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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
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments:
P-8643

Office of the City Clerk

*Cont 40
4-28-81*

APR 14 1981

APPROVED
BY THE CITY COUNCIL

APR 7 1981

OFFICE OF THE
CITY CLERK

*Cont
4-14-81*

April 7, 1981
District No. 8

APPROVED
BY THE CITY COUNCIL




APR 28 1981

OFFICE OF THE
CITY CLERK

*Map 40
lapse
10-28-81*

PLANNING COMMISSION & STAFF
RECOMMENDED PROPOSAL

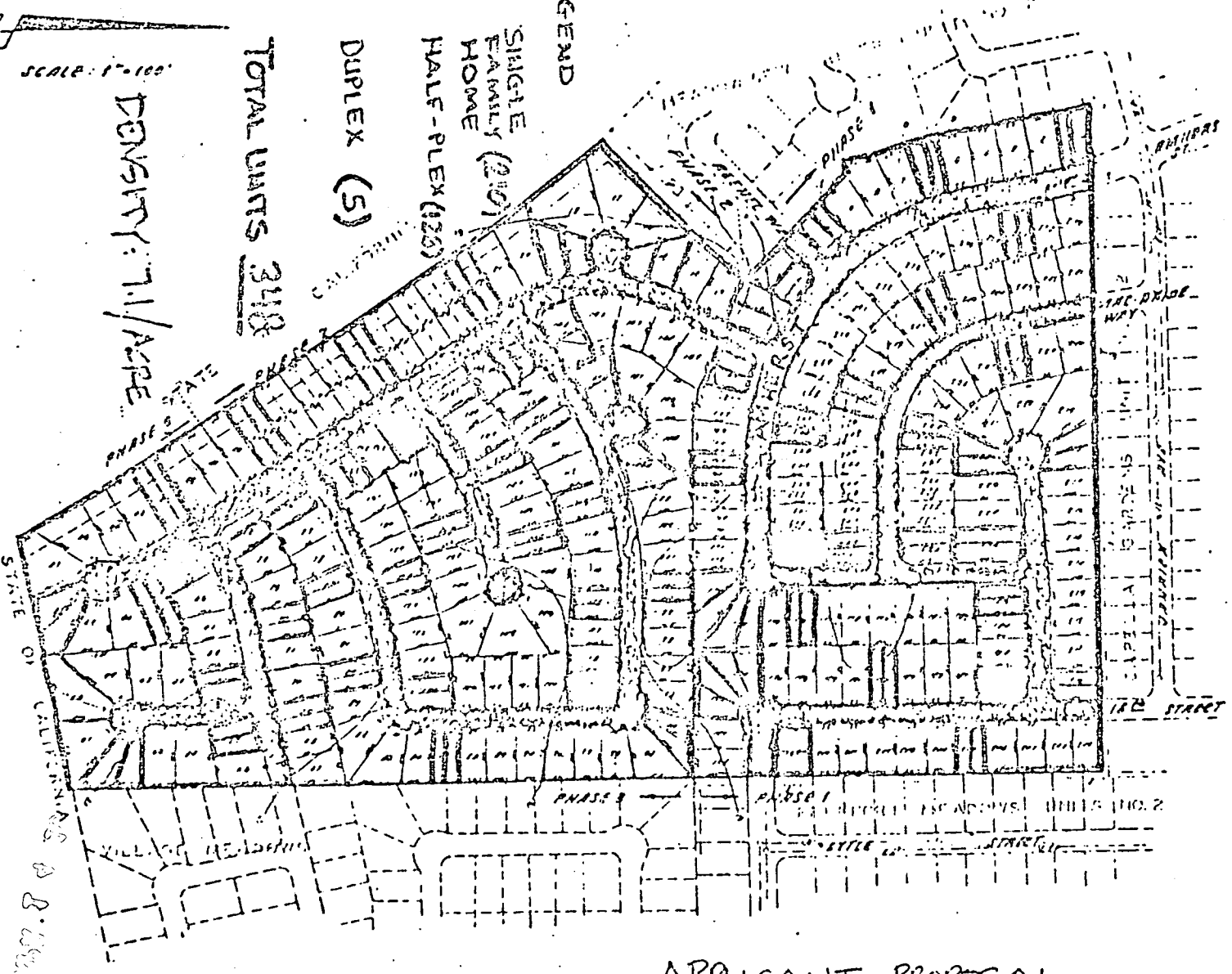
LEGEND

-  SINGLE FAMILY HOME (210)
-  HALF-PLEX (120)
-  DUPLEX (5)


TOTAL UNITS 348

DENSITY: 7.1/ACRE

SCALE: 1"=100'



APPLICANT PROPOSAL

	MORTON & PITOLO, INC		NAME: _____ DATE: _____
	CIVIL ENGINEERING		
PLANNING		SURVEYING	

TENT.
STEAK
CITY OF SAN...

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 Subdivision 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.

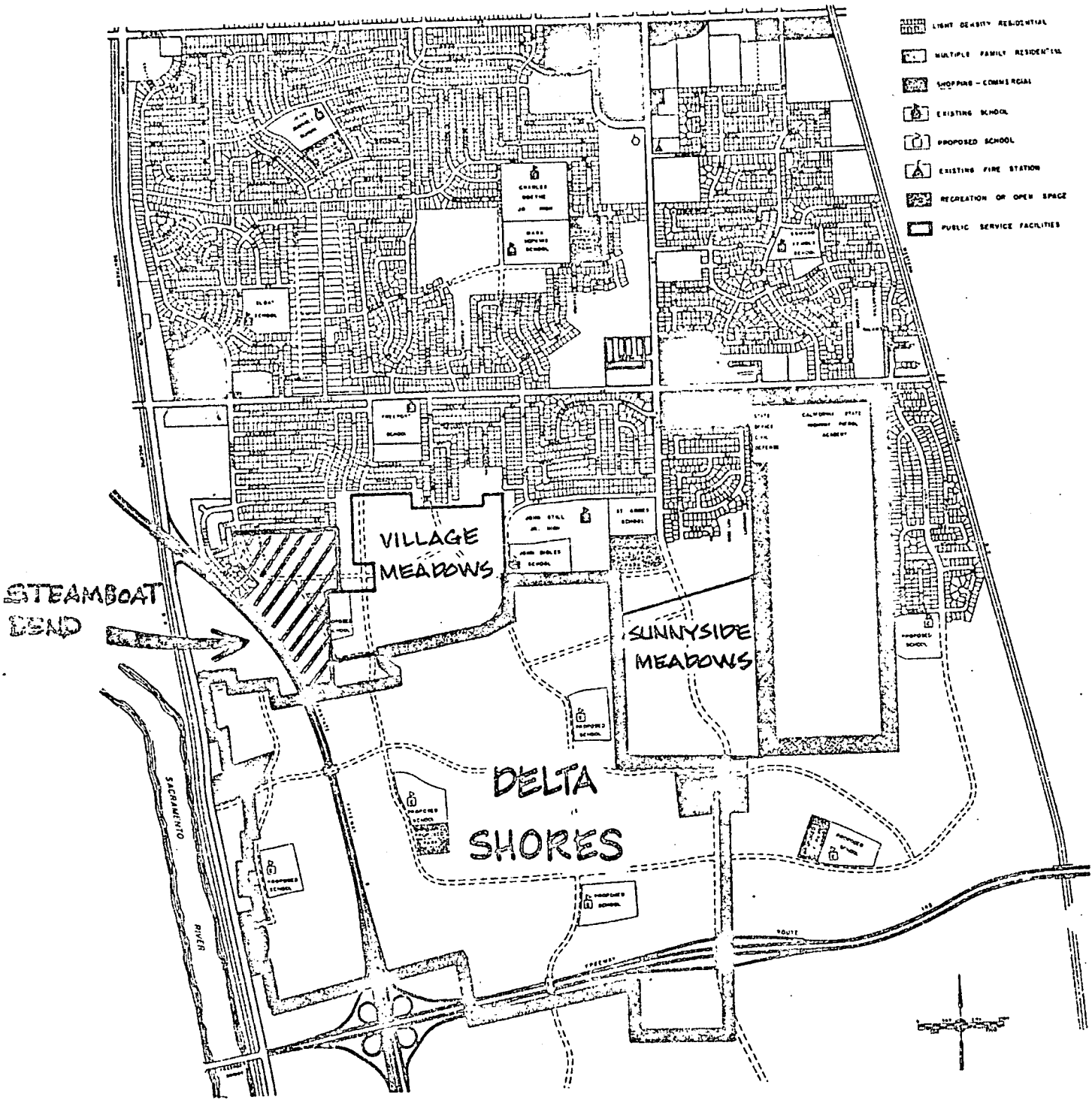
MAYOR

ATTEST:

CITY CLERK

P-8643

MEADOWVIEW COMMUNITY PLAN



- LIGHT DENSITY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- SHOPPING - COMMERCIAL
- EXISTING SCHOOL
- PROPOSED SCHOOL
- EXISTING FIRE STATION
- RECREATION OR OPEN SPACE
- PUBLIC SERVICE FACILITIES

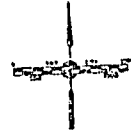
STEAMBOAT BEND

SACRAMENTO RIVER

VILLAGE MEADOWS

SUNNYSIDE MEADOWS

DELTA SHORES



P- 8643



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd. Sacramento, Ca 95816
916/920-2441

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.

William Louie

WL/rc



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 24, 1981

Owner of Property:

Santa Fe Construction Co.
7250 Fair Oaks Blvd.
Carmichael, CA 95608

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for Steamboat Bend.
Location: Southern terminus of Amherst Street, south of Meadowview Road and east of Freeport Boulevard (P-8643) (D8)

The hearing has been set for April 7, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

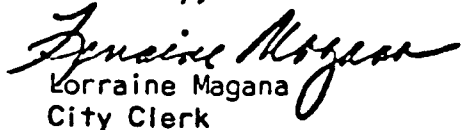
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

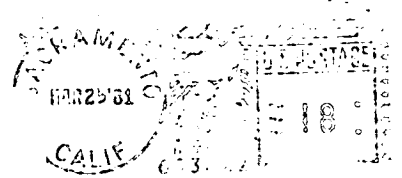

Lorraine Magana
City Clerk

LM:am

cc: Morton & Pitalo
P-8643 Mailing List 117



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RECEIVED
OFFICE OF THE
CITY CLERK
CITY OF SACRAMENTO
MAR 30 11 55 AM '81

THE CITY CLERK
SACRAMENTO, CALIFORNIA 958
TELEPHONE (916) 449-041

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

61. P. & B. Miranda
1732 Janrick Avenue
Sacramento, CA 95832

APN# 52-139-10

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

April 29, 1981

Santa Fe Construction Company
7250 Fair Oaks Boulevard
Carmichael, CA

Gentlemen:

On April 28, 1981, the Sacramento City Council granted a time extension on the tentative map for Steamboat Bend, southern terminus of Amherst Street, south of Meadowview Road and east of Freeport Boulevard (P-8643).

The extension is granted one-time only and will lapse on October 28, 1981. Furthermore, staff was requested to prepare a resolution allowing waiver of fee upon resubmittal of map and to review maps as originally approved without requiring major redesign.

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: Morton & Pitalo
Planning

21