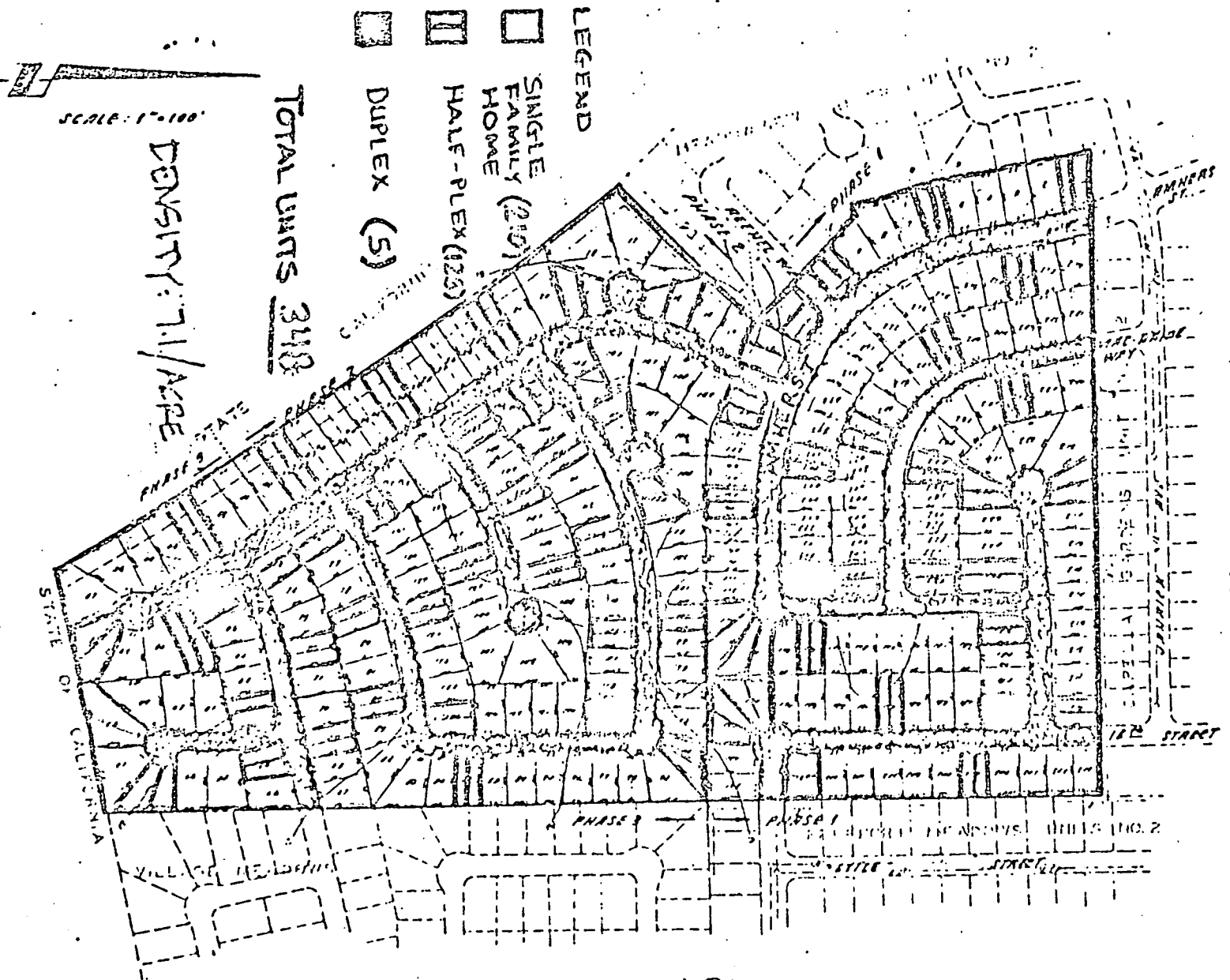
FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:SD:jm  
Attachments  
P-8643

**APPROVED**  
BY THE CITY COUNCIL  
APR 7 1981  
OFFICE OF THE  
CITY CLERK  
*Cont*  
*4-14-81*

April 7, 1981  
District No. 8

PLANNING COMMISSION & STAFF  
RECOMMENDED PROPOSAL



P-8443

APPLICANT PROPOSAL

SCALE: _____ DATE: _____	SHEET NO. _____ OF _____	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	DRAWN BY _____ DATE _____	CHECKED BY _____ DATE _____
			PROJECT NO. _____ DATE _____	CITY OF _____

TENT.  
STEAD  
CITY OF \_\_\_\_\_

# RESOLUTION NO. 79-694

Adopted by The Sacramento City Council on date of  
OCT - 9 - 1979

OFFICE OF THE  
CITY CLERK

OCT 9 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP TO DIVIDE 49+ ACRES INTO 210 SINGLE FAMILY UNITS, 128 HALF-FLEX UNITS AND 5 DUPLEX UNITS TO BE KNOWN AS STEAMBOAT BEND, LOCATED AT THE SOUTHERN TERMINUS OF AMHERST STREET (APN: 52-010-43 & 44) (P-8643)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Steamboat Bend (as per Exhibit "A-1")

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on September 18, 1979, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Meadowview Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. Applicant shall provide street lights as required by the Sub-division Ordinance (Section 40.811);
  - 2. Applicant shall break Amherst Street to the satisfaction of the City Engineer (this condition has been satisfied);
  - 3. Applicant shall modify the right-of-way subject to review of the Traffic Engineer;
  - 4. Applicant shall prepare a sewer and drainage study required subject to the review and approval of the City Engineer (may require oversizing and off-site extensions);
  - 5. Applicant shall provide the standard improvements as required by the Subdivision Ordinance (Section 40.811);
  - 6. Applicant shall prepare a sound study for the area along the freeway. A masonry wall shall be constructed along this area to at least a six-foot height, if not higher, as required by the sound study;
  - 7. Applicant shall increase the north/south lot orientation to 60 percent by providing more half-plexes on the north/south lots.
  - 8. Applicant shall mix the half-plex lots throughout the subdivision as indicated on approved Exhibit "A-1."
  - 9. Bus stops shall be required for this development, subject to the review and approval of Regional Transit.
  - 10. Prior to filing of the final map, the applicant shall prepare a soils study by a soils engineer in order to mitigate any problems with soil expansion.
  - 11. If cultural or historical material is discovered during the construction process, work in the immediate vicinity of the site should be halted until: (a) representatives of the local Indians are consulted; (b) a qualified archaeologist has made recommendations for insuring the integrity of the sites; and (c) a method of preserving or excavating the site has been agreed upon by the developers and the public agencies responsible for preservation of cultural resources.

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MAYOR

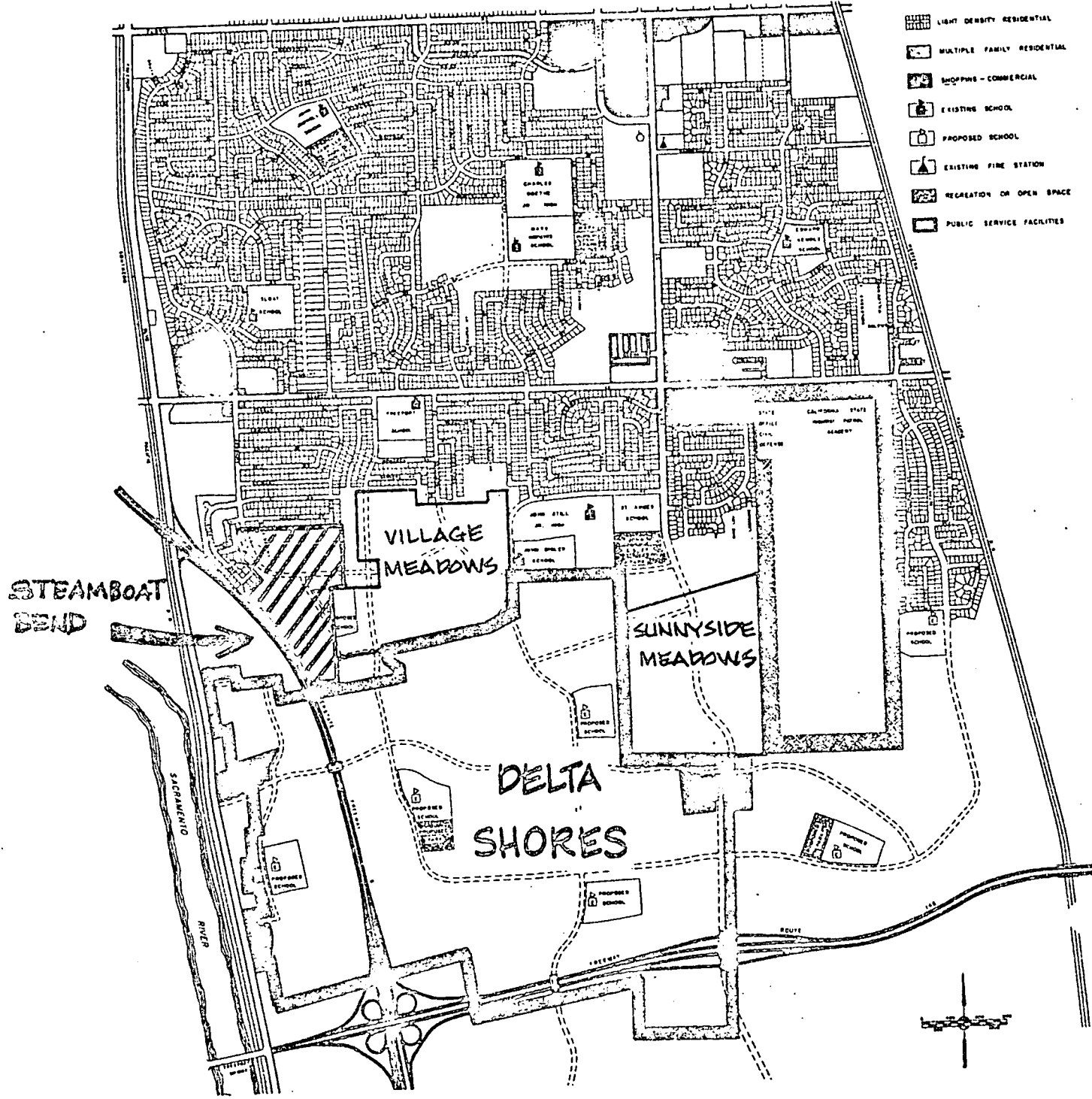
ATTEST:

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CITY CLERK

P-8643

# MEADOWVIEW COMMUNITY PLAN



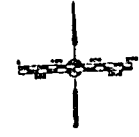
STEAMBOAT BEND

SACRAMENTO RIVER

VILLAGE MEADOWS

SUNNYSIDE MEADOWS

DELTA SHORES



25 P-8643



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95815  
916/920-2411

February 27, 1981  
790111

City of Sacramento  
City Council - City Hall  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION - STEAMBOAT BEND

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Steamboat Bend, P-8643, that was submitted in May 1979, approved by the Planning Commission on September 5, 1979, and approved by the City Council on October 9, 1979. The current approval expires April 9, 1981.

The extension is requested, in part, due to the following:

1. During the past year, the mortgage interest rate has been very high for this type of project and proposed buyers.
2. Financing for the developer is only available at extremely high interest rates and at times unavailable.

Respectfully submitted,

MORTON & PITALO, INC.

A handwritten signature in cursive script that reads "William Louie". The signature is written in dark ink and is positioned above the printed name.

William Louie

WL/rc