



CITY OF SACRAMENTO

DEPARTMENT OF COMMUNITY SERVICES  
3520 FIFTH AVENUE SACRAMENTO, CALIFORNIA 95817  
TELEPHONE (916) 449-5200

CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 20 1982

CROCKER ART MUSEUM DIVISION  
GOLF DIVISION  
METROPOLITAN ARTS DIVISION  
MUSEUM AND HISTORY DIVISION  
RECREATION DIVISION  
PARKS DIVISION  
ZOO DIVISION

ROBERT P. THOMAS  
DIRECTOR

April 16, 1982

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session:

MAY 6 1982

SUBJECT: Amendment to Parkland Dedication Ordinance

OFFICE OF THE  
CITY CLERK

SUMMARY

A problem has arisen due to splitting of corner lots in older subdivisions for which final maps were filed prior to passage of the Parkland Dedication Ordinance. The parkland dedication fee required for the new lots created by splitting corner lots is excessive due to current high land values. This ordinance places a maximum limit on the land appraisal in order to provide more equitable fee structures.

BACKGROUND INFORMATION

The Parkland Dedication Ordinance (often referred to as the Quimby Implementation Ordinance) became effective April 1, 1981. Prior to that time, a number of subdivisions were underway with final maps already on file.

In recent months, many property owners of large corner lots in these subdivisions have decided to split their lands and create two halfplex units. Since these lot splits are occurring after passage of the Parkland Dedication Ordinance, they are subject to parkland dedication fees.

Now that the subdivisions are partially developed, some land values have greatly increased. Corner lot owners will pay higher fees than the original subdivider would because the parkland dedication fee is computed with an assessment dated not more than 90 days from filing the final map. This is a temporary situation due to activity in subdivisions whose maps finalized immediately prior to enactment of the Parkland Dedication Ordinance. As soon as all corner lot activity is completed, there will no longer be a problem of this nature because all of the new subdivision maps coming in will have the fees already paid.

It is proposed to place a maximum limit of \$65,000 per acre on the land value assessment used in the formula for computing the in-lieu parkland dedication fees for corner lots.

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City Council  
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FINANCIAL DATA

There will be some limitation of revenue from parkland dedication fees; however, it is impossible to determine the total impact. This ordinance will apply only to undeveloped corner lots of subdivisions which filed their maps prior to enactment of the Parkland Dedication Ordinance.

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE ACTION

The Planning and Community Development Committee, at its meeting of April 14, 1982, unanimously approved the staff recommendation to amend the Parkland Dedication Ordinance as it pertains to corner lots.

RECOMMENDATION

Staff recommends that the City Council approve the amendment to the Parkland Dedication Ordinance.

Respectfully submitted,



ROBERT P. THOMAS  
Director of Community Services

Recommendation Approved:

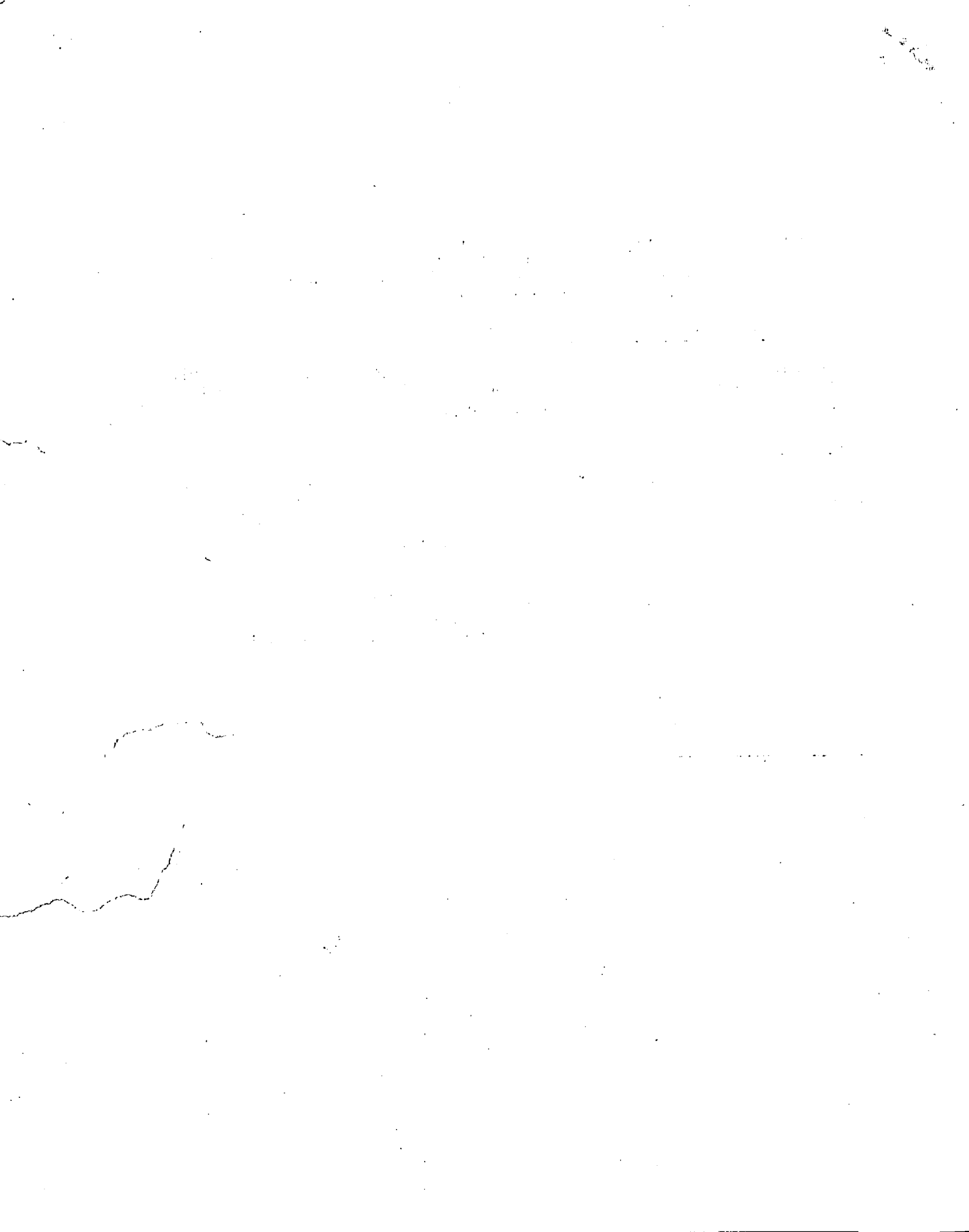


WALTER J. SLIFE  
City Manager

RPT:js

Attachment

April 27, 1982  
All Districts



25B

# ORDINANCE NO. 82-032

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 27 1982

AN ORDINANCE ADDING SECTION 40.1306(c)  
TO THE SACRAMENTO CITY CODE RELATING TO  
PARKLAND DEDICATION IN-LIEU FEES

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 40.1306(c) is hereby added to the City Code to read as follows:

Sec. 40.1306(c). If the proposed subdivision is solely to permit halfplex development on one or more corner lots created by a map recorded without compliance with this Article, the fair market value per acre (V) calculated pursuant to (a) and (b) of this section shall not exceed \$65,000 per acre.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

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

**APPROVED**  
BY THE CITY COUNCIL

MAY 6 1982

OFFICE OF THE  
CITY CLERK