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DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

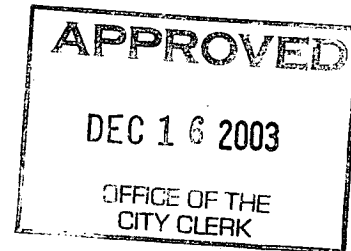
CITY OF SACRAMENTO
CALIFORNIA

Map Check Services
1231 I Street, Room 200
SACRAMENTO, CA 95814
PH 916-264-7995
FAX 916-264-5786

November 24, 2003

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: AN ORDINANCE AMENDING CHAPTER 16.24 OF THE SACRAMENTO CITY CODE, RELATING TO A RESERVATION OF LAND FOR PUBLIC PURPOSES

LOCATION AND COUNCIL DISTRICT:

Citywide. All Districts.

RECOMMENDATION:

- This report recommends the City Council adopt the attached Ordinance approving reservation of land for parks, recreational facilities, fire stations, libraries, or other public uses.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor 264-8970
Juan Chavez, Junior Engineer 264-7929

FOR COUNCIL MEETING OF: December 16, 2003

SUMMARY:

The Subdivision Map Act (Chapter 4, Article 4, section 66479.) authorizes cities to establish and adopt an ordinance to require that property be reserved for certain public facilities. The intent of this ordinance is to authorize the City to require reservations as a condition of approval of a tentative subdivision map. In addition, it allows the City to lock the purchase price of the property to the market value at the time of the filing of the tentative map. As a condition the subdivider shall reserve sites appropriate in area and location, for parks, recreational facilities, fire stations, libraries or other public uses within the City.

City Council
Reservation of Land for Public Purposes
November 24, 2003

COMMITTEE/COMMISSION ACTION:

This report was heard by the Law and Legislation Committee on December 2, 2003. The Committee approved staffs' recommendation and approved forwarding this report to City Council.

BACKGROUND INFORMATION:

A major policy of the City of Sacramento is to provide adequate municipal services. The currently adopted City of Sacramento General Plan and Community Plans contain policies and standards for public facilities and land used for public purposes. These Plans include literature and maps which designate certain areas of land for public use.

The California Government Code allows for the reservation of land, but requires the local agencies to impose by ordinance a requirement that areas of real property within a new subdivision be reserved for public uses. This purpose of this ordinance is to establish a procedure, by which land shall be reserved for public purposes, satisfying the requirement of the California Government Code.

Currently, the City of Sacramento has no such ordinance to require reservation of land for public uses. The intent of this ordinance is to authorize the City to implement the reservation of land for public purposes as a condition of approval of Tentative Maps.

FINANCIAL CONSIDERATIONS:

Council adoption of this ordinance does not impact the General Fund.

ENVIRONMENTAL CONSIDERATIONS:

The City Council's action in approving the attached ordinance is solely for the purpose of establishing a procedure for the reservation of land for public purposes, and is therefore, not a project for the purpose of the California Environmental Quality Act (CEQA), Guidelines Section 15378(b)(3). Future actions covered by the proposed ordinance are subject to CEQA review.

POLICY CONSIDERATIONS:

The proposed ordinance is consistent with the City's policy of providing a full range of adequate municipal services in order to meet resident and worker needs and to assure a healthy, orderly development and maintenance of its communities.

The action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Preserve and expand the arts and culture, open space, urban forest, parks, and

City Council
Reservation of Land for Public Purposes
November 24, 2003

- recreation opportunities.
- Promote and support economic vitality.

ESBD CONSIDERATIONS:

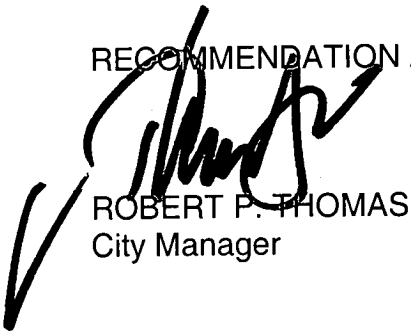
No goods or services are being purchased at this time.

Respectfully submitted:



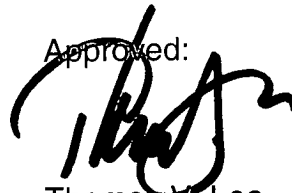
Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Thomas V. Lee
Deputy City Manager

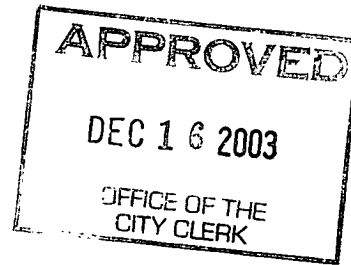
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RR/dki

ORDINANCE NO. 2003-083



ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

**AN ORDINANCE AMENDING CHAPTER 16.24 OF THE
SACRAMENTO CITY CODE TO ADD SECTION 16.24.085
RELATING TO A RESERVATION OF LAND FOR PUBLIC
PURPOSES**

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

SECTION 1.

Section 16.24.085 is added to Chapter 16.24 of the Sacramento City Code to read as follows:

Section 16.24.085 Reservations.

A. As a condition of approval of a tentative subdivision map or tentative parcel map, the subdivider shall reserve sites, appropriate in area and location, for parks, recreational facilities, fire stations, libraries or other public uses as provided in this section.

B. If a park, recreational facility, fire station, library, or other public use is shown on an adopted specific plan, community plan, or general plan, the subdivider may be required to reserve sites in accordance with the policies and standards contained in the specific plan, community plan or general plan. The reserved area shall be of such size and shape as to permit the balance of the property within which the reservation is located to develop in an orderly and efficient manner. The amount of land to be reserved shall not make development of the remaining land held by the subdivider economically unfeasible. The reserved area shall conform to the adopted specific plan, community plan or general plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period; in such event, the subdivider shall make those changes as are necessary to permit the reserved area to be developed for the intended purpose consistent with good subdividing practices.

C. The public agency for whose benefit an area has been reserved shall at the time of approval of the final subdivision map or final parcel map enter into a binding agreement to

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ORDINANCE NO.: _____

DATE ADOPTED: _____

acquire such reserved area within two years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement between the public agency and the subdivider.

D. The purchase price of the reserved area shall be the market value thereof at the time of the filing of the tentative subdivision map or tentative parcel map plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan secured by the reserved area.

E. If the public agency for whose benefit an area has been reserved does not enter into such a binding agreement, the reservation of such area shall automatically terminate.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

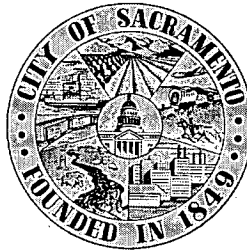
ATTEST:

CITY CLERK

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ORDINANCE NO.: _____

DATE ADOPTED: _____



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**DEPARTMENT OF
PUBLIC WORKS**

DEVELOPMENT SERVICES DIVISION

**CITY OF SACRAMENTO
CALIFORNIA**

Map Check Services
1231 I Street, Room 200
SACRAMENTO, CA 95814
PH 916-264-7995
FAX 916-264-5786

November 20, 2003

City Council
Sacramento, California

**PASSED FOR
PUBLICATION
& CONTINUED
TO 12-16-03**

Honorable Members in Session:

**SUBJECT: AN ORDINANCE AMENDING CHAPTER 16.24 OF THE SACRAMENTO
CITY CODE, RELATING TO A RESERVATION OF LAND FOR PUBLIC
PURPOSES**

LOCATION AND COUNCIL DISTRICT:

Citywide. All Districts.

RECOMMENDATION:

- It is recommended that the ordinance be passed for publication of title and continued to December 16, 2003.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor 264-8970
Juan Chavez, Junior Engineer 264-7929

FOR COUNCIL MEETING OF: December 9, 2003

SUMMARY:

The Subdivision Map Act (Chapter 4, Article 4, section 66479.) authorizes cities to establish and adopt an ordinance to require that property be reserved for certain public facilities. The intent of this ordinance is to authorize the City to require reservations as a condition of approval of a tentative subdivision map. In addition, it allows the City to lock the purchase price of the property to the market value at the time of the filing of the tentative map. As a condition the subdivider shall reserve sites appropriate in area and location, for parks, recreational facilities, fire stations, libraries or other public uses within the City.

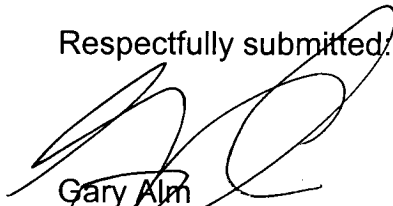
BACKGROUND INFORMATION:

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Respectfully submitted,



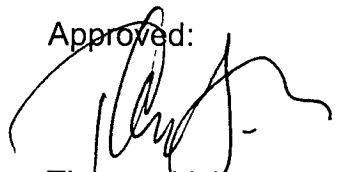
Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Thomas V. Lee
Deputy City Manager

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RR/dkl

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE AMENDING CHAPTER 16.24 OF THE
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C. The public agency for whose benefit an area has been reserved shall at the time of

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RESOLUTION NO.: _____

DATE ADOPTED: _____

approval of the final subdivision map or final parcel map enter into a binding agreement to acquire such reserved area within two years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement between the public agency and the subdivider.

D. The purchase price of the reserved area shall be the market value thereof at the time of the filing of the tentative subdivision map or tentative parcel map plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan secured by the reserved area.

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MAYOR

ATTEST:

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