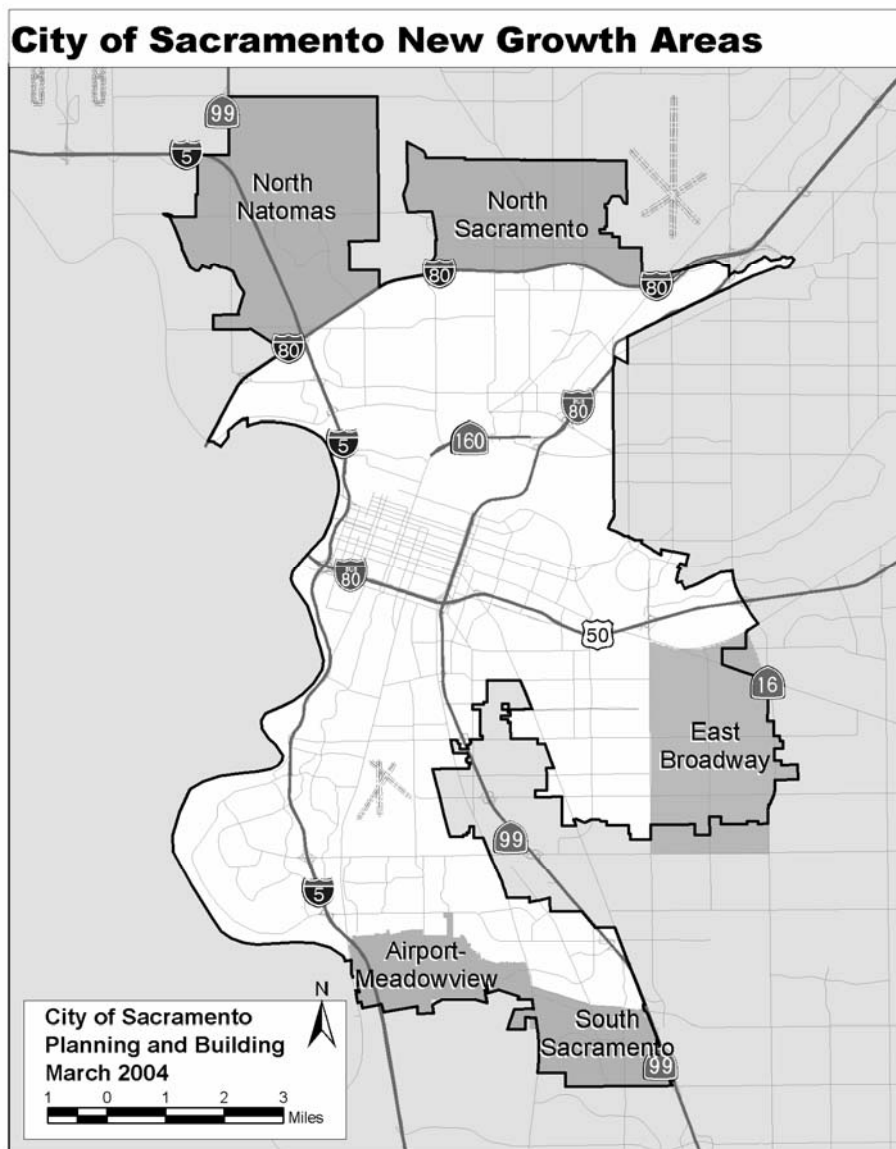
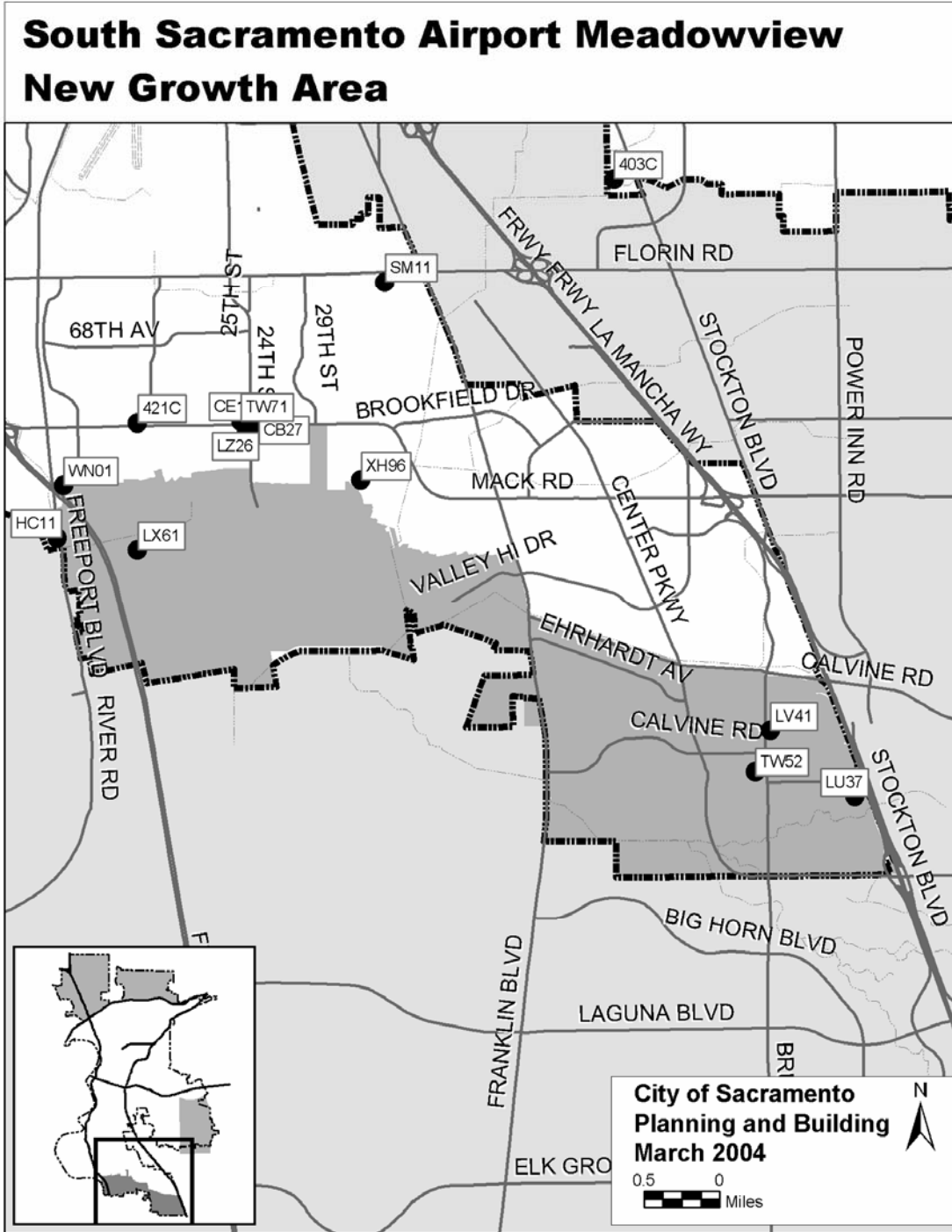


**Introduction**

This Section of the Capital Improvement Program summarizes the planning policies, major development projects and planned public improvements within the City’s New Growth Areas. The General Plan directs urban growth in the City’s newly developed areas located on the northern and southern edges of the city (North Natomas, North Sacramento, South Sacramento, Airport-Meadowview and East Broadway), as well as major infill and redevelopment opportunity sites within the Central City (R Street Corridor, Railyards, Richards Boulevard Area) and along transit corridors. While North Natomas is the only community plan area that is entirely designated as a new growth area, the remaining plan areas noted above contain both new growth and infill housing opportunities. The Community Plans identify the more specific transportation and community facility needs to serve anticipated growth. A summary of planned growth and public facility improvements follows.





This area has experienced relatively high levels of past and anticipated future population growth. This community's potential growth is mostly associated with the Delta Shores area, buildout of the Jacinto Creek Planning Area and Infill Development along the recently completed south line transit corridor. The Community Plan Update will re-evaluate the land uses and need for schools and other community facilities and services required to address new growth in the area.

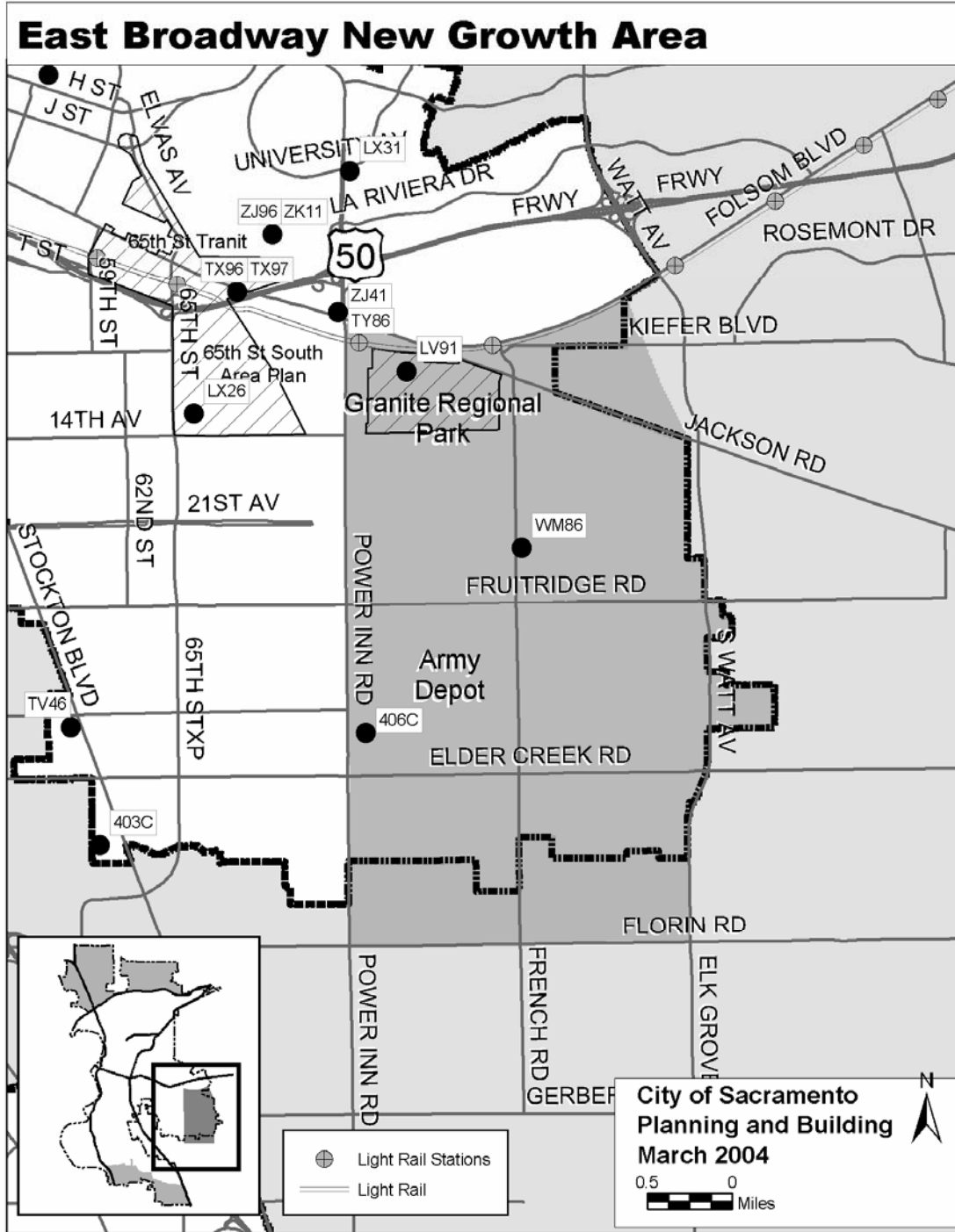


Recently approved development projects include the College Square mixed-use project near Consumes River College and the North Delta Shores housing project. Major public improvements serving planned new growth include the Consumes Boulevard Extension and Interchange (TV76) anticipated for FY 05/06, Phase 2 extension of light rail transit from Meadowview to Calvine Road, construction of the Sacramento Regional County Sanitation District interceptor line and construction of the new intake and pipeline from the Sacramento River to the Folsom South Canal.

**FY2004/05 CAPITAL IMPROVEMENT PROGRAM PROJECTS WITHIN THIS AREA:**

<b>CIP</b>	<b>NAME</b>	<b>SECTION REFERENCE</b>
LV41	Shasta Park Planning and Acquisition	GG
LX61	Delta Shores Park Development	GG
WN01	Detention at Antioch Church	JJ





This community is Sacramento's manufacturing and warehousing district. Increased mixed-use development opportunities will be realized in proximity to Light Rail Transit (LRT) along Folsom Boulevard. Higher intensity uses will take advantage of LRT and freeway access, which should attract housing, office development and other employee intensive uses.

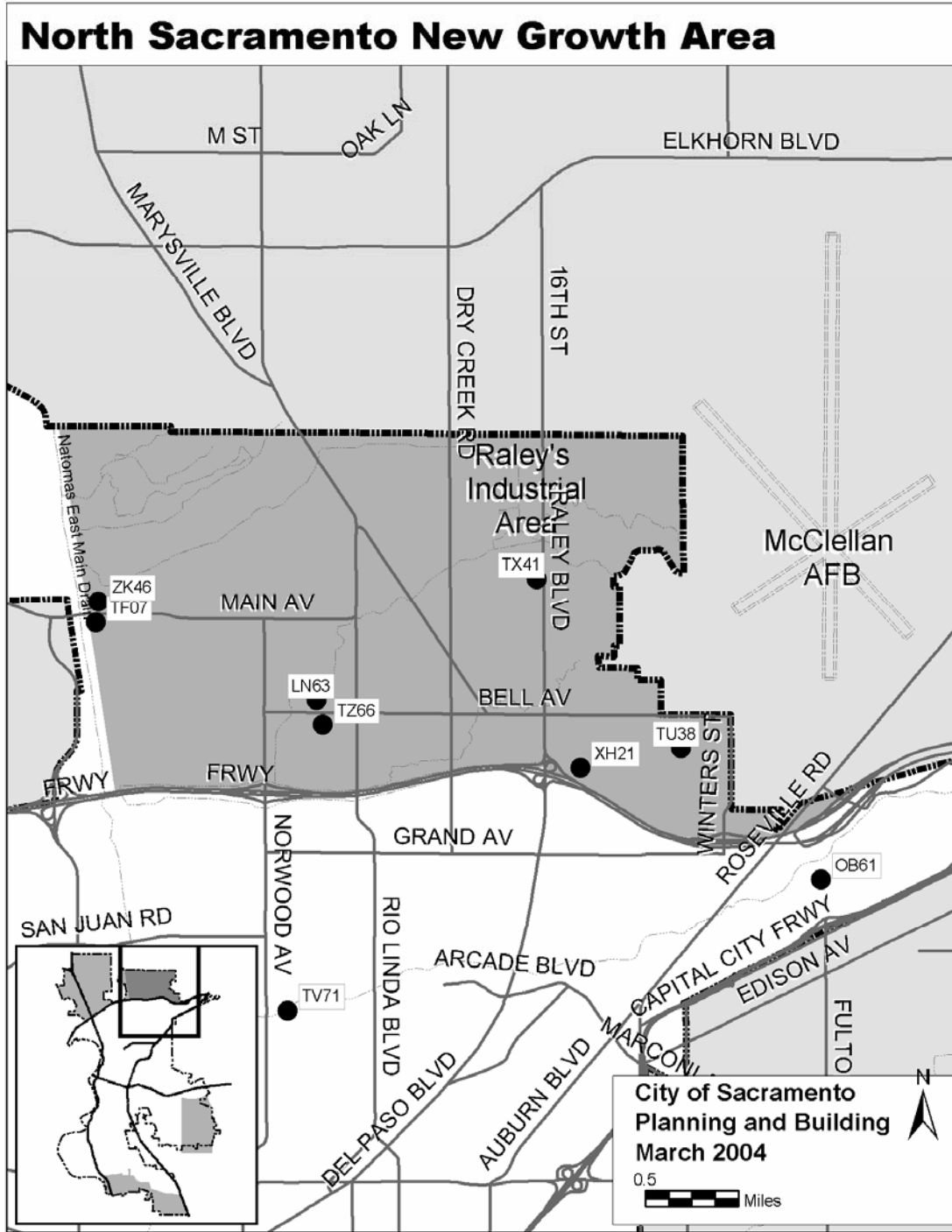


Recently approved development projects include the Granite Regional Park Offices, Jefferson Commons student housing project (located in the adjacent 65th Street South Planning Area) and the Army Depot reuse area. Major public improvements include the Power Inn Road/Folsom Widening from Folsom Blvd to 14th Avenue (TK11) and the 145 acre Granite Regional Park (L1L1).

**FY05 CAPITAL IMPROVEMENT PROGRAM PROJECTS WITHIN THIS AREA:**

<b>CIP</b>	<b>NAME</b>	<b>SECTION REFERENCE</b>
406C	Army Depot Development Assistance	KK
LV91	Granite Park Phase II Development	GG





Much of this community's vacant land is designated for residential infill development. As of 2000, nearly two-thirds of the City's 8,500 potential infill units are located in North Sacramento. Much of the housing demand has resulted from development in the adjacent North Natomas area. North of I-80 (west of McClellan Air Force Base [AFB]) there are approximately 700 vacant acres designated for industrial uses in the Raley Boulevard Industrial Area. The area has experienced relatively moderate levels of past and anticipated population growth.



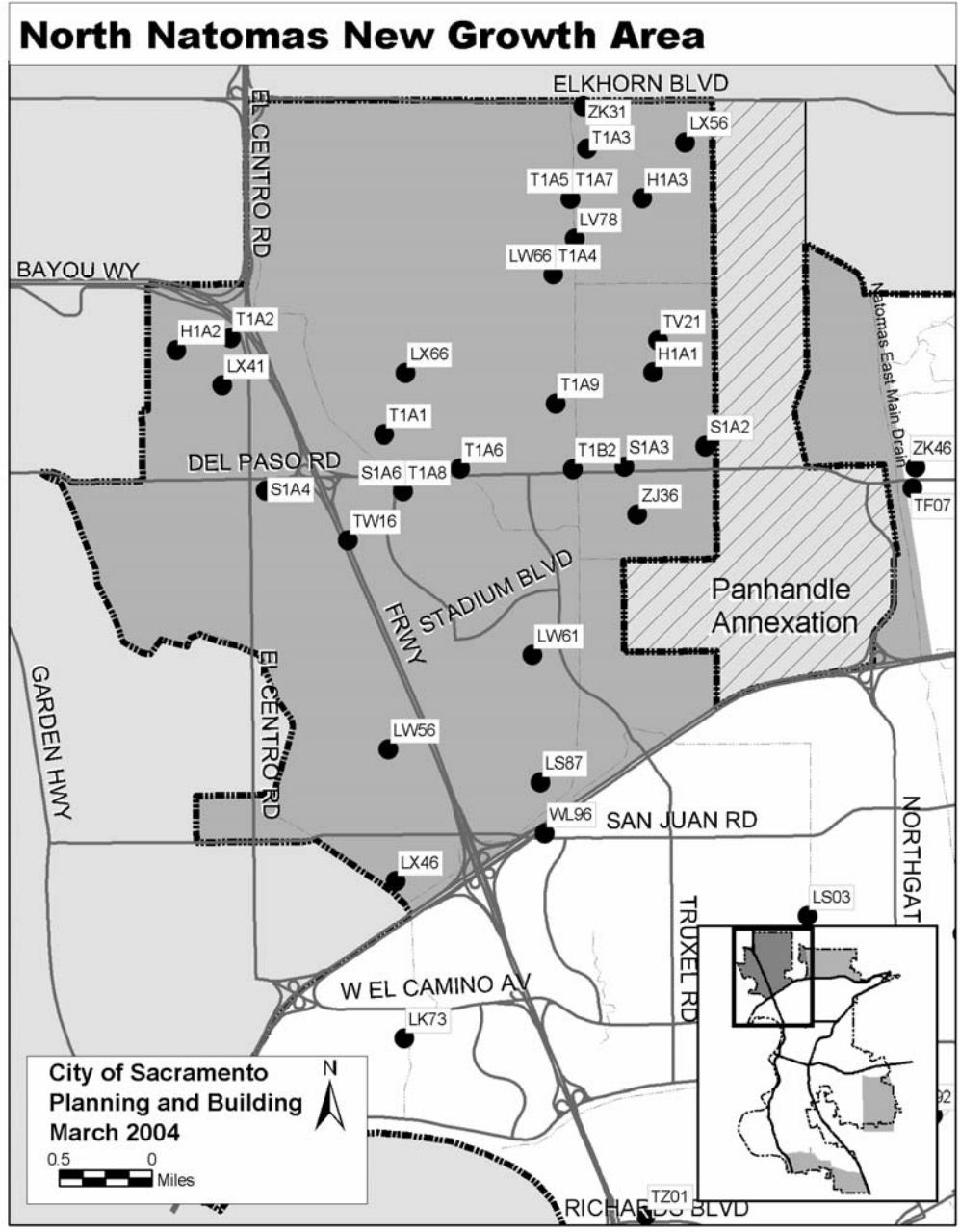
**2004-2009 CAPITAL IMPROVEMENT PROGRAM**

Recently approved developments are located in the Raley Boulevard Industrial area, adjacent McClellan AFB reuse project and residential infill within the Robla neighborhood. The lack of adequate water, drainage and sewer improvements has hindered development in the area.

**FY05 CAPITAL IMPROVEMENT PROGRAM PROJECTS WITHIN THIS AREA:**

<b>CIP</b>	<b>NAME</b>	<b>SECTION REFERENCE</b>
LN63	Robla Community Park Phase II	GG
TF07	Main Avenue Bridge Replacement	II
TU38	McClellan Heights Infrastructure	II
TX41	North B St. Reconstruction	II
TZ66	Taylor St. School Pedestrian Improvements	II
X002	Wainwright/Kelly Ct. Sewer Impr. (Parker Homes)	JJ
XH21	Doolittle St. Sewer Improvements	JJ
ZK46	Main Avenue Bridge TWN 24 (Water Mains)	JJ





North Natomas is designated as the City’s major growth area for new housing and employment opportunities. Based on 1994 North Natomas Community Plan land use designations, the community is projected to account for 35 percent of new housing and 30 percent of new jobs in the City. North Natomas includes a well-integrated mixture of residential, employment, commercial, and civic uses, interdependent on quality transit service, surrounding a town center. An elementary school serves as the focal point of each of the fourteen proposed neighborhoods. Employment Centers, located at the light rail stations and along the freeways, are mixed use centers consisting of primary employment generators and secondary retail, industrial, and residential uses serving the employees employers of the center.



The North Natomas New Growth Area is bound by I-80 on the south, Elkhorn Boulevard on the north and City limits on the east and the west. The improvement projects in North Natomas are funded as part of this document or are built by private landowners. The Public Facilities Fee (PFF) funds backbone infrastructure for North Natomas and Park Impact Fee (PIF) paid by developers prior to issuance of building permits.

A status of the fee program is included in this section as well as a summary of major improvements expected to be public or privately constructed over the next five years. These include roads, public facilities, and parks. All information contained in this section relates only to the North Natomas Community Plan area. Project information for specific projects is listed in the appropriate section of this CIP document.

**Overview of the Public Facilities Fee**

The North Natomas Financing Plan includes a development impact fee to fund construction of major transportation infrastructure and public facilities. The PFF will ultimately fund \$209.1 million dollars of the 334.6 million dollars in public improvements. These improvements include:

- Fire Station
- Library
- Bikeways
- Road & Freeway Landscaping
- Freeway improvements
- Neighborhood and Community Parks
- Police Substation
- Community Center
- Shuttles
- Major Roads and signals
- Bridges

Criteria used to prioritize improvements to be constructed with the PFF and PIF are listed below. These criteria are listed in no particular order with the exception of public safety.

- Public safety
- Support economic development
- Close gaps in transportation network
- Environmental mitigation
- Accommodate traffic growth
- Feedback from Council and City offices
- Quality at life
- Promote alternate travel modes
- Community feedback
- Available funding

Payment of the PFF is required of all private development projects in North Natomas. The impact fee is structured to ensure:

- Basic infrastructure is in place when needed for development;
- The cost of major infrastructure is distributed fairly among the property owners;
- Each developer pays a fair-share for necessary infrastructure.



**Provision of Infrastructure through the Public Facilities Fee**

Improvements funded by the Public Facilities Fee (PFF) and Park Impact Fee (PIF) may be constructed in several ways. Improvements may be built by the City, using PFF or PIF revenues, by private developers as part of their development project(s) or through establishment of Community Facility Districts and/or Assessment Districts. Private landowners that construct improvements included in the PFF or PIF program will be reimbursed construction costs for those improvements. These reimbursements will typically be in the form of PFF or PIF credits.

All development projects are required to pay the PFF and PIF at the time building permits are issued. However, portions of the PFF and PIF can be paid with credits previously assigned to the landowner. Actual revenues received are the net of the total fee due for the permits, less the amount of credits.

**Summary of Programmed Expenditures**

The PFF and PIF will be used to fund public facilities. This CIP includes a number of improvements to be funded (in whole or in part) by the PFF and PIF, including roadway widening, median landscaping, bikeways, signals, neighborhood and community parks and related improvements. A summary of expenditures for these projects over the next five years is shown in the table below.

It should be noted that the PFF funds programmed for the next five years might not be available when needed. In these cases, funds will be sought from other sources, typically in the form of a loan to the PFF, or from developers with reimbursement by the PFF or PIF.

The remainder of the section details the PFF expenditures and projects over the next five years. High priority projects fully funded by the PFF for which projects costs are known are shown on the tables that follow. Details on these projects can be found in the appropriate funding program sections of this document.

PFF Projects being programmed at this time.

<b>North Natomas PFF (Fund 780) Expenditures for Transportation Facilities</b>							
<b>Project #</b>	<b>Section</b>	<b>Title</b>	<b>5-Year Programming</b>				
			<b>04/05</b>	<b>05/06</b>	<b>06/07</b>	<b>07/08</b>	<b>08/09</b>
TW16	II	North Natomas Freeway Monitoring Program	11,500	11,500	11,500	11,500	11,500
<b>Transportation Project Subtotal:</b>			<b>\$11,500</b>	<b>\$11,500</b>	<b>\$11,500</b>	<b>\$11,500</b>	<b>\$11,500</b>



In addition to the improvements noted above, the PFF will be used to fund off-street bikeways in various North Natomas parks. The following table lists off-street bikeways to be included in new parks. See the Parks and Recreation Program for further details.

<b>North Natomas PFF (Fund 780) Expenditures for Community Facilities</b>							
<b>Project #</b>	<b>Section</b>	<b>Title</b>	<b>5-Year Programming</b>				
			<b>04/05</b>	<b>05/06</b>	<b>06/07</b>	<b>07/08</b>	<b>08/09</b>
LS87	GG	Tanzanite Community Park 4-A Phase 2	13,710	0	0	0	0
LX46	GG	Peregrine Park 3E Bike Trail	26,026	0	0	0	0
<b>Community Facilities Subtotal:</b>			<b>\$26,026</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Several projects have funding sources or final costs yet to be determined. These projects will be brought in priority order to the City Council in the coming months. These projects include:

- Arena Blvd Landscaping
- Regional Park North/South Bikeway
- Terracina Dr. Bridge over East Drain Canal
- East Commerce Way Landscaping
- Del Paso Road & North East Stadium Entrance Traffic Signal
- Del Paso Road Landscaping
- I-5 Landscape Corridor
- Shuttle Buses
- Arena Blvd & Innovator Drive Traffic Signal
- Arena Blvd & El Centro Rd Traffic signal #9

**Major Improvements Projected to be Provided by Landowners**

Private land owners must provide basic infrastructure needed to support each development. The extent, cost, timing, and location of those improvements cannot be specifically determined at this time. However, it is possible to reasonably forecast improvements based on the locations and nature of approved planned developments, the trend in housing construction, and the new projects currently being reviewed by staff. It is possible that private landowners will provide some of the improvements noted in the 5 year CIP before the City can construct them.



The following is a list of developer-funded projects expected to generate PFF credits in FY2004/05.

<b>Anticipated North Natomas PFF (Fund 780) Credits for FY2004/05</b>		
<b>Project No.</b>	<b>Title</b>	<b>Budget</b>
H1A1	Northpointe South Bike Trail	\$190,700
H1A2	Westlake, East/West Bike Trail	44,850
H1A3	Northpointe Regency Eastside Bike Trail	212,200
H1A4	NorthPoint North Bike Trail	37,800
H1A5	Northborough I & II Bike Trail	152,100
H1A6	Northpointe South Bike Trail	221,559
H1A7	East Drain Bike Trail	289,200
S1A2	Blackrock Drive/Del Paso Road Traffic Signal	22,785
S1A3	Gateway Park Blvd/Del Paso Rd Traffic Signal	100,000
S1A4	El Centro Road/Del Paso Road Signal	193,500
S1A6	Traffic Signal-East Commerce Way at Del Paso Rd	215,611
T1A1	Creekside Natomas Gateway	500,000
T1A2	El Centro Road	1,191,100
T1A3	Bridge on Bridge Cross Dr Over East Main Drain	500,000
T1A4	Natomas Blvd Frontage Improvement	512,857
T1A5	Natomas Blvd Frontage Improvement II	2,271,215
T1A6	Del Paso @ Towncenter	350,000
T1A7	Natomas Blvd East Drain Landscape	66,000
T1A8	North Side of Del Paso Rd	1,000,000
T1A9	Natomas Blvd Frontage Improvements	125,938
T1B2	NorthBend Dr. Bridge	\$645,000
	<b>Subtotal</b>	<b>\$8,842,415</b>



## North Natomas Park Improvements

**Park Impact Fee (Fund 791)**

The Citywide Park Impact Fee that was approved in August 1999 funds park improvements. The revenue must be used to benefit the residents of the planning area from which the fee was collected. These funds are programmed by the Community Planning Areas in accordance with benefit requirements. Additional programming of parks and recreation projects for FY2004/05 will occur after the Parks and Recreation Master Plan and Parks Programming Guide are approved. See the Parks and Recreation Program for further details.

2004-2009 Capital Improvement Program, PIF (Fund 791)			
Project No.	Section	Title	04/05
LK73	GG	Orchard Community Park Phase 2	103,200
LS87	GG	Tanzanite Comm Park 4A Ph 2	1,050,000
LV78	GG	Regency Community Park 11A Phase 2	148,350
LW56	GG	Hummingbird Park 3D	651,000
LW61	GG	Linden Park 4B	592,900
LW66	GG	California Lilac Park 12C	411,400
LX41	GG	Curlew Park 1C Development	58,000
LX46	GG	Peregrine Park 3E Development	121,800
LX56	GG	Alder Park 11C Development	60,900
LX66	GG	N. Natomas Regional Park Tree Planting	250,000
<b>Community Facilities Subtotal</b>			<b>\$3,447,550</b>

