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DEPARTMENT OF  
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

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January 28, 1994

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 3-1-94

CONSTRUCTION SECTION  
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SUITE B  
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95814-0131

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City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: AN ORDINANCE AMENDING SACRAMENTO CITY CODE, SECTION 40.16.1605, RELATING TO CALCULATION OF IN-LIEU FEES FOR PARKLAND DEDICATION**

**LOCATION/COUNCIL DISTRICT:** City-wide.

**RECOMMENDATION:**

This report recommends that the item be passed for publication of title and continued to March 1, 1994.

**CONTACT PERSON:**

Bruce Alei, Acting Real Property Supervisor,  
264-5055

**FOR COUNCIL MEETING OF:** February 22, 1994

**SUMMARY:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**COMMITTEE/COMMISSION ACTION:**

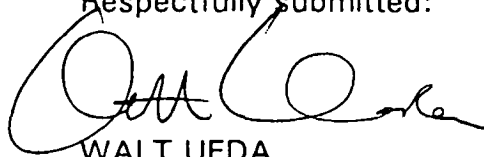
The attached report addressing the proposed ordinance amendment was heard by the City Council's Law and Legislation Committee on February 15, 1994. The Committee unanimously recommended forwarding the report to the full City Council for approval.

City Council  
Calculation of In-lieu Fees for Parkland Dedication Procedure  
January 28, 1994

**BACKGROUND**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted:



WALT UEDA  
Special Services Division Manager

RECOMMENDATION APPROVED:



DAVID R. MARTINEZ  
Deputy City Manager

APPROVED:



MICHAEL KASHIWAGI  
Deputy Director of Public Works

GR:nl  
RE2-33.P.  
01.2894

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

## AN ORDINANCE AMENDING SACRAMENTO CITY CODE SECTION 40.16.1605, RELATING TO CALCULATION OF IN-LIEU FEES FOR PARKLAND DEDICATION

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

### SECTION 1.

Section 40.16.1605 of the Sacramento City Code is hereby amended to read as follows:

#### § 40.16.1605 Calculation of In-Lieu Fees; Appraisal.

When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value as described below, plus 20% for off-site improvements such as utility line extensions, curb, gutter and pavement and street lights.

- (a) The amount to be paid shall be a sum calculated pursuant to the following formula:

$$A \times V = M$$

where

A = the amount of land required for dedication as determined in Section 40.16.1603;

V = fair market value (per acre) of the property to be subdivided, as established by an appraisal;

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ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

M = the number of dollars to be paid in lieu of dedication of land, to which shall be added 20% for off-site improvements.

(b) For purposes of calculating the in-lieu fee under this section, the subdivider shall cause an appraisal of the property to be subdivided to be made. The appraisal shall be made at the subdivider's expense by a person qualified as a Certified General Real Estate Appraiser by the California Office of Real Estate Appraisers, and shall meet the standards specified in the Uniform Standards of Professional Appraisal Practice. The appraiser shall appraise the gross tentative map area at its unencumbered (free and clear) value, as if at the approved tentative map stage of development and as if any assessments or other encumbrances to which the property is subject had been paid off in full prior to the date of appraisal. Factors to be considered during the evaluation shall include the following:

1. Conditions of the tentative subdivision map;
2. The General Plan;
3. Zoning and density;
4. Property location;
5. Off-site improvements facilitating use of the property;
6. Site characteristics of the property;
7. Existing public improvements (e.g., existing streets, canals) which have the effect of reducing usable gross tentative map area.

The appraisal shall value the property as of a date no earlier than 90 days prior to the recording of the final map, or the payment of the fee, whichever occurs later. The appraisal shall clearly state the fair market value (V) of the property in dollars per gross acre. Three (3) copies of the appraisal shall be delivered to the Public Works Development Services Section for distribution.

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DATE ADOPTED: \_\_\_\_\_

In the event the City's real property supervisor determines the appraisal is inaccurate, the City may cause a second appraisal to be made at its expense by an appraiser with the above-described qualifications, and the second appraisal shall be used for purposes of calculating the in-lieu fee.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK