



DEVELOPER INFORMATION PACKET

Prepared by
Park, Planning, and Development Services
October 2022

For further information:
<http://www.cityofsacramento.org/ParksandRec/Parks/Park-Planning-Development>

Summary of Park Development Requirements

Quimby Parkland Dedication Sacramento Municipal Code [Chapter 17.512](#)

The Quimby ordinance, in brief, ensures parks are acquired through residential development to reach the City's goal of providing 5 acres of public parkland for every 1,000 population.

The Quimby ordinance applies only to tentative maps with residential development. Developments that contain over 250 units are required to dedicate parkland on site. Developments under 250 units are required to pay a Quimby in-lieu fee.

The formula that establishes the required parkland dedication acreage is based on the number of residential units and location within the city, with the resulting dedication factor.

**To calculate acreage requirement:
of units x unit type factor = acres**

Unit Type Factors

Single-family

Central City: 0.0047

Remainder City: 0.0095

Duplex/2-Family

Central City: 0.0041

Remainder City: 0.0082

Multi-Family

Central City: 0.0037

Remainder City: 0.0074

For parkland dedications, the size and location of the park is determined through discussion with the developer and city staff during the entitlement review process. Parkland dedication includes the improvements adjacent to the dedicated park site, not limited to utility line extensions, curb, gutter and pavement, and street lights. Parkland must either be dedicated in fee title or by Irrevocable Offer of Dedication (IOD) at the time of the filing of a final subdivision or parcel map.

While parkland dedication is a priority for the City, PPDS staff can determine in-lieu fees to be more appropriate given adequate justification, such as a development of under 250 residential units to generate a feasible park size. The intent of in-lieu fees is to accumulate enough funding from several residential developers to purchase neighborhood and community parks within the Community Planning Area where the fees are collected.

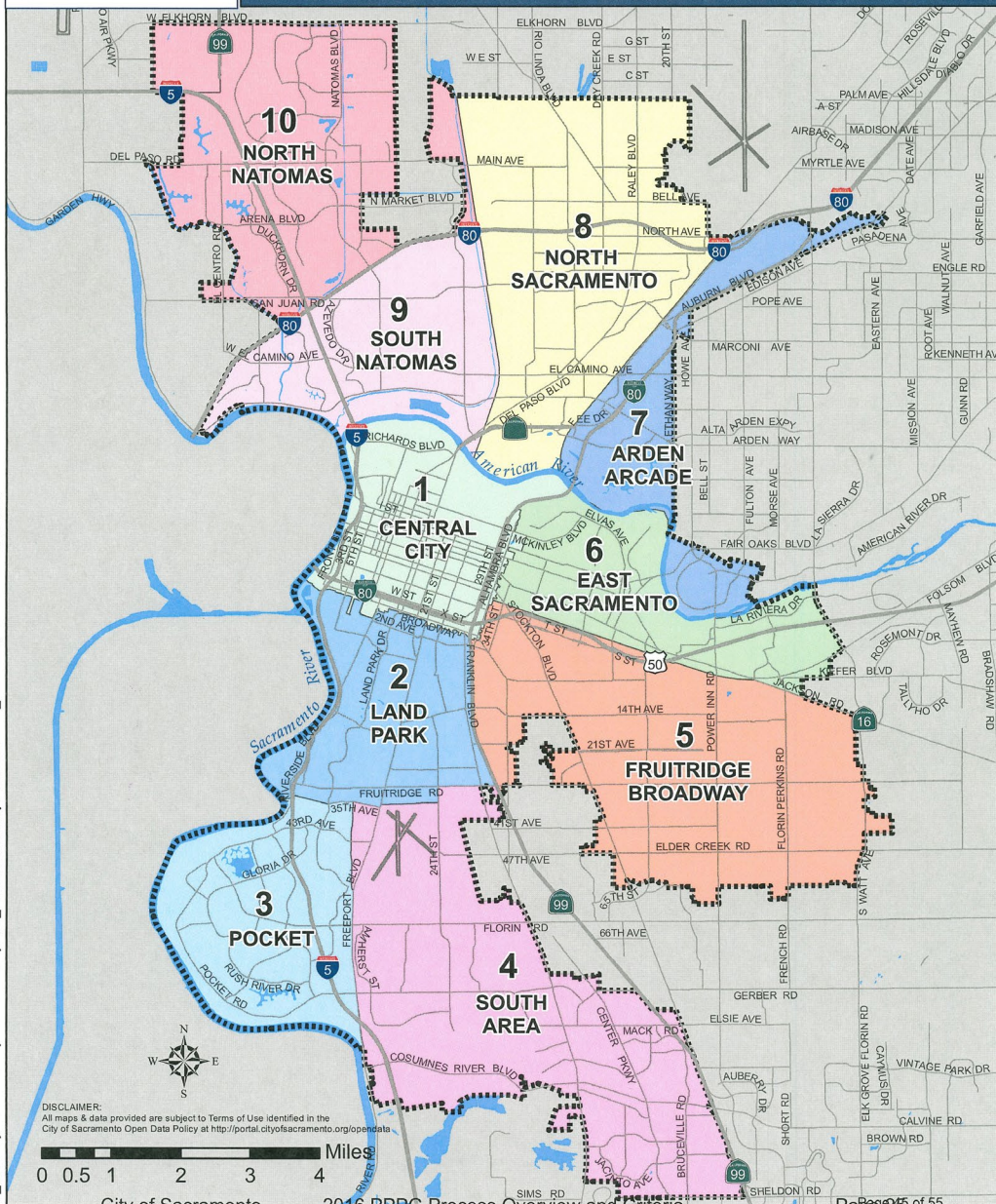
The formula that establishes the required Quimby in-lieu fee is the Unit Type Factor multiplied by the Community Plan Area average land value, plus 20% for off-site improvements like utility line extensions, curb, gutter and pavement, and street lights. PPDS staff can assist with the calculation of in-lieu fee. This fee must be paid at the time of the filing of a final subdivision or parcel map.

Land value is established by either a current appraised value of the land or by a pre-established City Council approved average land value associated with the community planning area within which the development is located. The developer chooses which method is preferred. If the developer chooses to do an appraisal, they must contact the City's Real Estate Services to acquire a list of City-approved appraisers.

**Formula for in-lieu fee:
 (required park acreage x appraised or planning
 area value/acre) + 20%**

Community Planning Area	Average Land Value
Area 1 / Central City	\$360,000/acre
Area 2 / Land Park	\$225,000/acre
Area 3 / Pocket	\$265,000/acre
Area 4 / South Sacramento	South of Fruitridge to Florin Rd. and west of light rail track toward City limit: \$140,000/acre South of Florin Rd. to City limit and west of light rail track to Freeport Blvd: \$80,000/acre South of Florin Rd. to City limit and east of light rail track to Highway 99: \$235,000/acre
Area 5 / Fruitridge Broadway	North of Fruitridge Road: \$155,000/acre South of Fruitridge Road: \$110,000/acre
Area 6 / East Sacramento	\$330,000/acre
Area 7 / Arden Arcade	\$95,000/acre
Area 8 / North Sacramento	\$100,000/acre
Area 9 / South Natomas	\$135,000/acre
Area 10 / North Natomas	\$310,000/acre

COMMUNITY PLAN AREAS



Private Facility Credits Sacramento Municipal Code Chapter 17.512.090 and 100

The city may grant credit for privately owned and maintained open space or local recreation facilities, or both, toward the dedication requirement. Credit is subject to the following requirements:

- Yards, court areas, setbacks, and other open space areas required to be maintained by this title and other regulations shall not be considered private open space or local recreation facilities and shall not be eligible for local recreation credit. Projects that deviate from required open space standards are not eligible for local recreation credit;
- Provision is made by written agreement or other contractual instrument, or recorded covenants running with the land that the areas shall be adequately maintained;
- The use of private open space or recreation facilities is limited to park and local recreation purposes and shall not be changed to another use without the express written consent of the city council;
- Projects may receive a maximum credit of 25%; and
- The total square footage of the private open space and facilities shall be subtracted from the total area of parkland required.

Private land or facilities, or both, that may qualify for credit toward the parkland requirement will generally include the following types of open space or local recreation facilities:

- Open spaces, which are generally defined as parks, extensive areas with tree coverage, low land along streams or areas of rough terrain when the areas are extensive and have natural features worthy of scenic preservation, golf courses, or open areas on the site in excess of 20,000 square feet;
- Hard game courts (hard paved surface dedicated for active recreation uses like tennis, basketball, pickleball, handball, racquetball, roller hockey, or shuffleboard) or soft game courts (either real or artificial turf surfaces with required safety zones for badminton, croquet, lawn bowling, tennis, bocce, horseshoes or volleyball) that comply with current city standards;
- Swimming pools, including deck and surrounding turf area;
- Community rooms, recreation buildings or rooms, or spas;
- Garden areas of at least 900 square feet, with a minimum width of 30 feet, containing a combination of paving or landscaping of plant varieties or designed in a way to encourage enjoyment of the garden (i.e., showy plants), or having garden plots for the exclusive use of the residents;
- Tot lots or children's play areas that comply with California playground regulations and current city standards;
- Picnic areas (facilities containing benches, at least three tables, barbecue pits and trash receptacles) that comply with current city standards;
- Turf playing fields (uninterrupted, contiguous turf facilities to accommodate informal or formal active recreation activities like field sports) of at least 8,000 square feet;
- Plaza areas of at least 900 square feet, with a minimum width of 30 feet, containing a combination of paving or landscaping and amenities like seating or tables to encourage

- social gatherings;
- Other recreational amenities, subject to a finding by the director of parks and recreation that the special recreational benefit to the development is not otherwise provided in park and recreational facilities.

[If the developer is interested in pursuing Private Facility credits, refer to City Code Chapter 17.512 which addresses granting of private recreation facility credits.](#)

Park Development Impact Fee Credit “Turnkey Agreement” Sacramento Municipal Code Chapter [18.56.240](#)

Through the Park infrastructure fund, the city can reimburse landowners and holders of development credits for costs incurred to construct park facilities as provided in section [18.56.240](#). The landowner that dedicates a park and chooses to construct the park can enter into a Park Development Impact Fee Credit Agreement, or Turnkey Agreement. The City Council would issue development credits against the park impact fee for park facilities constructed by a landowner.

If the landowner desires to construct the park through the Turnkey Agreement, the landowner shall notify PPDS no later than approval of the tentative subdivision map for the project and shall enter into a City standard Site Concept Plan Agreement and the Turnkey Park Agreement to construct the park improvements to the satisfaction of the City’s PPDS. The agreements address: (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the developer against the City’s Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

Park Development Impact Fee (PIF) Sacramento Municipal Code Chapter [18.56](#)

Generally, Development Impact Fees under City Code 18.56 authorizes certain development impact fees, as described in various finance plans or nexus studies, to be imposed upon development projects to provide some or all of the funds required to design, construct, and install public infrastructure, or to utilize capacity within existing infrastructure, that meets the needs of the projected development and addresses its impacts.

[The Park Impact Fee Nexus Study](#), pursuant to the Mitigation Fee Act, established the legal and policy basis to allow the city to impose a park development impact fee (PIF) on new residential and non-residential development.

New residents and employees create the need for additional parks and park facilities. A set of PIF rates are assigned to type of development and location in the city (e.g, Central City or Remaining

City), with evaluation of PIF rates every fiscal year. (Ord. 2017-0011 § 2)

Neighborhood Park Maintenance District CFD No. 2002-2

The CFD was formed to fund approximately 75% of the cost of maintaining neighborhood parks serving new development. The special tax is levied on all new residential development as development projects annex to the District. This fee applies to all new residential development including single-family residential, multifamily residential, duplex units and condos. In addition, the developer will pay a fee to annex to the Park Maintenance CFD ranging from \$50 per lot (or per unit for multifamily) to a maximum of \$5000. For annexation fee information contact Public Improvement Finance Department Development.