



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

September 3, 1982

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 7 1982

**APPROVED**  
BY THE CITY COUNCIL

SEP 14 1982

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Post Subdivision Modification to delete a condition requiring parkland dedication for a tentative map (P82-108)

LOCATION: North side of San Juan Road approximately 1000 feet west of Northgate Boulevard

SUMMARY

The applicant is requesting a post subdivision modification to waive Parkland Dedication fees on a tentative map that was approved by the Council on June 9, 1982. The purpose of the request is to defer payment of fees until development occurs. The Staff recommends approval of the request.

BACKGROUND INFORMATION

This site consists of 61 acres and is located in the Sunset Meadows PUD. The applicant proposes that future development on the site will be for residential use and will include a mixture of single family, zero lot line and halfplex units.

On June 9, 1981, the City Council approved a tentative map to divide this site into two parcels subject to payment of parkland fees. The parcels were created to facilitate a title transfer. Subsequent to tentative map approval the applicant sent a letter requesting a post subdivision modification to waive parkland dedication fees (see attached). The parkland dedication or in-lieu fees are required by Chapter 40 for all residential land divisions.

The applicant is requesting the waiver of the required fees at this time since further subdivision of the land will be accomplished at a later date and because the City Engineer has placed restrictions on the development of these parcels until a pump and drainage facility are available to the site. This facility is in the process of development.


Staff has no objections to this request since the fees are only being deferred until actual development of the subject site. At the present time, a tentative map has been filed for the proposed residential development and is scheduled for hearing by the Planning Commission on September 23, 1982. The City Attorney and Community Services have indicated that they have no objections to the request subject to the

attached condition. Also, the parkland fees will be required upon approval of any future subdivision of the site for development.

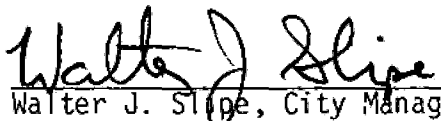
RECOMMENDATION

Staff recommends the City Council approve this request by adopting the attached resolution subject to amended condition, and deleting the parkland dedication condition on the tentative map.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slupe, City Manager

MVD:SC:cp  
Attachments  
P82-108

September 14, 1982  
District No. 1

**RESOLUTION No. 82-653**

**Adopted by The Sacramento City Council on date of**

ADOPTING FINDINGS OF FACT AND APPROVING A POST  
SUBDIVISION MODIFICATION FOR PROPERTY LOCATED NORTH  
OF SAN JUAN APPROXIMATELY 1000 FEET FROM NORTHGATE  
BOULEVARD (APN: 250-400-01)(P82-108)

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on September 14, 1982, hereby finds and determines as follows:

- a. That there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of the original lot layout:
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- d. That 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.

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

That the Post Subdivision Modification be approved subject to the following condition:

A note shall be placed on the Final Map indicating that prior to issuance of a Building Permit on the subject site the Building Permit applicant shall pay Parkland Dedication in-lieu fees based on the density proposed in the Building Permit.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

SEP 14 1982

OFFICE OF THE  
CITY CLERK

Kaufman and Broad of Northern California, Inc.

79 Clark Avenue - Mailing, P.O. Box 2755  
Sacramento, California 95866  
51 829-4500

CITY PLANNING DEPARTMENT

AUG 6 1982

P# 82-408 RECEIVED

# Kaufman Broad

July 28, 1982

DEAR MEMBERS OF THE SACRAMENTO CITY COUNCIL:

In accordance with the Sacramento City Code Subdivision Regulations, Section 40.901-910, Kaufman and Broad of Northern California, Inc. requests the "post modification" of a condition of Resolution No. 82-411, a tentative Parcel Map for property located in the South Natomes area of Sacramento. Specifically, we are requesting Council to delete Resolution B2, Parkland Dedication Fee. We are proposing this modification with the advice and support of Christina Prim, Deputy City Attorney and Irving Moraes, Department of Real Estate Supervisor.

Our tentative Parcel Map proposes to split the existing Parcel into two smaller units in order to secure and define scheduled acreage releases from our Note and Deed of Trust. We are simultaneously processing a multi-phased Subdivision Map, incorporating the Parcel Map, known as Rancho Coronado. We anticipate recording the initial phase of this subdivision as early as February 1983.

As noted in Condition B-4, a moratorium has been placed on the development of the Parcel Map, subject to the completion of a Pump Station and trunk drainage facilities. According to the City's most recent estimate, these facilities will not be operational before the Fall of 1984. In effect, this restricts the buildable density of the Parcels for at least the next two years to zero.

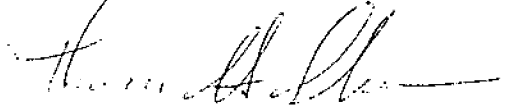
It is Kaufman and Broad's position that Park Fees for this property should not be levied until the recordation of Final Subdivision Maps. As is customary, this would provide the required Park Assessment prior to construction, but after all other conditions of this Map have been met. To be assessed now, as a condition of the Parcel Map, would supply funds for the benefit of a Community which we are prohibited from building for some time.

If further information or clarification is required, please do not hesitate

to call. Kaufman and Broad is striving to build the kind of neighborhoods we can all be proud of. Your help is essential in achieving that goal.

Yours very truly,

KAUFMAN and BROAD of Northern California, Inc.



THOMAS H. SANBORN, AIA  
Forward Planner

CITY PLANNING DEPARTMENT

AUG 6 1982

RECEIVED

THS:jj

enc. Post Modification Filing Fee

cc: Christina Prim, Deputy City Attorney  
Irving Moraes, Department of Real Estate  
Greg Parrish, Spink Corporation

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT,  
APPROVING A REQUEST FOR SUBDIVISION  
MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED ON NORTH SIDE OF SAN JUAN ROAD,  
APPROXIMATELY 1000' WEST OF NORTHGATE BOULEVARD  
(APN: 250-400-01)(P82-108)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located on north side of San Juan Road, approximately 1000' west of Northgate Boulevard, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 2, 1982, 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 South Natomas Community Plan in that the plans designate the subject site for residential uses.
- 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.

-2-

- 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That 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 that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.
- Fact: The sites are being created in order to allow conveyance. Future development of the site will result in parcels that meet the requirements of the subdivision ordinance.
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
- Fact: The site is large enough to accommodate residential development in the future.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

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 and Subdivision Modification be approved subject to the following conditions:
  - 1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed parcels. These services must be paid for and installed at the time of obtaining building permits.
  - 2. 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.
  - 3. Prepare a right-of-way alignment study for the future San Juan Road and provide irrevocable offer of dedication to the City for this road. The study and the location of the IOD shall be reviewed and approved by the City Engineer.

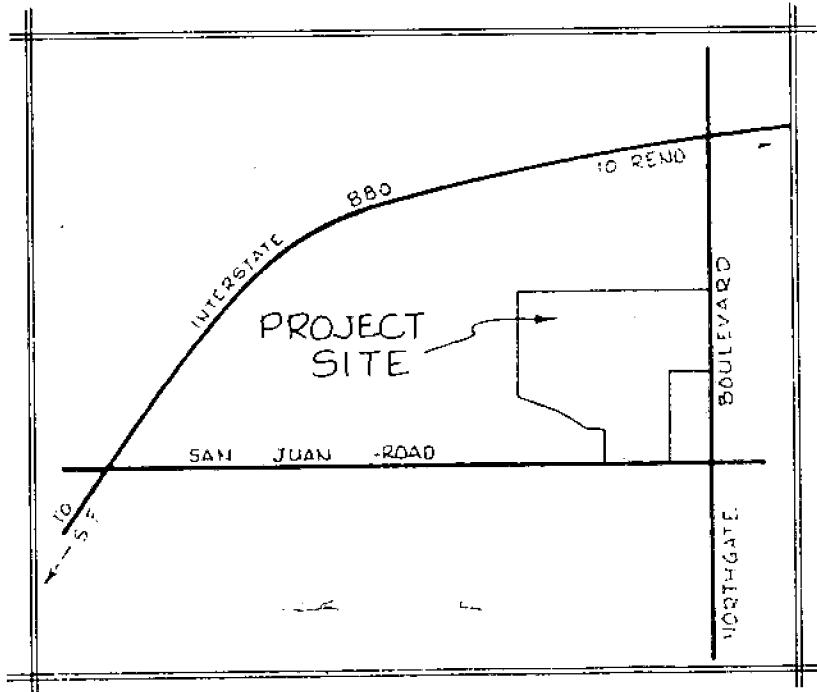
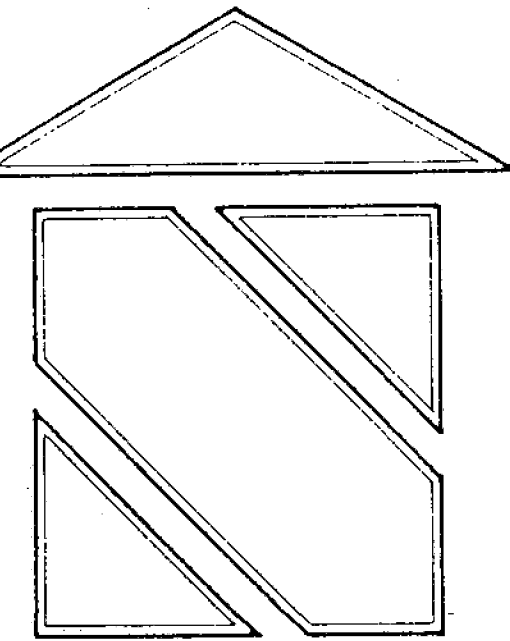


- 4. Place the following note on the final map: No development is permitted on Lots A and B until the pump station and trunk drainage facilities are available for this area.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



VICINITY MAP

# TENTATIVE PARCEL MAP OF PORTION OF SECTION 18, T. 9 N., R. 5 E., M. D. B. & M.

CITY OF SACRAMENTO, CALIFORNIA

APRIL, 1982

SCALE: 1"=100'

RECORD OWNER:

RAIFMAN / BOARD OF NORTHERN CALIFORNIA  
3077 CLARK AVENUE  
OAKLAND, CALIFORNIA 94612

ACREAGE:

16.422 ACRES (NET) (UNIT # 1); 43.025 ACRES (NET) (UNIT # 2)

WATER SUPPLY:

PUBLIC UTILITIES

SEWAGE:

PUBLIC SEWER SYSTEM

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STREETS

ACCESSORS MODEL NUMBER:

A PORTION OF 250-400-01

SUBDIVIDED:

RAIFMAN / BOARD OF NORTHERN CALIFORNIA  
3077 CLARK AVENUE  
OAKLAND, CALIFORNIA 94612

EXISTING ZONE:

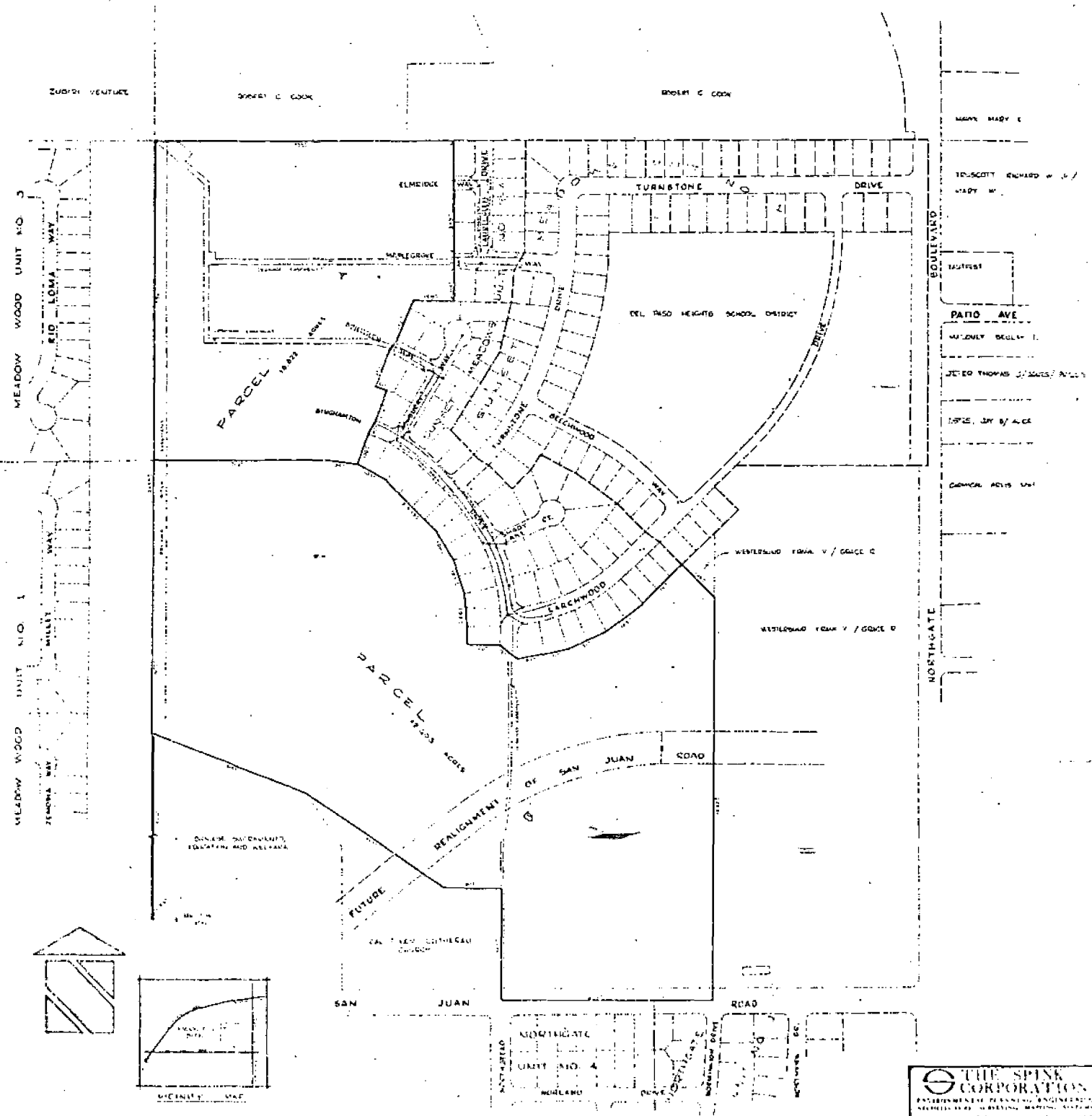
R-1

PROPOSED ZONE:

R-1

PRESENT USE:

VACANT



Kaufman and Broad of Northern California, Inc.

6379 Clark Avenue • Mailing P.O. Box 2755  
Dublin, California 94566  
(415) 829-4500

CITY PLANNING DEPARTMENT

AUG 6 1982

P# 82-108 EIV-LD

# Kaufman $\Delta$ Broad

July 28, 1982

DEAR MEMBERS OF THE SACRAMENTO CITY COUNCIL:

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If further information or clarification is required, please do not hesitate

Kaufman & Broad  
P.O. Box 2755  
Dublin CA 94566

August 26, 1982

On August 12, 1982, the following matter was filed with my office to set a hearing date before the City Council:

P82-108 Post Submodification to delete condition #2 of Tentative Map and Subdivision Modification approval regarding Parkland Dedication in-lieu fees. Location: San Juan Road west of Northgate Boulevard. (D1)

This hearing has been set for September 14, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

Lorraine Magana  
City Clerk

LM/mm

cc: P82-108 Mailing List (104)

September 17, 1982

Kaufman & Broad  
P.O. Box 2755  
Dublin CA 94566

Dear Gentlemen:

On September 14, 1982, the Sacramento City Council took the following action(s) for property located at San Juan Road west of Northgate Boulevard (P-82108):

Adopted a Resolution adopting Findings of Fact and approving post subdivision modification subject to condition.

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Anne Mason  
Assistant City Clerk

AM/mlt/22  
Enclosure: Resolution No. 82-653

cc: Planning Department