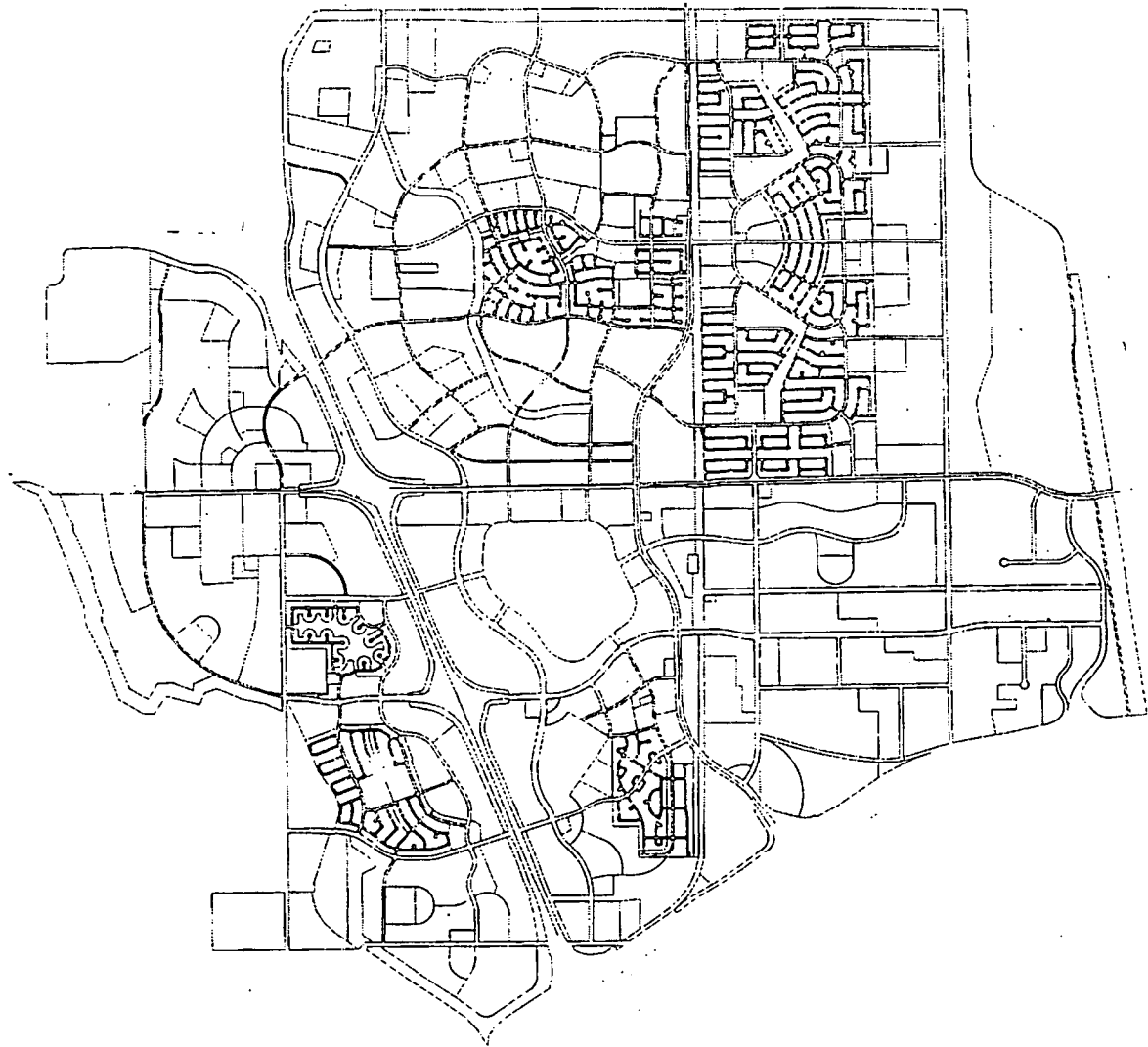


NORTH NATOMAS DEVELOPMENT OVERVIEW



Prepared by
City of Sacramento
Neighborhoods, Planning and Development
Services Department

April 1999

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North Natomas Development

Overview and Historical Perspective

North Natomas is the new growth area of the City of Sacramento. Located in the northwest corner of the city, North Natomas consists of 9,000 acres, mostly undeveloped. North Natomas is located within the Natomas Basin and is bounded by Elkhorn Boulevard to the north, Interstate 80 to the south, the City limits to the west, and the Natomas East Main Drainage Canal (NEMDC) to the east. Current development in North Natomas includes the Arco Arena, the Sacramento Coca-Cola Bottling Company warehouse and bottling facility, Raley's Distribution Center, Frye's Electronics store along Northgate Boulevard, 500,000 square foot regional shopping center, The Natomas Marketplace, and a 108,000 square foot office building along Del Paso Road. Also, a variety of office and industrial uses, known as Northgate Business Park, are located in the County portion of North Natomas, and a variety of residential uses, including Valley View Acres, a rural estates neighborhood along the NEMDC and Stadium Club Estates, a mobile home park along El Centro Road, are located in North Natomas.

The Natomas General Development Plan was adopted by the City Council on December 6, 1962. The Development Plan pertained to North Natomas, South Natomas and the area between the City and the Sacramento River. Very little development occurred in the Natomas area. In 1986, the North Natomas Community Plan was adopted. Against the backdrop of falling real estate values in California, the aftermath of Proposition 13; and building restrictions on residential development due to the 1986 flood, the financial feasibility of developing North Natomas was seriously questioned. In 1991, the City Council directed staff to resolve the issues stifling development in North Natomas and to prepare a revised plan that would be both environmentally sensitive and financially feasible.

A North Natomas Working Group, working in a consensus-building process, established planning principles and a composite plan. The Working Group consisted of representatives from the Environmental Council of Sacramento (ECOS), the Natomas Community Association (NCA), North Natomas landowners, and City staff. On November 5, 1992, the City Council approved the planning principles and composite plan as the foundation for the North Natomas Community Plan. Subsequently, the City Council adopted the 1994 North Natomas Community Plan on May 3, 1994.

Frequently Asked Questions

1. When will North Natomas develop?

- A- Development in North Natomas has begun. The first residential building permit was issued February 18, 1999, to Beazer Homes in the Gateway West neighborhoods, west of I-5. Other building permits in Natomas Park, north of Del Paso Road, will soon follow. Infrastructure for residential development is in full swing - detention basins, streets, and utilities are under construction. City staff estimates 500 homes within the first year, building to 2,000 homes per year by 2000. Three residential areas are likely to begin development in the first year:
 - o Natomas Park (consisting of Northpointe Park /Northborough/ Parkway Plaza) - owned by Lennar Communities - Mike Winn (916) 783-3224, located north of Del Paso Road, both sides of the East Drain;

- o Gateway West / River View - owned by River West Developments - Brian Vail (916) 446-1115, located west of I-5;
- o Natomas Crossing - owned by Alleghany Properties - David Bugatto (916) 648-7700, located west of Truxel Road and south of Arco Arena.

2. **What is the status of flood control for North Natomas?**

A- A Conditional Letter of Map Revision (CLOMR) has been issued by the US Army Corps of Engineers (Corps) for the SAFCA North Area Local Project. The Local Project included raising and reinforcing the Natomas East Main Drainage Canal levees as well as other levee work. With completion of the Local Project, a LOMR was issued and the Natomas Basin now has 100 year flood protection. And, a CLOMR has been issued for the North Natomas Comprehensive Drainage Improvements Project that will add volume and pumping capacity to the East and West Drains in order to pull the areas adjacent to the canals out of the 100 year floodplain. Phase I of three flood control improvement phases has been completed. A letter from Federal Emergency Management Agency (FEMA) certifying 100 year flood protection is expected soon and a LOMR will be issued. With the completion of these flood control projects, North Natomas will have a minimum of 100 year flood protection. Development in the Natomas area must comply with the Residential and Non-Residential Development Guidelines of the City's Comprehensive Flood Management Plan.

3. **What is the status of each of the drainage basin areas?**

A- The status (design, funding, and construction) of each of the drainage shed areas in North Natomas is as follows (see attached map showing shed areas):

- 1- Master Plan approved 12-97; Agreement approved 7-98; CFD under formation; **Phase I of the basin is under construction**
- 2- Master Plan and Agreement not approved, CFD under formation
- 3- No plans yet
- 4- Master Plan approved 8-97; Agreement approved 6-98; CFD under formation; **Basin is under construction**
- 5- Master Plan approved 12-97; Agreement scheduled for approval ??; CFD formed
- 6a- Master Plan approved 12-97; Agreement scheduled for approval ??; CFD formed; **Basin is under construction**
- 6b- Master Plan approved 12-97; Agreement not approved; CFD formed; Not under construction
- 7a- Master Plan approved 9-97 (originally included 8c - was split - revised with phasing plan - phasing plan 99% complete); Agreement approved 6-9-98; **Basin is under construction**
- 7b- Master Plan submitted
- 8a- Master Plan started; Agreement not approved; CFD not approved
- 8b- No plans yet
- 8c- Master Plan approved 9-97 (originally included 7a - was split - revise with phasing plan - phasing plan 85% complete); Agreement not approved; CFD not approved
- 9- Design, financing, and construction completed

For further questions on drainage master planning, contact Terry Paxton- Utilities @ 264-1459

4. What is EC?

A- EC- Employment Center is a North Natomas land use designation and zone that encourages a mixture of land uses including primarily employment generators (office uses) and secondary uses (support retail - max 10%, light industrial - max 20%, and multi-family residential - max 25%). Employment intensity varies from 30 to 80 employees per net acre. The most intense EC designations are located near the future light rail stations.

5. In which school district is North Natomas located?

A- North Natomas is home to portions of five school districts - Grant Joint Union High School, Natomas Unified, Robla Elementary School, Rio Linda Elementary School and Del Paso Elementary School Districts. A planning process is underway to reorganize the school district boundaries to coincide with the proposed neighborhoods and physical boundaries, instead of the current agricultural parcel alignment.

6. Where can I develop a gas station?

A- A gas station could be located on a highway commercial site. Three highway commercial areas are located in the plan - 1) the northwest corner of Del Paso and I-5, 2) the southeast corner of Del Paso and I-5, and 3) the northeast corner of Truxel and I-80. Also, a gas station could be located in a community/ neighborhood commercial area. A Special Permit is required for development in North Natomas.

7. Others?

Document Overview

Documents pertinent to North Natomas development are listed below with a brief summary of each document following the title:

Planning

1. **North Natomas Community Plan** - adopted by Council May 3, 1994 (Reso. No. 94-259)

The community plan includes the land use diagram and the text. The text is divided into five sections - Plan Overview (see attached), Land Use, Circulation, Community Services and Facilities, and Implementation.

Vision: The community plan envisions a new urban form for North Natomas that includes a well integrated mixture of land uses, interdependent on quality transit service and a radial network of connections linking activity centers. A **Town Center**, located at the heart of the community, serves as a hub of the circulation web and provides a sense of place to the community's residents, workers, and visitors. The Town Center includes civic uses, regional park, high density residential and employment centers anchored at both ends by commercial. **Employment Centers**, located at the transit stations and along the freeways, are mixed use centers consisting of primarily employment

generators and secondary support retail, residential, and light industrial uses. **Fourteen neighborhoods** are planned surrounding the Town Center. Each neighborhood has an elementary school as its focal point, provides a wide variety of housing types and density, and includes a full range of activity centers, like parks, commercial, civic, and transit services (see attached Proposed Neighborhoods - Figure 4 from the NNCP).

Projections: At build-out, in about forty years, North Natomas is projected to have 66,000 residents in 32,500 homes and 71,000 employees. Approximately 17 million square feet of office uses, 3 million square feet of retail uses, and 10 million square feet of industrial uses are projected for the entire community plan area, at build-out. Two high schools, three junior high schools, and 14 elementary schools are projected. A library, four community centers, two fire stations, and a police station are also planned. A 200 acre regional park is planned just north of the Town Center and 325± acres of community and neighborhood parks will be scattered throughout the community.

2. **North Natomas Development Guidelines** - adopted by Council Nov. 22, 1994 (Reso # 94-687)

The Development Guidelines are intended to unify the design and implementation of the North Natomas Community. The guidelines are a companion document to the community plan and include 6 sections: 1) Administration, 2) Community Development Guidelines, 3) Housing and Neighborhood Development Guidelines, 4) Employment Center, Commercial, and Industrial Development Guidelines, 5) Environmental Standards, and 6) Model PUD Guidelines. All development in North Natomas is within a Planned Unit Development (PUD) and therefore requires a Special Permit prior to development.

3. **North Natomas Processing Protocols** - dated October 25, 1994

The protocols define the four basic steps of planning entitlements and the necessary submittal materials required for development in North Natomas (see attached Processing Protocols). The four basic steps include:

- I. Development Agreement, Rezone, PUD Designation, and Tentative Master Parcel Map (and plan amendments, if necessary)
- II. PUD Schematic Plan and Guidelines
- III. Tentative Subdivision Map
- IV. Special Permit (multi-family residential and non-residential uses require a Planning Commission Special Permit and single family residential requires a Planning Director's Special Permit, at a minimum)

Financing

4. **North Natomas Financing Plan** - adopted by Council August 9, 1994 (Reso No. 94-495) and Chapter V amended by Council October 31, 1995 (Reso No. 95-621) (The Financing Plan is currently undergoing an update anticipated to be completed by May 1999.)

The Financing Plan for North Natomas:

- o identifies the public and private land uses within the Community Plan;
- o specifies the public facilities to be constructed or acquired in association with the

- o development of North Natomas;
- o identifies the costs and methods of financing these facilities; and
- o provides for phasing the construction of facilities associated with the market demand for development.

In 1993\$'s, the North Natomas Financing Program totals \$730.7 million, including:

- o \$117.9 million in outside sources (regional, federal, and state) for freeway improvements, flood improvements, schools, transit, and regional park development;
- o \$33.4 million in a Mello Roos CFD to pay for community drainage improvements;
- o \$444.0 million in a Development Impact Fee Program to fund public facilities, transit, habitat conservation, basin drainage, schools, and public land acquisition; and
- o \$135.4 million in City/ County fees and assessments.

The Financing Plan is organized in the following chapters:

- I. Executive Summary and Organization (see attached)
- II. Land Use
- III. Infrastructure Requirements
- IV. Infrastructure Financing Strategy and Funding Sources
- V. Land Acquisition Program
- VI. Regional Park Land Acquisition
- VII. Feasibility of the Financing Plan
- VIII. Implementation
- IX. Bond-Financing Options
- X. Financing Plan Participation

The Financing Plan includes the following appendices:

- A. Absorption Schedule (see attached)
- B. Facility Cost Estimates and Maps
- C. Facility Cost Allocation Model
- D. Mello-Roos CFD Cash Flow Analysis
- E. Public Facilities Fee Cash Flow Analysis
- F. Sewer Fee, Water Fee, and Major Street Construction Tax Estimates
- G. Reimbursements to AD 88-03
- H. Regional Park Acquisition
- I. Total Cost by Quadrant and by Land Use

5. **North Natomas Nexus Study** - adopted by Council October 31, 1995 (Reso No. 95-619) The Nexus Study will updated in conjunction with the Financing Plan update.

The purpose of the Nexus Study is to establish the nexus (connection) between the development that is projected to occur in the Financing Plan Area and the necessary public facilities that will be funded by the three new development impact fee programs adopted by the City - the Public Facilities Fee, the Drainage Fee, and the Transit Fee, totaling about \$223 million.

6. **North Natomas Fiscal Impact Study** - prepared by EPS, Inc. dated October 5, 1995

The objective of the analysis is to estimate whether North Natomas development will generate adequate General Fund revenues to meet the costs of providing City General Fund operation and maintenance services to the development. Figure 2 of the study shows that North Natomas is estimated to generate annual surpluses ranging from \$1.1 million to approximately \$3.5 million at buildout (see attached). At buildout, annual revenues and annual expenditures are projected to be \$29,942,898 and \$26,449,945, respectively.

Environmental

7. **1986 North Natomas Community Plan Environmental Impact Report** (Draft EIR, Final EIR, Statement of Overriding Considerations and Findings of Fact)
8. **Supplement to the 1986 NNCP EIR (for the 1994 NNCP)** (Draft SEIR, Final SEIR, Statement of Overriding Considerations, and Findings of Fact)

Legal

9. **North Natomas Development Agreement (Form)**

A “boiler plate” Development Agreement is to be used for each North Natomas development request. Exhibits are attached for the specific project.

Utilities

10. **Comprehensive Drainage Plan**
11. **North Natomas Drainage Improvements CFD**
12. **Comprehensive Flood Management Plan-Residential/ Non-Residential Development Guidelines**
13. Design Standards for Drainage Facilities
14. Drainage Master Plan for each Basin
15. North Natomas Sewer Infrastructure
16. SMUD 69 kV Electric Facilities Siting in the North Natomas Community Plan Area

Public Works

17. **Transportation Evaluation for the North Natomas Composite Plan** - dated September 18, 1992
18. **City Street Standards**

Parks

19. Park Acreage Calculation Using the Quimby Ordinance
20. Joint Use Park/ Detention Facility Development Guidelines

North Natomas

COMMUNITY PLAN

Adopted by City Council
Resolution No. 94-259
May 3, 1994

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PLAN OVERVIEW

The North Natomas Community is bounded by Elkhorn Boulevard to the north, Interstate 80 to the south, the Natomas East Main Drainage Canal to the east, and the West Drainage Canal, Fisherman's Lake, and Highway 99 to the west (see Figure 1- Regional Location and Figure 2- Project Area). The North Natomas Community consists of 9,038 acres, 7,438 acres in the City of Sacramento and 1,600 acres in the County of Sacramento. The community is located in the northwest portion of the City of Sacramento. Also, the community is part of the greater Natomas Basin consisting of about 55,000 acres, which also includes the 4,900± acre South Natomas Community plan area, 2,900± acre Sacramento Metropolitan Airport, 500± acre Special Planning Area (SPA) and 1,500± acre Agriculture and SPA Reserve area to the east of the airport, agricultural lands, and proposed development in north Sacramento and south Sutter counties.

In 1993, the primary land use in the community plan area is agriculture. Other existing land uses include the Arco Arena, Northgate Industrial Park, Witter Ranch Historic Farm, a mobile home park, the rural estates residential community, and a variety of scattered residential and industrial uses. The project area is quite flat and is crossed by numerous existing drainage canals that are essential for drainage in the Natomas Basin. Regional access to and from the plan area is provided by Interstate 5, Interstate 80 and Highway 99 and numerous existing roads provide local and internal connections. The southern edge of the community is 3 miles from downtown and the western boundary is 2.5 miles from the Sacramento Metropolitan Airport.

PLAN ORGANIZATION

The North Natomas Community Plan is a basic study for the physical development of the North Natomas area of the City of Sacramento. The North Natomas Community is composed of about fourteen related and contiguous neighborhoods. The community plan is a refinement of the goals and objectives of the General Plan. The plan includes the text and diagrams. The text outlines the policies used to guide actions in the development of the community. The diagrams are graphic expressions of the plan's policies. The text and diagrams should be detailed enough that users of the plan can reach the same conclusion yet be general enough to allow flexibility as times change. The plan horizon is about 23 years. The horizon does not mark an endpoint but provides a context in which to make shorter term decisions. Planning a community is a continuous process.

The plan is organized in four sections: 1) Land Use, 2) Circulation, 3) Community Services and Facilities, and 4) Implementation. The Land Use section describes the land use designations, outlines the acreages designated for each land use type, and includes a section on each primary land use type (i.e. residential, employment centers). The Circulation section gives an overview of the circulation network including streets, transit system, and pedestrian/ bikeways. This section also addresses transportation systems management, air quality, and parking management goals. The Community Services and Facilities section outlines various services and facilities that promote the quality of life for all citizens. The section includes public and private civic uses, as well as public services and facilities. The Implementation section describes the actions and procedures required to implement the plan. It describes implementation objectives and outlines a strategy for infrastructure phasing and financing. The strategy also provides a framework for the more detailed Financing Plan, Development Agreements and other conditions of approval that will be required prior to development proceeding. The Financing Plan, which will be prepared as a separate document, will be updated and refined through the life of the community.

PLANNING APPROACH AND PROCESS

The North Natomas Working Group, composed of members of the Environmental Council of Sacramento, Natomas Community Association, North Natomas Landowners Association, other area property owners, City staff, and two Planning Commissioners as ex officio members, completed eleven months of work to develop a set of Planning Principles and a Composite Plan for the North Natomas Community. The Working Group, operating in a consensus-building process, resolved several issues which had been preventing the development of North Natomas. On November 5, 1992, the City Council approved the Planning Principles and Composite Plan as the foundation for amending the North Natomas Community Plan, originally adopted May 13, 1986. The principles and the plan chart a new direction for the North Natomas Community.

NEW DIRECTION FOR NORTH NATOMAS

The Community Plan envisions a new urban form for North Natomas that includes a well integrated mixture of residential, employment, commercial, and civic uses, interdependent on quality transit service and a radial network of connections linking activity centers with streets, transit routes, and linear parkways with ped/bike trails. A Town Center, located at the heart of the community, serves as the hub of the circulation web and provides a sense of place to the community's residents, workers, and visitors. The Town Center includes civic uses, higher impact Regional Park uses, high density residential, and intense employment centers, anchored at both ends by commercial centers.

The community is interdependent on transit; high density residential uses and intense employment generators near transit provide transit riders for each of the light rail stations and bus transit centers.

The Employment Centers, located at the light rail stations and along the freeways, are mixed use centers consisting of primary employment generators and secondary support retail, industrial, and residential uses, to serve the employees and employers of the center. Like elsewhere in the plan, integration of the many land uses helps decrease the distance and travel time between them.

Each of the fourteen neighborhoods has an elementary school that serves as a focal point with parks, transit, civic uses, and convenience commercial within close proximity. The intersection of three or four neighborhoods constitutes a village center with a commercial center. The plan fosters the formation of neighborhood associations as the organizational link of residents to their neighborhood.

OPPORTUNITIES

The anticipated growth in North Natomas represents a significant opportunity for the City-economically, socially, and by the provision of housing and jobs. North Natomas is designated in the General Plan to be the City's major growth area for new housing and employment opportunities. At full buildout the community is projected to account for about 35 percent of new housing and 30 percent of the new jobs in the City. The community is designed to acknowledge its relation to the City of Sacramento but is also designed to recognize its regional location in the Natomas Basin. Policies state the value of preserving the natural environment to the benefit of the residents and the existing plant and animal species. Policies in the plan guide the development of a community with a variety of employment and residential opportunities. The community is designed to promote air quality by logically designing transportation and transit linkages that function effectively with the land uses. The community fosters a high quality of life by providing much needed and desired community services and facilities. The plan nurtures neighborhood bonds by providing community services and facilities and encouraging the formation of neighborhood associations. One of the basic principles is that the plan should minimize negative impacts on South Natomas.

The proposed community plan includes revisions to the 1986 plan land use designations that will provide flexibility in determining the final uses of a parcel within a defined intensity. The Employment Center (EC) land use designation was created to allow a great deal of flexibility of land uses, offices and other primary employment generators, support retail and services, residential uses, light industrial uses, and open space. The EC designation will improve the overall property values and non-residential land use absorption. The EC designation will also allow the owners of non-residential land to adjust to the marketplace demands over time while still meeting the jobs/housing ratio and other plan goals. The proposed plan has an improved jobs/ housing ratio of 62 percent community plan wide, up from the 1986 ratio of 58 percent.

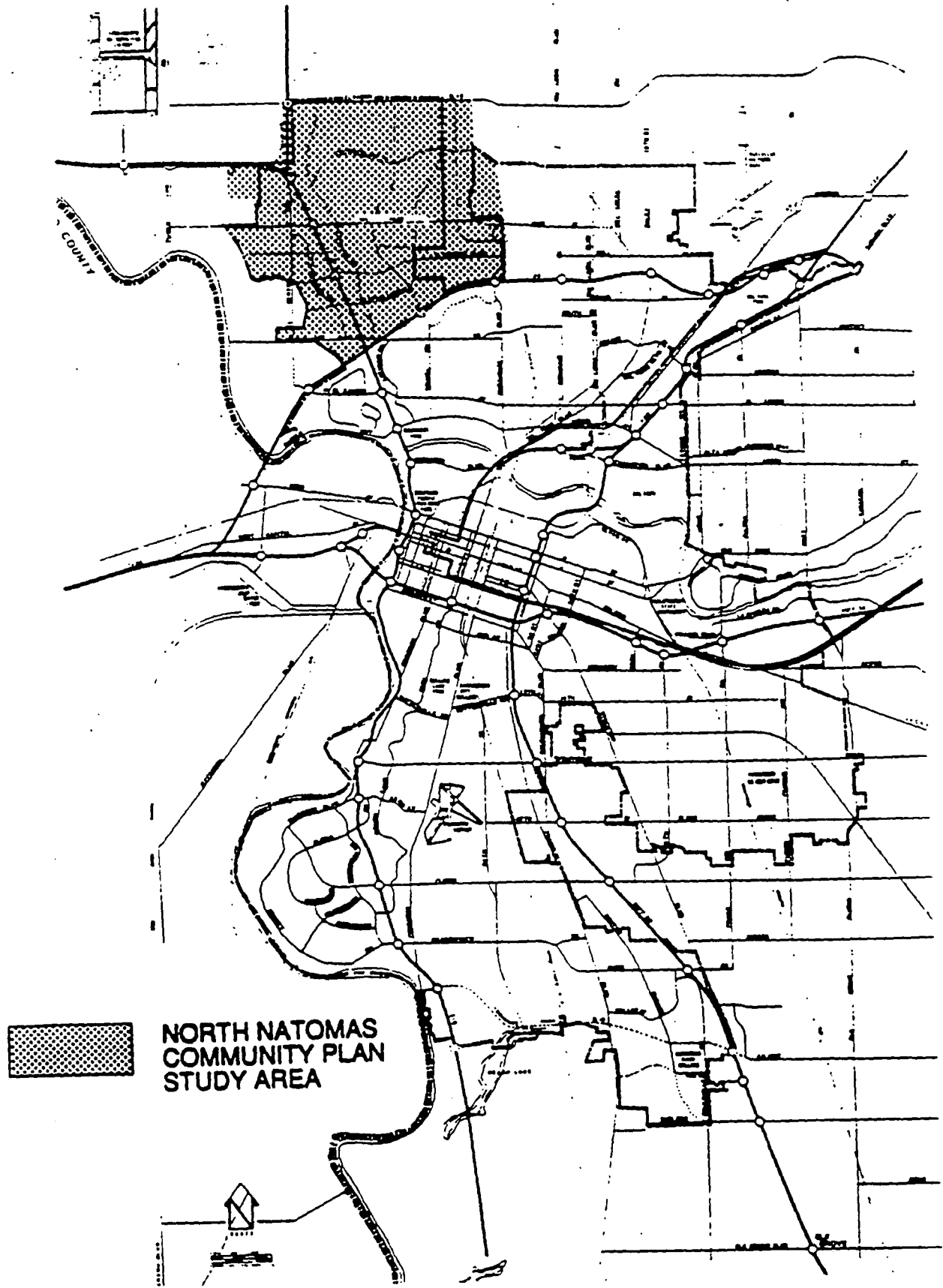
CONSTRAINTS

Development in North Natomas is constrained by several issues that need to be resolved before any building can occur: a) the area must be effectively protected from flooding; b) a feasible Financing and Phasing Plan must be drafted and approved; c) infrastructure, including water, sewer, drainage, roads, transit service, schools, civic uses, police and fire protection services must be provided in a logical manner corresponding to the phasing of the development; and 4) a Habitat Conservation Plan (HCP) must be developed. Also, the existing Natomas Airport must be removed.

The North Natomas area, along with other portions of Sacramento, are within a Federal Emergency Management Agency (FEMA) designated 100 year flood plain. As part of a comprehensive regional flood protection effort, the Sacramento Flood Control Agency (SAFCA) has proposed a number of improvements in the area. The City has imposed building restrictions upon new residential construction in the North Natomas area pending resolution of flood issues. The City, working with FEMA and SAFCA, will participate in a flood control plan that will allow the eventual lifting of these restrictions.

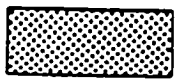
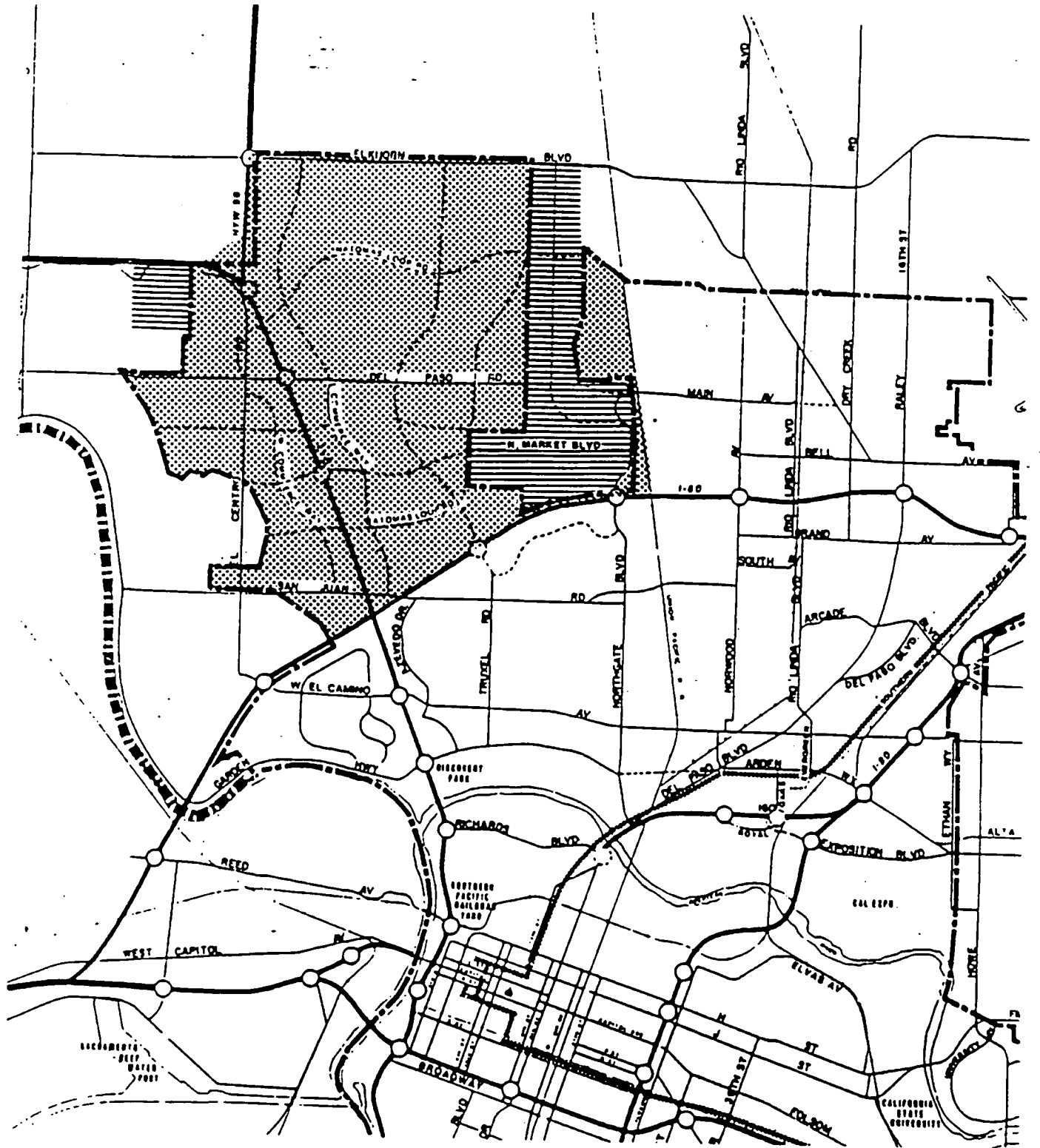
REGIONAL LOCATION • NORTH NATOMAS

Figure 1



PROJECT AREA - NORTH NATOMAS

Figure 2



CITY OF SACRAMENTO



COUNTY OF SACRAMENTO

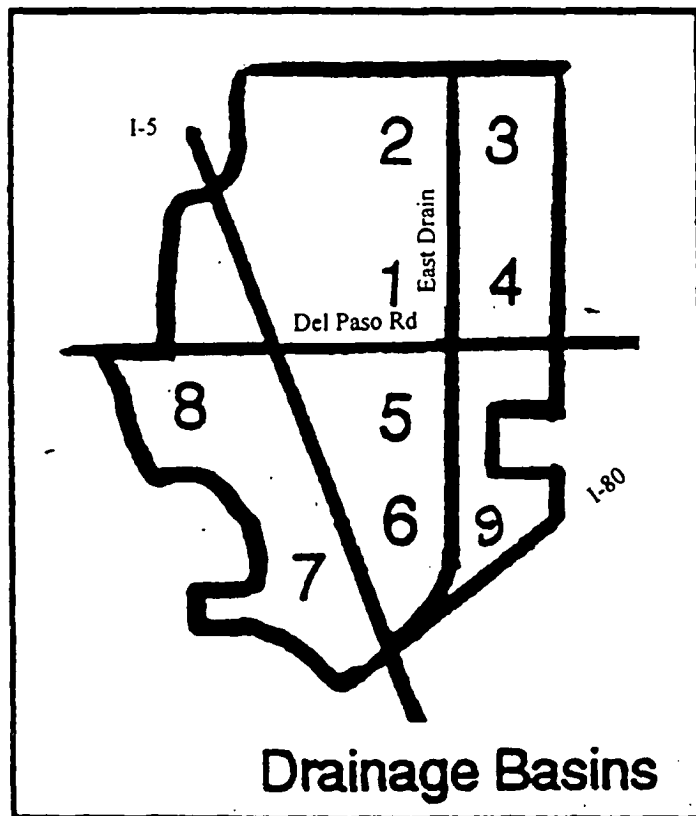
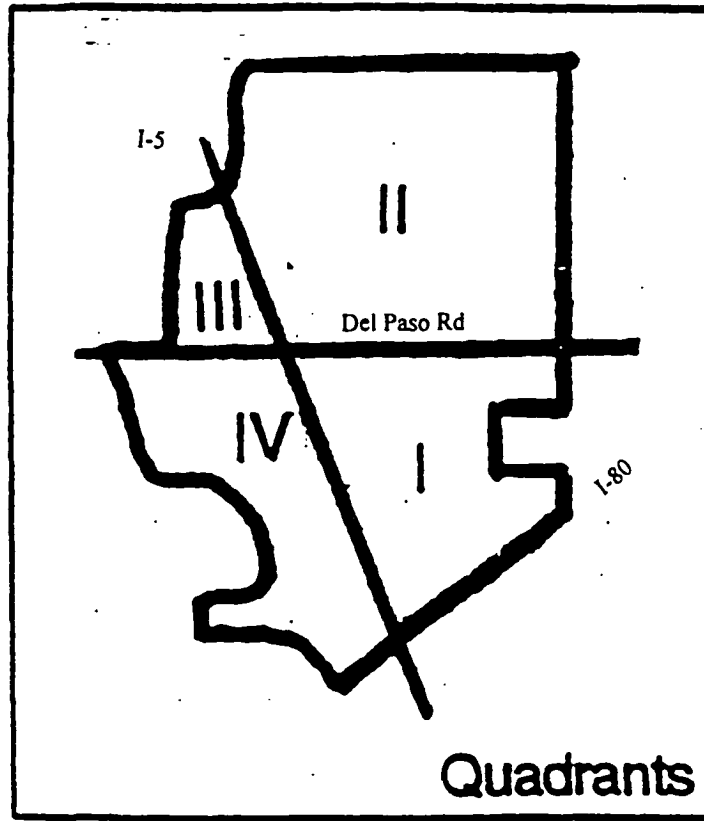
LAND USE SUMMARY - Amended as of July 1997 (includes P96-106-Gateway West and prior)
Table 1 summarizes the proposed land uses for the North Natomas Community Plan.

TABLE 1
PROPOSED NORTH NATOMAS COMMUNITY PLAN
LAND USE SUMMARY - YEAR 2016

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
MAJOR EMPLOYERS:		
EC30/Office (30 emps/ac) ¹	344.4	10,552
EC40 (40 emps/ac)	389.5	15,004
EC45 (45 emps/ac)	28.5	1,283
EC50/ H (50 emps/ac) ²	330.8	17,020
EC65 (65 emps/ac)	93.6	6,226
EC80 (80 emps/ac)	24.9	2,150
Light Industrial (20 emps/ac)	506.0	9,751
Regional Commercial (30 emps/ac)	60.9	1,608
Community Commercial (30 emps/ac)	68.9	1,956
Village Commercial (30 emps/ac)	55.2	1,659
Neighborhood Convenience Commercial (30 emps/ac)	32.3	921
Transit Commercial (30 emps/ac)	32.3	946
Highway Commercial (30 emps/ac)	31.1	1,042
Sports Complex (5 emps/ac)	176.4	927
TOTAL	2,174.8	71,045
RESIDENTIAL:		
		<u>DWELLING UNITS</u>
Low Density (7 du/ac)	1,838.7	12,239
Medium Density (12 du/ac)	819.3	9,110
High Density (22 du/ac) ³	378.1	10,885 ³
Rural Estates (1 du/ac)	261.0	261
TOTAL	3,297.1	32,495
CIVIC/PUBLIC		
	<u>GROSS ACRES</u>	
Elementary School (10 ac. each)	149.4	
Junior High School (20 ac. each)	59.4	
Senior High School (40 ac. each) ⁹	82.3	
Civic Uses	67.0	
Institutional Uses	13.1	
Public Utility Facilities	24.2	
TOTAL	395.4	
OPEN SPACE:		
Parks ⁴	515.4	
Golf Course	-0-	
Ag and Fwy Buffers ⁵	320.9	
Drainage Canals and Detention Basins ⁶	397.4	
Other Open Space ⁷	331.7	
Agriculture	121.0	
LRT ROW	22.3	
Roads	1,462.0	
TOTAL	3,170.7	
TOTAL ACREAGE	9,038.0	
TOTAL POPULATION	66,038	
<u>JOBS/HOUSING BALANCE⁸</u>	<u>61.7 %</u>	

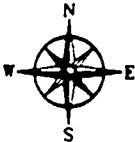
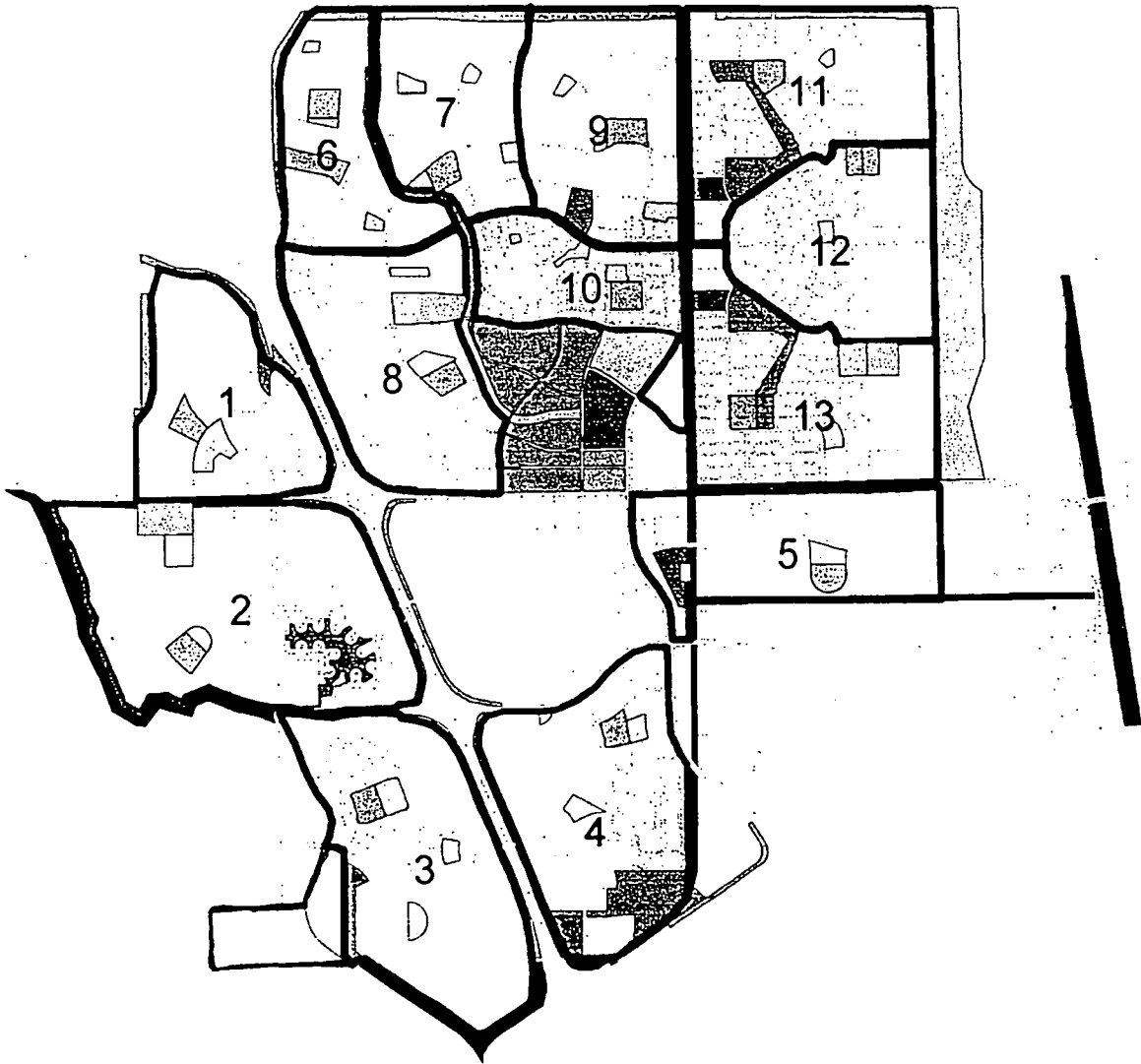
- 1 - Includes 12.3 net acres of neighborhood serving office designated for EC30.
- 2 - Includes a 26.4 net acre hospital site. If a hospital is not developed, the site is designated for EC50.
- 3 - Includes HD near transit with greater than 29 du/na
- 4 - Includes only the regional park, community parks, and neighborhood parks. The acreage does not include any joint use school/park acreage.
- 5 - Refers to ag buffers on the N and W borders of the study area, but not ag land. Refers to freeway landscape corridors but not freeway right-of-way.
- 6 - Includes 196.5 acres of drainage canals, 109 acres of detention basins, 65.7 acre Fisherman's Lake, and 30.3 acre swale.
- 7 - Includes 24.0 acre lake, 26.2 acre Witter Ranch Historic Farm, 123 acres along UP tracks and 170.5 along WAPA lines.
- 8 - Ratio of housed workers to employees; assumes 1.35 employed persons per household.
- 9 - If second HS is located in Co., 40 acres/ 230 units of LDR would be added to plan.

Location of Quadrants and Drainage Shed Areas



PROPOSED NEIGHBORHOODS

Figure 4



**NORTH NATOMAS PROCESSING PROTOCOLS
FOR DEVELOPERS/PROPERTY OWNERS
October 25, 1994**

Development in North Natomas is controlled by several documents including the 1994 North Natomas Community Plan and Development Guidelines, Special Conditions, and the North Natomas Settlement Agreement. The attached checklist is a compilation of the application submittal requirements from all the North Natomas controlling documents. The checklist also indicates the order and detail in which information is to be submitted.

Careful attention to the checklist will facilitate the most efficient processing of applications in the North Natomas Community Plan area. If there are any questions, please contact the Planning Department at (916) 264-5604.

Steps and Information Required to Process North Natomas Development Applications

DEVELOPMENT APPLICATION STEPS -

- 1) Development Agreement, PUD Designation, Rezoning, Tentative Master Parcel Map
- 2) a) PUD Development Guidelines and
b) PUD Schematic Plan
- 3) Tentative Subdivision Map
- 4) Special Permit

Step 1 should be submitted first or concurrently with at least Step 2a and/or Step 2b. Steps 1, 2a and 2b should be submitted prior to or concurrently with Steps 3 and 4. Steps 3 and 4 may be submitted together or separately, as needed. Not all projects will require each of the above entitlements or application steps. A modified sequence of application steps may be approved at the discretion of the Planning Director.

EARLY COORDINATION MEETING - The Planning Department strongly advises a pre-application meeting with North Area Planning, Public Works, Transportation, and Utilities staff. This meeting will help determine what entitlements will be appropriate, what information will be needed in the application, and what problems may be anticipated during processing. A rough site plan would be helpful. Obtain copies of a sample development agreement, special conditions of the development agreement, and the North Natomas Community Plan and Development Guidelines at the public counter on the second floor prior to the meeting. The meeting can be arranged through the North Area Planning staff at 264-5604.

PRELIMINARY REVIEW - The Planning Department requires a Preliminary Review be conducted by staff prior to submittal of each formal application. A proposed Statement of Intent, map exhibits, and site plan, appropriate in detail to the proposed application must be submitted by the applicant. A Preliminary Review letter will be provided by staff that outlines the proposed project, comments by City department staff, other local agencies and community organizations, and issues that need to be resolved prior to submittal or approval of an application.

Step 1: To apply for a: DEVELOPMENT AGREEMENT, PUD DESIGNATION, REZONING AND TENTATIVE MASTER PARCEL MAP

The Development Agreement, or other "fair share" agreement suitable to the City, must be executed prior to recording the Master Parcel Map.

Provide:

- a) Preliminary Review Letter from staff
- b) 3 copies of the proposed Development Agreement (standard Development Agreement drafted by the City Attorney with project specific additions drafted by the project proponent); include adequate proof of property ownership
- c) Completed application packet (including environmental questionnaire, legal description, and exhibits)
- d) Proposed PUD name, area (in gross acres) and location map
- e) Rezone exhibit identifying existing and proposed zone and acreage for each parcel
- f) Tentative Master Parcel Map exhibit (see attached list of elements required on the map exhibit)
- g) Infrastructure Framework and Phasing Plan
- h) Coordination between property owner and the City and other adjacent owners on streets and other linkages
- i) Exhibit indicating the location of elementary schools, transit service, open space, and commercial uses within the proposed neighborhood(s) to check for central location and accessibility
- j) Table or diagram indicating the variety of housing densities and types within each proposed neighborhood designed to provide a mixture of housing stock to meet the housing needs of a variety of residents
- k) Exhibit indicating the allocation of non-residential building square footage per proposed parcel. If PUD Development Guidelines and/or Schematic Plan are part of the project request, the allocations may be incorporated into those documents.
- l) Specify Jobs/Housing Ratio for the project PUD comparing project-area NNCP projected ratio with proposed ratio. If inconsistent, analyze and justify the proposed change.

Step 2a: To apply for a: PUD DEVELOPMENT GUIDELINES

Development Agreement, PUD Designation, Rezoning, and Tentative Master Parcel Map must be approved or submitted concurrently.

Provide:

- a) Cite previously recorded Development Agreement or submit Development Agreement request concurrently
- b) Preliminary Review Letter
- c) Completed application packet
- d) PUD Development Guidelines, including:
 - 1) Permitted uses
 - 2) Site Design
 - a) access and building orientation
 - b) pedestrian links
 - c) landscaping and landscape setbacks
 - d) open space, courtyards, plazas, and water amenities
 - e) parking
 - f) lighting
 - g) walls and fences
 - h) project identification and detached signs
 - i) loading and outdoor storage
 - j) solid waste and recycling enclosures
 - k) mechanical, communication, and utility equipment
 - 3) Building Standards
 - a) permitted uses
 - b) density, intensity, and floor area ratios
 - c) building height
 - d) building setbacks and orientation
 - e) landscaping
 - f) building design
 - g) building materials
 - h) parking
 - i) attached signs

(PUD Development Guidelines shall be consistent with the North Natomas Development Guidelines. Sample copies of PUD guidelines and the North Natomas Development Guidelines are available at the Planning Department.)

- e) Coordination for streets and other linkages between property owner and the City and other adjacent owners

- f) Allocation of non-residential building square footage per parcel. (These allocations may already be incorporated into the Master Parcel Map or PUD Schematic Plan).

Step 2b: To apply for a: PUD SCHEMATIC PLAN

Development Agreement, PUD Designation, Rezoning, Tentative Master Parcel Map, and PUD Development Guidelines must be approved or submitted concurrently.

Provide:

- a) Cite previously recorded Development Agreement or submit Development Agreement request concurrently
- b) Preliminary Review Letter
- c) Completed application packet
- d) PUD Schematic Plan (detailed master site plan for the PUD) including:
 - 1) Location of proposed uses, including public uses
 - 2) Total number of proposed residential units
 - 3) Total number of proposed employees (estimated based on square footage if number of employees is not known)
 - 4) Total number of non-residential building square footage per parcel
 - 5) Infrastructure and public utilities and facilities easements, irrevocable offers of dedication, and rights-of-way
 - 6) Landscaping and structural setbacks for each proposed parcel
 - 7) Net acreage (gross acres minus roads and any other acreage required for public dedication)
 - 8) For each non-residential land use, provide the estimated building square footage per net acre and the total estimated building square footage by land use within the PUD
 - 9) Location of industrial or manufacturing uses which will be storing or handling toxics, if known
 - 10) Height and number of stories of proposed structures
 - 11) Transit facilities (Light Rail right of way, bus shelter, park and ride facilities)
- e) Walking Contour exhibit indicating the 1/4 mile walking distances using actual walking routes between elementary schools, transit service, open space, and commercial uses (get a sample exhibit from the Planning department)
- f) Tree Survey exhibit and preservation plan (2 copies)
- g) Special Status Plant and Animal Survey exhibit and protection plan for specific nesting and roosting areas for animals
- h) Geology and Soils Study to assess potential impacts of erosion, drainage, grading, seismicity, and level of failure (2 copies)

- i) Comprehensive Field Reconnaissance of Archaeological Remains along with conclusions and recommendations for mitigation plan
- j) Acoustical Study for those areas delineated as having a noise level over 60 db L_{dn}. Provide mitigation plan
- k) Phase I Toxic Soils Study
- l) Display map including locations of:
 - 1) Special Status Plants and Animals
 - 2) Other Wildlife Habitat
 - 3) Geology and Soil Contamination Sites
 - 4) Archaeological Remains
 - 5) Wetlands Delineation
- m) Demonstration of compliance with the City Transportation Systems Management (TSM) Ordinance that requires a community-wide 35% trip reduction goal during peak hours and assures coordination among the various users within the PUD
- n) Demonstration of compliance with the Air Quality Mitigation Strategy that achieves the 35% reduction in Reactive Organic Gases (ROG) goal and assures coordination among the various users within the PUD
- o) Plan for Installation of Ground Water Monitoring Wells to be located within and around the periphery of industrial uses proposed within the PUD, if required
- p) Comprehensive Drainage Plan Agreements between property owner and the City and between property owner and all other owners within the detention basin subarea ("Boiler plate" drafted by the City Utility department and modified for each project)

Step 3: To apply for a: TENTATIVE SUBDIVISION MAP

Development Agreement, PUD Designation, Rezoning, Tentative Master Parcel Map, and PUD Schematic Plan and Development Guidelines must be approved or be submitted concurrently. A Tentative Subdivision Map may be approved when the North Natomas Financing Plan is approved. A Subdivision Map creating individual residential lots may be recorded when one of the flood criteria is met (i.e. 1) Local Levee Project is complete; 2) A-99 zone is extended; or 3) AR zone regulations are met).

Provide:

- a) Cite previously recorded Development Agreement or submit Development Agreement request concurrently
- b) Preliminary Review Letter from staff
- c) Completed application package

- d) Tentative Subdivision Map exhibit (see attached list of elements required on the map exhibit)
- e) Walking Contour exhibit indicating the 1/4 mile and 880 foot walking distances using actual walking routes between elementary schools, transit service, open space, and commercial uses (get a sample Walking Contour exhibit from the Planning department)
- f) Exhibit indicating the allocation of non-residential building square footage per proposed parcel. (If Master Parcel Map, PUD Development Guidelines and/ or Schematic Plan are part of the project request or have been previously approved, the allocations may already be incorporated into those documents.)

Step 4: To apply for a: SPECIAL PERMIT

Development Agreement, PUD Designation, Rezoning, Tentative Master Parcel Map, and PUD Schematic Plan and Development Guidelines must be approved or be submitted concurrently.

Provide:

- a) Cite previously recorded Development Agreement or submit Development Agreement request concurrently
- b) Preliminary Review Letter from staff
- c) Completed application package
- d) Project specific site plan, building floor plans, and elevations
- e) Project Specific Transportation Systems Management (TSM) program
- f) Detailed landscaping and irrigation plans per approved PUD Development Guidelines
- g) Detailed sign program per approved PUD Development Guidelines
- h) Self Contained Drainage Plan for areas designated in the PUD Schematic Plan as industrial uses devoted to the storage and handling of toxics. If no toxic storage or handling, a certification that no such users will be located in the PUD
- i) Covenants, Conditions and Restrictions for Homeowner Associations, if applicable
- j) Covenants, Conditions and Restrictions for Office/ Business Parks, if applicable
- k) Market study for all commercial uses whose size and location are not consistent with the North Natomas Community Plan.

**TENTATIVE MAP EXHIBIT REQUIREMENTS
FOR EITHER MASTER PARCEL MAP OR SUBDIVISION MAP****A- Prepare prior to submitting application**

- 1- Proposed subdivision name, if any.
- 2- Names, addresses and telephone numbers of the record owner and subdivider of the land.
- 3- Name, address and telephone number of the person, firm or organization that prepared the map, and the applicable registration or license number.
- 4- Date of preparation, north point, and scale of the map. If based on a survey, the date of the survey.
- 5- Boundaries of the subdivision with sufficient information to locate the property.
- 6- Subdivision name of adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision.
- 7- Contour lines at intervals of not more than one foot unless waived prior to submission by the Public Works Director or designated representative. Applicant may apply for a contour waiver from 1 foot to 2 foot intervals. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision. Topographic survey shall not be waived in areas within the 100 year flood hazard boundary as shown on the most current FIRM.
- 8- The approximate location and general description of any trees and shrubs, and their drip lines if known, with notations as to their retention or destruction. The general description of trees and shrubs should include an indication as to their size (diameter) and type, if known.
- 9- The location of any vernal pools or wetlands located on the property to be subdivided.
- 10- The location of all railroad rights-of-way and grade crossings; approximate location of all existing wells, abandoned wells and sumps; and an indication of any physical restrictions or conditions in the subdivision which affects the use of the property. These elements may be shown on an overlay.
- 11- The location of all structures on the site or on adjacent properties; the distances between structures to be retained and existing or proposed street and lot lines; and notations concerning all structures which are to be removed. These structures may be shown on an overlay.
- 12- The locations shown by hatched lines of existing utilities in and adjacent to the subdivision; the size and invert elevation of sanitary and storm sewers; the size of water mains; and, if sewers and water mains are not in or adjacent to the subdivision, the direction and distance to the nearest sewer and water main with size and invert elevation of sewer and size of main, and the proposed method of providing sewage disposal.
- 13- The proposed method of providing storm water, drainage, and erosion control.
- 14- The locations, widths, and names or designations of all existing or proposed streets, alleys, pedestrianways, and other rights-of-way, whether public or private, within and adjacent to the subdivision; the radius of each center line curve; and any planned line for street widening or for any other public project in and adjacent to the subdivision.
- 15- The lines and approximate dimensions of all lots, and the number assigned to each lot; the total number of lots; and the approximate area of the average lot.
- 16- The total area in square footage or acreage to the nearest one-tenth acre of each lot proposed to be utilized for other than single-family or two-family housing.

- 17- The boundaries of existing and proposed public areas in and adjacent to the subdivision, with the nature of each indicated thereon with the acreage thereof. If land is to be offered for dedication for park or recreation purposes or for purpose of providing public access to navigable waters, it shall be so designated.
- 18- If separate final maps are to be filed on portions of the property shown on the tentative map, the subdivision boundaries which will appear on said final maps and the sequence in which said final maps will be filed. Place a note on the map "Multiple Final Maps will be filed".

B- Prepare prior to Tentative Map approval

- 1- Planning studies for all public works improvements to be constructed as a condition of the subdivision, prepared by a registered civil engineer in accordance with City standards and approved by the Public Works Director. Planning studies include, but are not limited to, sewer, water, storm drainage, road grades and other improvements. The following utility improvements need to be shown on the plans:
Water: T-mains; distribution mains; diameters, depths, and alignments of any elements in the streets.
Drainage: Ponds/Basins- size, depth, and location; pump stations- location, area, and outfall alignment; canals; trunk lines (all lines in public ROW)- diameters, depths, and alignments.
Sewer: Pump station (area and location); trunk lines and collector lines- diameters, depths, and alignments; all lines in streets.
Flood Control: removal of underlying 100 year floodplain through levee or RD1000 improvements (all information necessary for CLOMAR/LOMAR; subject to FEMA approval
All: need to define all off-site needs to size "pass through" facilities on-site.
- 2- Plans for all site development, including, but not limited to, grading, drainage facilities, underground storage tanks, utility corridors, and miscellaneous structures, prepared by a registered civil engineer in accordance with City standards and approved by the Public Works Director.
- 3- Flood control information and statements showing compliance with flood hazard regulations.
- 4- Existing and proposed overhead and underground utility improvements details.
- 5- A tree preservation plan. If there are no trees on the site, a statement to that effect should appear on the tentative map. The tree preservation plan shall accurately identify all existing trees as to species, trunk size, and dripline. Trees that are proposed for removal shall be so marked. Any provisions for tree preservation, transplanting, or new planting shall be identified.

C- Prepare prior to recordation of first final map

- 1- Geological studies, in such form as acceptable to the Public Works Director and the Building Official, which shall include detailed soils reports, foundation soil report, seismic analysis, bank stabilization, and other factors pertinent to the particular site location.

I. EXECUTIVE SUMMARY & ORGANIZATION

Note: This is the final report of the North Natomas Financing Plan which was adopted by the City Council on August 9, 1994. At that time, Council directed staff to complete a series of implementing measures and additional studies to analyze issues raised about the level of fees and other financing and planning issues. Some of these items include: pursue cost reductions, review cost allocation methodology, analyze fiscal impact, develop fee deferral program and other related matters. As a result, the costs and fees shown in this report will be adjusted based on future Council action. This Financing Plan will be updated on a periodic basis to reflect changing information.

PURPOSE OF THE NORTH NATOMAS FINANCING PLAN

North Natomas is comprised of some 9,038 acres located within the City and County of Sacramento. In 1986 the North Natomas Community Plan was published, followed in 1989 by a financing plan entitled *Financing Plan and Infrastructure Report for North Natomas*. Against the backdrop of falling real estate values in California, market response to rezoning, the building restrictions on residential development due to the 1986 flood, as well as troubles in the savings and loan industry, serious concern developed regarding the feasibility of financing the project as proposed in the 1989 plan. A significant issue was the heavy Mello-Roos CFD debt financing proposed for early in the project to fund the Master Storm Drainage System. In 1991, the City Council directed staff to resolve the remaining issues stifling the implementation of the North Natomas Community Plan and to prepare a revised plan that would be both environmentally sensitive and financially feasible.

A Working Group was established to develop the Planning Principles and Composite Land Use Plan. The Working Group was comprised of representatives from the City of Sacramento, the Environmental Council of Sacramento, Natomas Community Association, the Sierra Club, North Natomas Landowners Association (NNLA), and other area property owners. The principles and plan that evolved call for preparation of an updated Financing Plan for North Natomas. Figure 1 lists the financing principles included in the North Natomas Planning Principles. The 1994 Financing Plan presented in this report is based on the adopted financing principles.

The Financing Plan for North Natomas:

- identifies the public and private land uses within the Community Plan.
- specifies the public facilities to be constructed or acquired in association with the development of North Natomas,
- identifies the costs and methods of financing these facilities,
- and provides for phasing the construction of facilities associated with the market demand for development.

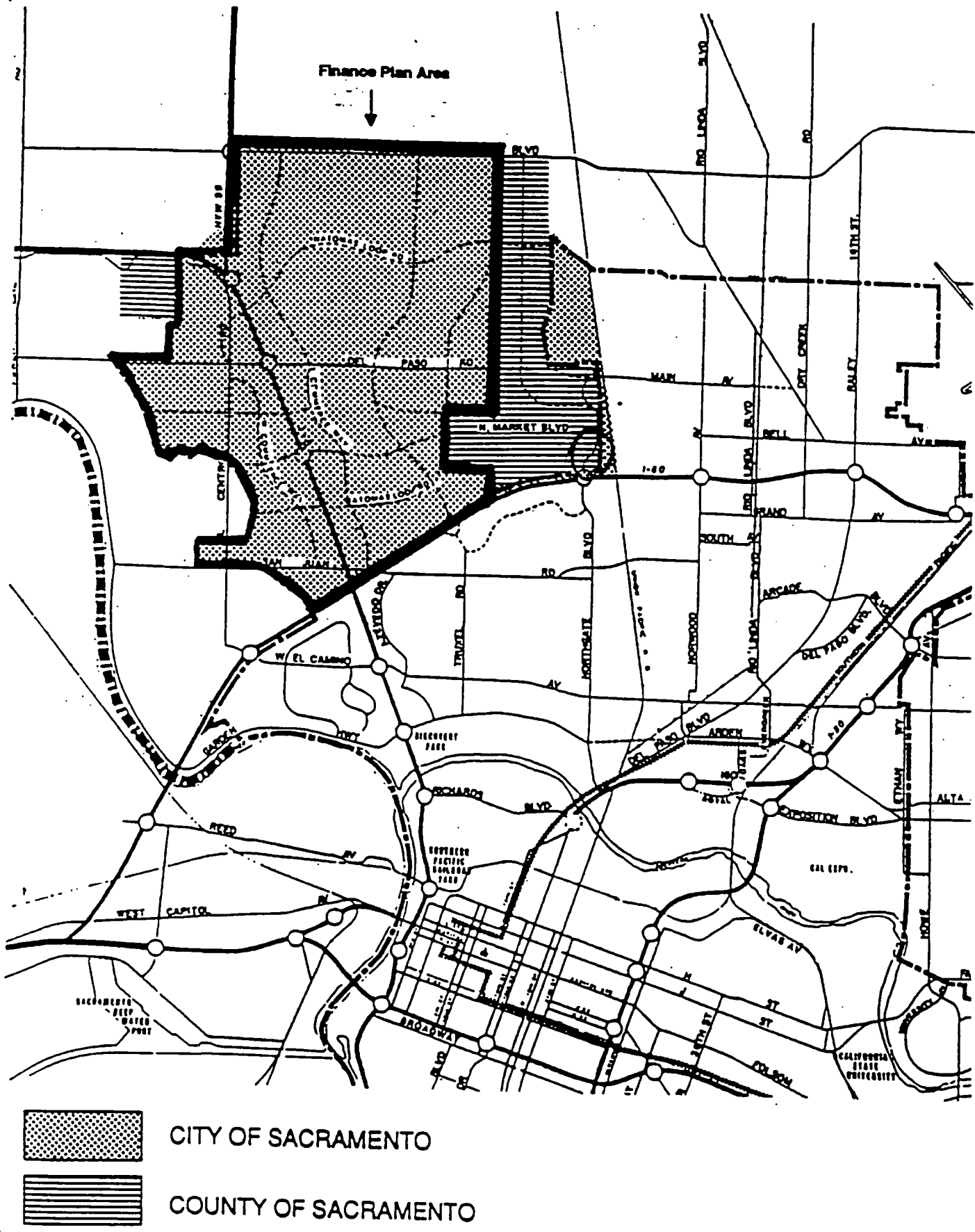
Figure 1

**NORTH NATOMAS
FINANCE PLANNING PRINCIPLES**

1. The Financing Plan shall provide assurance that all infrastructure and public facilities required in the Community Plan will be funded.
2. The Financial Phasing Plan shall provide assurance that all essential infrastructure and public facilities (necessary for public health, safety and welfare) are in place and operational to serve each phase of development.
3. The Financing Plan shall be based on completed and certified engineering studies and cost estimates for each infrastructure component. Engineering estimates will be updated at each phase of bonds.
4. The Financing Plan shall identify the quantity (and general location) of all lands needed for right-of-way and public facilities.
5. The Financing Plan shall provide a fee mechanism whereby each developer can dedicate his/her fair share of land in an equitable manner.
6. The Financing Plan shall be structured such that infrastructure is phased in an efficient and timely manner to meet performance standards and that each participating owner has the ability to develop as soon as adequate infrastructure is available.
7. The Financing Plan shall contain provisions for a disclosure procedure (relevant to special taxes, fees and assessments) for all future homeowners, businesses and land purchasers.
8. The Financing Plan shall identify costs and funding mechanisms for local street and utility improvements as well as "backbone" infrastructure. The funding mechanisms shall be developed to provide sufficient capacity for financing each of the infrastructure components required to serve development.
9. Prior to the approval of any rezoning or land use entitlements for any residential land use within the Plan area, the applicant shall enter into an agreement with the appropriate school district(s) that will ensure the provision of adequate school facilities to serve the residential dwelling units when needed. The appropriate school district and the building community will cooperate in drafting a financing plan that will address the provisions of adequate school facilities to serve the planned residential areas when needed. The Plan will consider Mello-Roos financing and Impaction Fees among other possible sources of funds.
10. The Financing Plan shall identify that portion of regional transit facilities to be borne by the NNCP and identify an appropriate funding source.

11. The Financing Plan shall identify regional benefit of public facilities (including but not limited to the Regional Park, Interchanges, Light Rail and drainage as applicable), and identify available funding mechanisms.
 12. The Financing Plan shall identify all special maintenance costs unique to North Natomas and identify appropriate funding sources.
 13. The total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent standards.
 14. The Financial Phasing Plan should be development driven and provide the flexibility necessary to speed up or slow down with the pace of development.
 15. Land owners who are restricted from development for reasons beyond their control should not be required to participate in the Financing Plan until the restriction is resolved.
 16. The Financing Plan shall include an equitable "buy-in" provision for property owners who do not (or cannot) participate in the initial years.
 17. Immediately following approval of the Financing Plan by City Council, the City shall initiate proceedings for the various components of the Plan. All financing mechanisms shall be established prior to final adoption of the Financing Plan.
-

**Figure 2
NORTH NATOMAS FINANCE PLAN AREA**



Implementation of the Financing Plan will provide assurance that new development will be committed to pay its fair share of the cost of public facilities. North Natomas development will occur over a lengthy time frame, possibly 20 to 40 years. The Financing Plan provides the framework for the long term development of the area. During the course of the buildout of North Natomas, the City will work with property owners to resolve specific infrastructure responsibility and financing issues that arise as part of the individual land development applications.

For this report, the Finance Plan Area is defined as all parcels within the City limits of Sacramento except those parcels east of the county parcels in the North Natomas Community Plan. The Finance Plan Area is designated in Figure 2. The Witter Ranch property and trailer park are excluded from the Finance Plan Area as they have already developed into final uses. If development plans were submitted for these parcels or parcels outside the Finance Plan Area, they should become subject to participation in the Financing Plan.

OVERVIEW OF THE FINANCING PLAN

Using available engineering data, this plan identifies infrastructure facilities required to support development in North Natomas, along with other community facilities such as schools, libraries, fire stations, a police substation, parks, recreational facilities, and other facilities called for in the Community Plan. The Financing Plan identifies funding sources to be used to defray the costs of such facilities and makes recommendations as to the approximate amounts to be financed from each source. An analysis of available debt financing is included within the plan.

All infrastructure, community facilities and land acquisition costs are in 1993\$. This Plan recognizes that costs will change over time and therefore any funding mechanism will have to include a method for adjusting the amount of funding to reflect current costs at the time of funding.

The proposed Financing Strategy, defined in Chapter IV, includes the following:

- Encourage early development of areas requiring no or limited additional infrastructure.
- Continue the public-private partnership that has been established to pursue completion of this project.
- Make maximum use of "pay-as-you-go" mechanisms.
- Make appropriate use of municipal debt financing mechanisms.
- Focus detailed planning on the early years while retaining flexibility to adjust in the later years of the plan.
- Aggressively pursue value engineering to reduce overall infrastructure costs.

- Take advantage of private sector efficiencies in constructing infrastructure facilities.

NORTH NATOMAS COMMUNITY PLAN

Land uses within the Community Plan focus on a Town Center located near the geographic center of the community. The Town Center incorporates civic, open space, commercial and residential uses into a community core to be served by light rail, pedestrian, and vehicular circulation systems. Circulation systems network out of the Town Center forming a transportation web. Land uses are arranged to intensify development along the future light rail corridor. Light rail stations are to serve as mixed-use hubs to better link primary employment areas to residential neighborhoods. Village centers have been created at logical locations throughout the community to serve those neighborhoods more distant from the light rail alignment. Land uses have been located to create strong linkages between interdependent land uses such as jobs and housing. Parks and schools are located together to the extent possible in order to encourage pedestrian and bicycle travel through greenways.

Residential land use classifications include Low Density Residential (LD), Medium Density Residential (MD), High Density Residential (HD), and Rural Estates (RE). Two categories of employment generating land uses have been designated. These are Employment Center (EC) and Light Industrial (LI). In addition, the project contains a variety of commercial uses that are both local and regional serving.

Roadway and freeway improvements, a water delivery system, storm drainage improvements, flood control (levee) improvements, and a sewer system must be constructed to allow for development of the Community Plan Area. In addition to the backbone infrastructure, the Community Plan calls for the construction of parks and recreation facilities, public safety facilities, schools, and other community facilities.

INFRASTRUCTURE COSTS AND PHASING

Infrastructure required for the North Natomas Community Plan Area totals \$730.7 million. Based on estimates of regional benefit, it is proposed that a total cost of \$612.8 million be attributed to North Natomas. The remaining \$117.9 million would be funded by regional, State, or Federal sources.

Infrastructure facilities will be phased in response to the market for housing and commercial/industrial space. The overall project is anticipated to have a lengthy build out period of 20 to 40 years. The timing of the construction of facilities to meet service levels has been compared with the availability of revenue from the proposed funding sources. The results of this analysis indicate that funding will be available to provide the necessary infrastructure.

INFRASTRUCTURE FINANCING STRATEGY

The premise of this financing plan is that all locally funded facilities should be funded through impact and connection fees unless timing considerations and cost require the sale of municipal bonds in order to provide the required infrastructure. Regional facilities, backbone infrastructure and community facilities will be funded through a combination of impact fees and other fees, bond financing, private funding as well as regional, State and Federal sources. In-tract subdivision improvements are generally financed privately.

Figure 3 summarizes the financing program for North Natomas showing both regional, state, and federal funding sources as well as revenues charged to the new development in North Natomas. Figure 4 provides a more detailed review of the revenues sources generated by North Natomas development projects. The cost of in-tract subdivision infrastructure has not been estimated as it is the responsibility of the subdivider and will vary by the nature of each subdivision. Total costs (1993 Dollars) to be funded through the various funding sources are shown in Figure 5.

The Financing Plan calls for three special funding programs: North Natomas Development Impact Fees, North Natomas Mello-Roos Community Facilities District, and the North Natomas Land Acquisition program. The programs provide revenues from new development projects in North Natomas and are in addition to the normal City and County development impact fees and SAFCA Assessments. The features of these funding programs are discussed below.

1. THE NORTH NATOMAS MELLO-ROOS COMMUNITY FACILITIES DISTRICT

The area-wide Mello-Roos CFD will be used to fund facilities that require bond financing. The CFD has a variety of purposes which are described below.

Primary Purpose: Fund Storm Drainage Improvements and Regional Park Land *

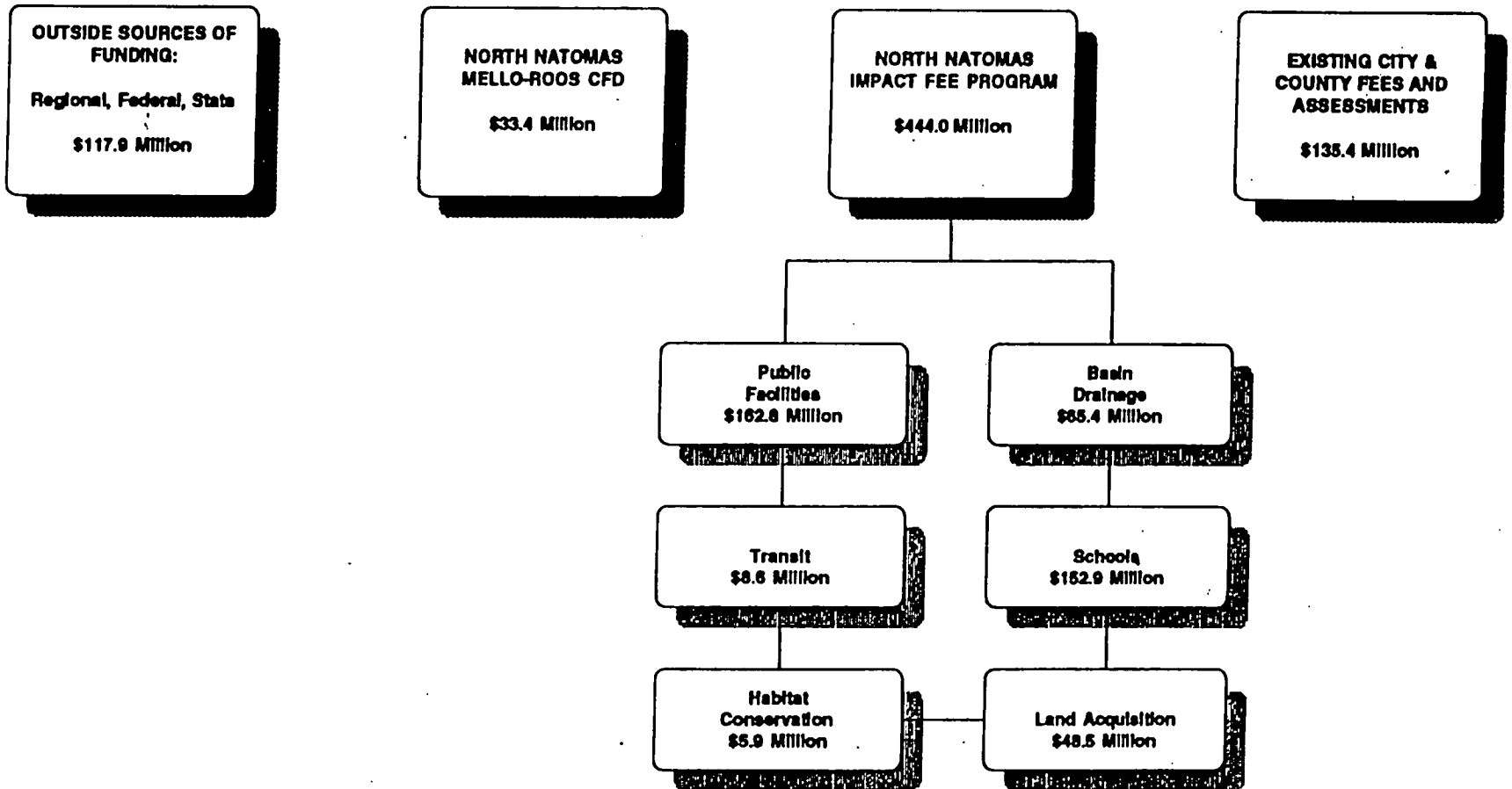
The primary purpose of the North Natomas Mello-Roos CFD is to fund approximately \$33.4 million in master drainage system improvements including possible improvements to the RD 1000 drainage system. The initial drainage improvements, either expanded detention basins or capacity expansions to the RD 1000 system, will be funded through an early and relatively small bond issue to provide an estimated \$3 million in proceeds. The remaining funding to complete the master drainage system will come from the proceeds of annual special tax revenues and special tax bonds issued by the CFD. The special tax bonds will be issued when development in North Natomas reaches 50% of buildout.

In addition, the Mello-Roos CFD will provide both bond funding and annual special tax revenues to fund the acquisition of the regional park.

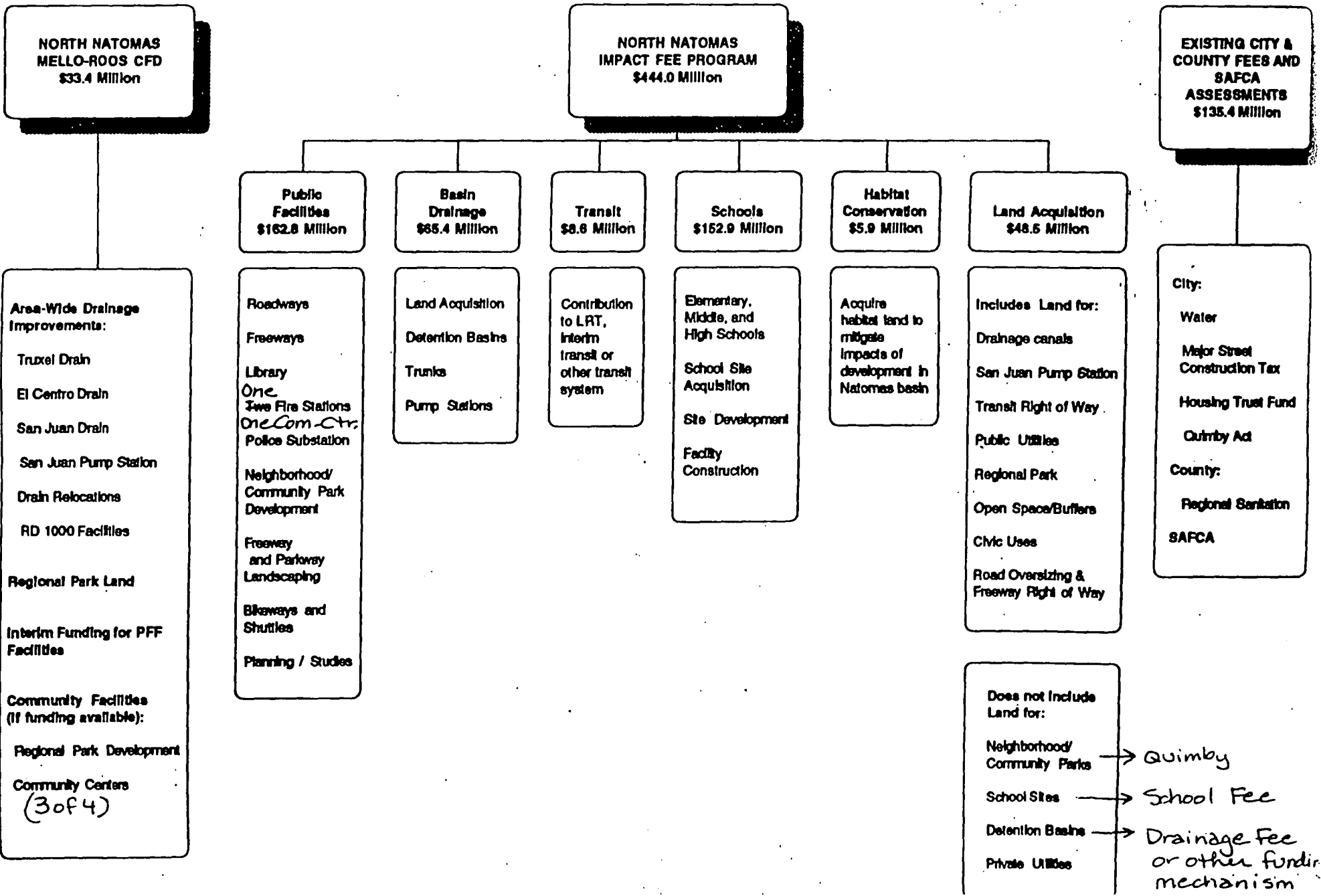
Figure 3

NORTH NATOMAS FINANCING PROGRAM

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**Figure 4
NORTH NATOMAS FINANCING PROGRAM — FUNDING FROM DEVELOPMENT PROJECTS**



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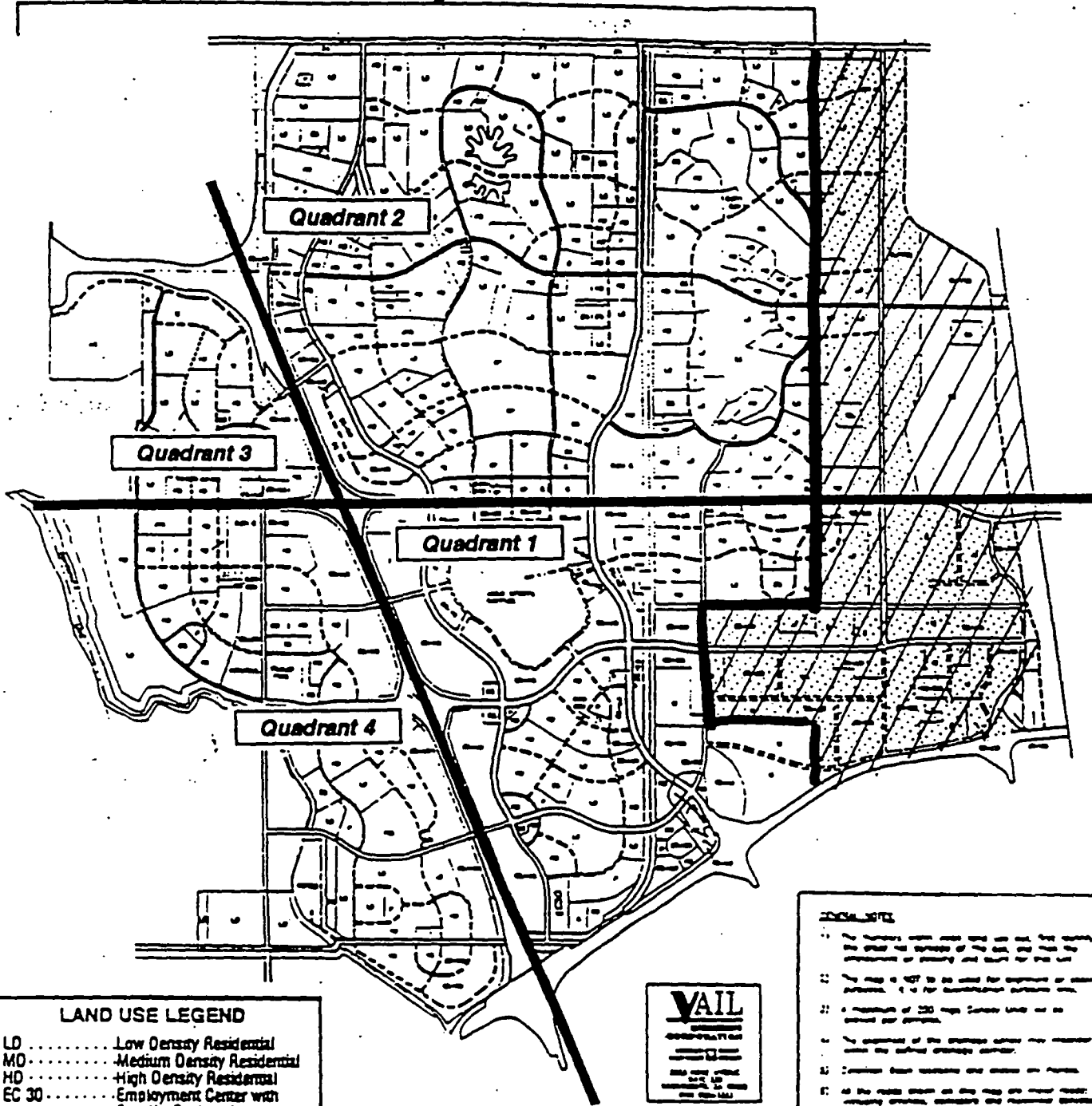
Figure 5
Major Funding Sources For North Natomas

	Total Facility Cost <u>1993 Dollars</u>
Federal/State/Regional Sources	\$117.9 million
North Natomas Area-Wide CFD	\$ 33.4 million
Public Facilities Fees	\$162.8 million
Drainage Fee	\$65.4 million
Transit Fee	\$8.6 million
Habitat Conservation Fee	\$5.9 million
Land Acquisition Fee	\$48.5 million
School Fees	\$152.9 million
City/County Development Fees	\$122.3 million
SAFCA	\$13.1 million
Total	\$730.7 million

Figure 6
QUADRANT MAP



Financing Plan Area



LAND USE LEGEND

LD	Low Density Residential
MD	Medium Density Residential
HD	High Density Residential
EC 30	Employment Center with Ema/Ac Designation
LI	Light Industrial
CC	Convenience Commercial
NC	Neighborhood Commercial
COM C	Community Commercial
HC	Highway Commercial
ES	Elementary School
JHS	Junior High School
HS	High School
I	Institutional Zone
CVIC	Civic
COM CENTER	Community Center
GC	Golf Course
P	Park
OS	Open Space
DB	Drainage Basin
RP	Regional Park



ROAD & CORRECTION LEGEND

As shown on 04 & 99	_____
4 Lane Street (135' ROW)	=====
4 Lane Street (136' ROW)	=====
4 Lane Street (102' ROW)	=====
2 Lane Street (33' ROW)	=====
2 Lane Local (33' ROW)	=====
Local Unimproved City ROW	=====
Unimproved City Limits	=====
Global Area Boundary	=====
Light Rail Corridor	=====

NOTES

1. The financing plan area shown on this map covers the entire financing plan area, and does not include the financing plan area shown on the map of the City of Burlington.
2. The map is not to be used for purposes of zoning or other regulations. The financing plan area shown on this map is not to be used for zoning or other regulations.
3. A portion of the financing plan area shown on this map is shown on the map of the City of Burlington.
4. The financing plan area shown on this map is shown on the map of the City of Burlington.
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11. The financing plan area shown on this map is shown on the map of the City of Burlington.

Secondary Purpose: Interim Financing for Temporary Shortfalls

A secondary purpose of the CFD is to provide interim funding to cover any shortfalls in the Public Facility Fee program or North Natomas Land Acquisition Program (NNLAP). These programs collect fees from developed property and use the fees to pay for required facilities and land. It is possible that certain facilities and/or public land may be needed before sufficient fee revenues have been obtained. In this case, the CFD may provide interim loans (fund transfers) to these programs. The loans would be repaid when fee revenues are collected in subsequent years. Once repayments are received from the fee programs, the CFD's capacity to fund master drainage improvements will be fully restored.

Tertiary Purpose: Provide Permanent Funding for Unfunded Community Facilities

The third purpose of the proposed CFD is to provide permanent funding for regional park development and / or community centers if surplus funds from developed property are available after the bonds to build the drainage system have been issued and the regional park land acquired. These facilities are planned to be funded through city-wide sources and/or possibly state grant funding and private contributions. However, if there are shortfalls in these sources, then the CFD may be able to fund all or a portion of the facilities, if there is sufficient bond or special tax capacity.

2. NORTH NATOMAS DEVELOPMENT IMPACT FEES:

A special set of North Natomas fees will fund facilities primarily benefiting the area that can be paid for on a pay-as-you-go basis. The set of fees include:

- North Natomas Public Facilities Fee (NNPFF),
- North Natomas Storm Drainage Fee,
- North Natomas Habitat Conservation Fee,
- North Natomas Transit Fee, and the
- North Natomas School Mitigation Fee.

The NNPFF will be collected as one fee and will fund the following public facilities:

- Major Roads and Freeways,
- Freeway and Parkway Landscaping,
- Fire Library, and Police Facilities,
- Bikeways and Shuttles.
- Planning / Studies, and
- Neighborhood and Community Park Development

The costs for these projects are allocated to the entire project area and assigned to each land use by common use factors.

The North Natomas Drainage Fee will fund drainage improvements and land acquisition for each drainage basin. The fees vary by drainage basin and land use. The fee does not include the area-wide components of the Comprehensive Drainage Plan that will be funded in the North Natomas Mello-Roos CFD.

The North Natomas Habitat Conservation Fee will fund the acquisition of off-site habitat to mitigate the impact of new development in North Natomas on the existing habitat for threatened and endangered species. This fee is allocated equally to each developable acre in North Natomas.

The North Natomas Transit Fee will fund construction and acquisition of Light Rail Transit (LRT) facilities including track, rolling stock, stations, and electronic equipment; or other transit facilities including buses, shelters, bus turnouts or other mass transit systems. The fees will be used as part of the local match for state and federal transit funding. The fee applies to all development in the North Natomas Finance Plan Area and varies by land use.

Individual projects within a subarea (i.e., quadrant, drainage basin) may fund the cost of facilities scheduled to be funded through a fee program in a financing district, either an additional Mello-Roos CFD or an Assessment District. When this occurs, the project will receive a fee credit for the facilities funded in the financing district.

3. THE NORTH NATOMAS LAND ACQUISITION PROGRAM (NNLAP)

Development of the North Natomas area will require a significant amount of land for public uses including: open space, drainage system, roadways, interchanges, transit, neighborhood/community and regional parks, civic facilities, and buffers to other uses. Much of this land is provided through normal land dedication in the land development process. However, the quantity of land in North Natomas for public use is unusual due to the large area being planned for development and the amount of land required for mitigation of various development impacts.

The purpose of the Land Acquisition Program is twofold: 1) to insure that public use lands are available to the City to construct infrastructure and facilities on a timely basis as established by the City and 2) to maintain equity among landowners for land provided above and beyond standard dedications.

SUBAREA FINANCING STRATEGY

North Natomas has been divided into four large subareas with Del Paso Road serving as the North/South dividing line and I-5 serving as the East/West dividing line (see Figure 6). These large subareas have been further divided into specific drainage basins so that each

basin will be responsible for its own drainage system. The type of funding mechanisms implemented will vary between each of the four different subareas, and potentially each of the nine different drainage basin areas. Prior to the initiation of development in any of the drainage basin areas, a plan to finance the infrastructure requirements serving the specific basin will be developed by the property owners within the area and submitted to the City for review and approval.

Financing within each subarea will be based on timing of development, the need for facilities, the ability to raise private funding for improvements, and the ability to support bonded indebtedness against the land. The basic strategy will be to minimize bond financing and maximize pay-as-you-go financing.

FEASIBILITY OF THE FINANCING PLAN

The infrastructure and community facilities cost burdens for the North Natomas Finance Plan Area has been compared to other projects in the Greater Sacramento region. North Natomas has infrastructure costs comparable to the nearby areas, although the costs are at the high end of the range.

Single family and multi-family total cost burdens are competitive with new development projects in the region, but higher than neighboring South Natomas and in-fill sites in the City of Sacramento. It is likely that multi-family development will lag single family development due to current economic conditions and tax laws.

In each non-residential category, North Natomas's cost burdens are higher than nearly all competing sites. The office sector will likely suffer the greatest competitive disadvantage due to the lower cost structure in South Natomas and the Highway 50 Corridor. Proximity to downtown and Metro Airport will help attract tenants. Although commercial cost burdens are slightly higher than other areas, retail land in North Natomas is primarily local serving and will follow population growth. Light industrial cost burdens are also slightly higher than other areas. Adjacency to I-5 and I-80, as well as North Natomas's central location in the region will assist industrial land absorption.

IMPLEMENTATION OF THE FINANCING PLAN

The financing plans lays out a broad strategy to fund the public improvements necessary to develop North Natomas. An implementation plan has been set forth describing actions the City must take to establish the funding mechanisms proposed in the plan. The following major actions should be implemented in order to allow development to proceed:

- Formation of Area-wide Mello-Roos CFD to Fund Storm Drainage and Critical Facilities.
- Approval of Nexus Studies and Ordinances to implement North Natomas Public Facilities Fees, Transit Fee, Drainage Fee and Habitat Conservation Fee.

- Implementation of the Land Acquisition Program.
- Adoption of the Habitat Conservation Plan.
- Development Agreements between the City and North Natomas property owners.
- City/RD 1000 Agreement on cost of and use of RD 1000 Facilities.
- Approval of Nexus Study and Ordinance to implement Developer/School District Agreement on school facilities funding.
- Approval of the Comprehensive Flood Management Plan.
- Construction of Flood Control Projects

Most of these actions are scheduled for adoption shortly after approval of the Financing Plan. The Comprehensive Flood Management Plan is programmed for completion in December 1994.

In addition, specific financing conditions and infrastructure requirements will be established by the City as part of the standard subdivision mapping processing for each project as it is considered for approval.

CONTENTS OF THIS REPORT

The North Natomas Financing Plan consists of the following chapters:

Chapter I - Executive Summary & Organization

This chapter summarizes the planning process and the financing plan. It also describes the organization of the Financing Plan.

Chapter II - Land Use

This chapter presents the Community Plan land uses, the area of the Community Plan subject to the Financing Plan. The chapter describes how the Community Plan is divided into four major subareas for the purposes of providing infrastructure and financing the development of the area.

This chapter also describes the process by which the Community Plan has evolved, along with a summary statement of some of the key features of the Community Plan.

Chapter III - Required Infrastructure and Phasing

This chapter describes the infrastructure and community facilities necessary to serve the North Natomas at buildout. Additionally, a table is provided which shows the costs of each element of infrastructure in 1993 dollars. This chapter also discusses the phasing requirements for the infrastructure and community facilities

Chapter IV - The Financing Strategy and Funding Sources

This chapter presents the financing strategy and describes the sources of funding for each facility or improvement.

Chapter V - Land Acquisition Program

This chapter describes the necessity for the City to acquire land for public improvements. It also describes the land acquisition program whereby property owners will either dedicate portions of their land to certain public purposes or will pay an in-lieu fee. Property owners required to provide an excessive amount of acreage will be reimbursed through the program.

Chapter VI - Regional Park Land Acquisition

This chapter discusses the details of the proposed acquisition program for the 200 acre Regional Park.

Chapter VII - Feasibility Analysis

This chapter analyzes the feasibility of the financing plan. A comparison by land use is presented showing the estimated infrastructure cost burdens for North Natomas and other competing development areas.

Chapter VIII - Implementation

This chapter briefly describes actions required to implement the various elements of the financing plan.

Chapter IX - Bond Financing Options

This chapter discusses general characteristics of Mello-Roos CFDs and Assessment Districts and discusses how such districts may be utilized.

Chapter X - Financing Plan Participation

The City Council passed resolution 93-430 in July 1993 which stated that property owners participating in the funding of the financing plan would be eligible for inclusion in Phase I

of the development of North Natomas. This chapter describe the issues associated with participation and non-participation in the funding of the 1994 Financing Plan.

Appendices

The report has the following appendices. The appendices provide detailed information that has been summarized in the body of the Financing Plan:

Appendix A	Absorption Schedule
Appendix B	Facility Cost Estimates & Maps
Appendix C	Facility Cost Allocation Model
Appendix D	Mello-Roos CFD Cash Flow Analysis
Appendix E	Public Facilities Fee Cash Flow Analysis
Appendix F	Sewer Fee, Water Fee, and Major Street Construction Tax Projections
Appendix G	Reimbursements to AD 88-03
Appendix H	Regional Park Acquisition
Appendix I	Total Cost by Land Use

Figure 18
North Natomas Financing Plan
Proposed Sources of Funding
Estimated Infrastructure Costs - 1993\$

Facility	Preliminary Cost Estimates (1993 \$)	Potential Funding Sources							
		Development Funding					Outside Sources		
		North Natomas Melto-Rosa CFD	N. Natomas Public Facilities Fee (1)	Other N. Natomas Project Fees (1)	Subarea CFDs ADs and L & L Districts	City/County Impact Fees & Assessments (2)	Regional Sources	Schools: State/GO Bonds	State/Federal Sources
Freeway Improvements	\$76,338,000		\$33,373,000					\$16,865,000	\$27,100,000
Major Streets (net of MSCF) (includes existing roads)	\$83,847,800		\$83,847,800						
Landscaping	\$8,579,000		\$8,579,000						
Fire, Library and Police	\$19,450,000		\$12,646,000					\$6,804,000	
Bikeways & Shuttles	\$3,790,000		\$3,790,000						
Planning / Studies	\$8,719,000		\$8,719,000						
Neighbor/Comm. Park Dev.	\$13,810,000		\$13,810,000						
Storm Drainage (includes detention basin land)	\$98,766,800	\$33,402,941		\$65,363,860					
LRT Contribution (Excludes land in NNLP)	\$8,560,000			\$8,560,000					\$0
Schools (includes land)	\$187,734,500			\$162,908,300				\$34,826,200	
Habitat Conservation	\$5,860,000			\$5,860,000					
Land Acquisition (NNLP)	\$48,485,000			\$48,485,000					
Regional Park Development	\$13,337,500							\$13,337,500	
Community Centers (excludes land in NNLP)	\$20,000,000							\$20,000,000	
Sewer System	\$34,200,000					\$34,200,000			
Water System	\$55,500,000					\$55,500,000			
Major Street Construction Tax	\$14,774,700					\$14,774,700			
Housing Trust Fund	\$17,838,600					\$17,838,600			
Flood Control - Levees	\$13,125,000					\$13,125,000			
TOTAL COST	\$730,715,900	\$33,402,941	\$162,764,800	\$281,177,160	To be Determined	\$135,438,300	\$56,006,500	\$34,826,200	\$27,100,000

cost source

- (1) Many facilities currently funded by North Natomas Fees may be funded by special districts (e.g. roads, drainage, landscaping, etc.).
- (2) Development Impact fees/assessments include existing City-wide, regional sanitation fees and SAFCA assessments in addition to the implementation of North Natomas project fees.
- (3) The regional park site is being funded through the Land Acquisition Program. Development, operations & maintenance will be funded from City-wide sources.

APPENDIX A

Absorption Schedule

Appendix A presents a very preliminary absorption schedule intended for purposes of projecting the fee revenue stream under one specific set of development assumptions. Year 2021+ development shows a lump sum development of all remaining land uses although the development may not conclude in this year. Actual development may occur over a forty-year or longer period. Therefore, the lump sum development in year 2021+ represents the final year for purposes of estimating projected fees in 1993\$ rather than depicting what may occur over the entire forty plus years.

If actual absorption of commercial and residential land uses occurs at a slower pace than is projected, bonding capacity and therefore the ability to finance infrastructure improvements will be diminished. Therefore, it is critical that the absorption projections be based on up-to-date and valid growth projections, supplemented with information on the market characteristics of commercial and residential development.

The purpose of this appendix is to provide preliminary absorption forecasts for office, industrial, retail, and residential uses for the North Natomas Community Plan Area from 1994 through buildout. The sources of information and methodology on which the absorption forecasts are based, as well as issues that may require further research, are discussed in a memo to the North Natomas Planning Group prepared by EPS, October 22, 1992.

Figure A-1 provides an absorption schedule for the entire Financing Plan Area. It includes estimates of residential population and employees. Figure A-2 takes the absorption schedule in A-1 and distributes the population and employment numbers to quadrants assuming a proportional share of development in each quadrant annually. Figure A-3 summarizes the population and employment estimates by land use and quadrant.

It is important to note that this absorption schedule is not reflective of any market study and should not be used to support the sale of municipal bonds or the property itself. This schedule is for illustrative purposes only.

**Figure A-1
North Natomas
Absorption Schedule**

Conservative Development Assumptions - 1,500 Units per Year by 2000

	Total 1994-2021 +	0 1994	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003
Total Plan Area											
Residential											
	<i>units</i>										
LD Residential Units	9,572	0	0	220	220	430	430	650	650	650	650
MD Residential Units	9,224	0	0	180	180	370	370	550	550	550	550
HD Residential Units	11,181	0	0	100	100	200	200	300	300	300	300
Total Units	29,977	0	0	500	500	1,000	1,000	1,500	1,500	1,500	1,500
Cumulative Units		0	0	500	1,000	2,000	3,000	4,500	6,000	7,500	9,000
Non-Residential											
	<i>acres</i>										
Community Commercial	180.8	0.0	0.0	0.0	0.0	3.2	3.2	6.4	6.4	9.7	9.7
Highway Commercial	39.5	0.0	0.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
EC 30/Office	72.4	0.0	0.0	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
EC 40	394.1	0.0	0.0	0.0	9.9	9.9	9.9	9.9	9.9	9.9	9.9
EC 45	28.5	0.0	0.0	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
EC 50/Hospital	362.6	0.0	0.0	0.0	9.1	9.1	9.1	9.1	9.1	9.1	9.1
EC 65	98.2	0.0	0.0	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
EC 80	42.6	0.0	0.0	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Light Industrial	152.7	28.5	0.0	0.0	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Golf Course Clubhouse	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sports Complex	185.4	83.8	0.0	0.0	0.0	0.0	0.0	0.0	101.8	0.0	0.0
Total Acres	1,566.6	112.1	0.0	8.5	33.2	36.5	36.5	39.7	141.5	42.9	42.9
Cumulative Acres		112.1	112.1	120.6	153.9	190.4	226.8	266.5	408.0	450.9	493.8
Cumulative Population	59,218	0	0	1,058	2,117	4,227	6,337	9,505	12,673	15,842	19,010
Cumulative Employees	57,830	988	988	1,451	2,697	4,440	5,983	7,622	9,770	11,506	13,242
Cumulative Daytime Pop	117,048	988	988	2,509	5,013	8,666	12,319	17,127	22,443	27,348	32,252

Dev. Sched

Note: Non-Residential development schedule is based on an average development of 35 to 40 acres per year evenly distributed to all land uses.

This absorption study is not reflective of any market study and should not be used to support the sale of municipal bonds or the property itself. This schedule is for illustrative purposes only.

**Figure A-1
North Natomas
Absorption Schedule**

Conservative Development Assumptions - 1,500 Units per Year by 2000

	Total 1994-2021 +	10 2004	11 2005	12 2006	13 2007	14 2008	15 2009	16 2010	17 2011	18 2012
Total Plan Area										
Residential	<i>units</i>									
LD Residential Units	9,572	650	650	650	650	650	650	400	400	400
MD Residential Units	9,224	550	550	550	550	550	550	550	550	400
HD Residential Units	11,181	300	300	300	300	300	300	300	300	500
Total Units	29,977	1,500	1,500	1,500	1,500	1,500	1,500	1,250	1,250	1,300
Cumulative Units		10,500	12,000	13,500	15,000	16,500	18,000	19,250	20,500	21,800
Non-Residential										
	<i>acres</i>									
Community Commercial	180.8	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7	7.7
Highway Commercial	39.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
EC 30/Office	72.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
EC 40	394.1	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9
EC 45	28.5	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
EC 50/Hospital	382.6	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1
EC 65	98.2	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
EC 80	42.8	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Light Industrial	152.7	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Golf Course Clubhouse	10.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	0.0	0.0
Sports Complex	185.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Acres	1,566.8	42.9	42.9	42.9	42.9	42.9	52.9	42.9	42.9	41.0
Cumulative Acres		536.7	579.7	622.6	665.5	708.4	761.3	804.2	847.1	888.1
Cumulative Population	59,218	22,178	25,347	28,515	31,684	34,852	38,020	40,551	43,082	45,635
Cumulative Employees	57,830	14,978	16,714	18,450	20,186	21,922	23,758	25,494	27,230	28,908
Cumulative Daytime Pop	117,048	37,158	42,061	46,965	51,870	56,774	61,778	66,045	70,312	74,543

'Dev. Sched'

This absorption study is not reflective of any market study and should not be used to support the sale of municipal bonds or the property itself. This schedule is for illustrative purposes only.

**Figure A-1
North Natomas
Absorption Schedule**

Conservative Development Assumptions - 1,500 Units per Year by 2000

	Total 1994-2021 +	19 2013	20 2014	21 2015	22 2016	23 2017	24 2018	25 2019	26 2020	27 2021 +
Total Plan Area										
Residential										
	<i>units</i>									
LD Residential Units	9,572	400	172	0	0	0	0	0	0	0
MD Residential Units	9,224	408	350	350	16	0	0	0	0	0
HD Residential Units	11,181	500	750	750	1,000	1,000	1,000	750	731	0
Total Units	29,977	1,308	1,272	1,100	1,016	1,000	1,000	750	731	0
Cumulative Units		23,108	24,380	25,480	26,496	27,496	28,496	29,246	29,977	29,977
Non-Residential										
	<i>acres</i>									
Community Commercial	180.8	7.7	7.8	7.8	6.9	5.8	4.8	4.7	4.7	7.0
Highway Commercial	39.5	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0
EC 30/Office	72.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	12.1
EC 40	394.1	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	157.6
EC 45	28.5	1.4	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0
EC 50/Hospital	362.6	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	145.1
EC 65	98.2	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	16.4
EC 80	42.6	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	7.1
Light Industrial	152.7	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	32.6
Golf Course Clubhouse	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sports Complex	185.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Acres	1,566.8	41.0	41.0	41.1	38.7	35.4	34.6	34.5	34.5	377.7
Cumulative Acres		929.1	970.1	1,011.2	1,049.9	1,085.3	1,120.0	1,154.5	1,189.0	1,566.8
Cumulative Population	59,218	48,203	50,484	52,286	53,857	55,397	56,937	58,092	59,218	59,218
Cumulative Employees	57,830	30,586	32,265	33,947	35,535	37,025	38,491	39,955	41,418	57,830
Cumulative Daytime Pop	117,048	78,789	82,729	86,233	89,392	92,422	95,428	98,046	100,636	117,048

'Dev Sched'

This absorption study is not reflective of any market study and should not be used to support the sale of municipal bonds or the property itself. This schedule is for illustrative purposes only.

**Figure A-2
North Natomas Financing Plan
Total People by Quadrant**

	Total 1994-2021 +	0 1994	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003
Cumulative Units	29,977	0	0	500	1,000	2,000	3,000	4,500	6,000	7,500	9,000
Cumulative Residents	59,218	0	0	1,058	2,117	4,227	6,337	9,505	12,873	15,842	19,010
% of Residents	100.00%	0.00%	0.00%	1.79%	3.57%	7.14%	10.70%	16.05%	21.40%	26.75%	32.10%
Cumulative Non. Res. Acres	1,566.8	112.1	112.1	120.6	153.9	190.4	226.8	266.5	408.0	450.9	493.8
Cumulative Employees	57,830	988	988	1,451	2,897	4,440	5,983	7,622	9,770	11,508	13,242
TOTAL CUMULATIVE PEOPLE	117,048	988	988	2,509	5,013	8,668	12,319	17,127	22,443	27,348	32,252
PERCENTAGE OF TOTAL PEOPLE	100.00%	0.84%	0.84%	2.14%	4.28%	7.40%	10.52%	14.63%	19.17%	23.36%	27.55%
Quadrant 1:	<i>Percentage</i>										
Residents	13.56%	0	0	143	287	573	859	1,289	1,718	2,148	2,578
Employees	51.16%	505	505	742	1,482	2,271	3,061	3,899	4,998	5,888	6,774
Subtotal Quad. 1 People		505	505	888	1,769	2,844	3,920	5,188	6,717	8,034	9,352
Quadrant 2:											
Residents	53.82%	0	0	570	1,139	2,275	3,410	5,115	6,820	8,525	10,231
Employees	18.44%	182	182	268	534	819	1,103	1,406	1,802	2,122	2,442
Subtotal Quad. 2 People		182	182	837	1,673	3,093	4,513	6,521	8,622	10,647	12,673
Quadrant 3:											
Residents	6.06%	0	0	64	128	256	384	576	768	960	1,152
Employees	6.90%	68	68	100	200	306	413	520	674	793	913
Subtotal Quad. 3 People		68	68	164	328	562	797	1,102	1,442	1,753	2,065
Quadrant 4:											
Residents	26.56%	0	0	261	562	1,123	1,683	2,525	3,367	4,208	5,050
Employees	23.50%	232	232	341	681	1,044	1,406	1,791	2,296	2,704	3,112
Subtotal Quad. 4 People		232	232	622	1,243	2,166	3,089	4,316	5,663	6,913	8,162

**Figure A-2
North Natomas Financing Plan
Total People by Quadrant**

	Total 1994-2021 +	10 2004	11 2005	12 2006	13 2007	14 2008	15 2009	16 2010	17 2011	18 2012	19 2013
Cumulative Units	29,977	10,500	12,000	13,500	15,000	16,500	18,000	19,250	20,500	21,800	23,108
Cumulative Residents	59,218	22,178	25,347	28,515	31,684	34,852	38,020	40,551	43,082	45,635	48,203
% of Residents	100.00%	37.45%	42.80%	48.15%	53.50%	58.85%	64.20%	68.48%	72.75%	77.06%	81.40%
Cumulative Non. Res. Acres	1,566.8	536.7	579.7	622.6	665.5	708.4	761.3	804.2	847.1	888.1	929.1
Cumulative Employees	57,830	14,978	16,714	18,450	20,186	21,922	23,758	25,494	27,230	28,908	30,586
TOTAL CUMULATIVE PEOPLE	117,048	37,156	42,061	46,965	51,870	56,774	61,778	66,045	70,312	74,543	78,789
PERCENTAGE OF TOTAL PEOPLE	100.00%	31.74%	35.93%	40.12%	44.32%	48.51%	52.78%	56.43%	60.07%	63.69%	67.31%
Quadrant 1:	<i>Percentage</i>										
Residents	13.56%	3,007	3,437	3,867	4,296	4,726	5,155	5,499	5,842	6,188	6,536
Employees	51.16%	7,662	8,551	9,439	10,327	11,215	12,154	13,042	13,931	14,789	15,647
Subtotal Quad. 1 People		10,670	11,988	13,305	14,623	15,941	17,310	18,541	19,772	20,977	22,183
Quadrant 2:											
Residents	53.82%	11,936	13,641	15,346	17,051	18,756	20,461	21,823	23,185	24,559	25,941
Employees	18.44%	2,762	3,082	3,403	3,723	4,043	4,381	4,702	5,022	5,331	5,641
Subtotal Quad. 2 People		14,698	16,723	18,749	20,774	22,799	24,843	26,525	28,207	29,890	31,581
Quadrant 3:											
Residents	6.06%	1,344	1,536	1,728	1,920	2,112	2,304	2,457	2,611	2,766	2,921
Employees	6.90%	1,033	1,153	1,272	1,392	1,512	1,638	1,758	1,878	1,993	2,109
Subtotal Quad. 3 People		2,377	2,689	3,000	3,312	3,624	3,942	4,216	4,489	4,759	5,030
Quadrant 4:											
Residents	26.56%	5,891	6,733	7,575	8,416	9,258	10,100	10,772	11,444	12,122	12,805
Employees	23.50%	3,520	3,929	4,337	4,745	5,153	5,584	5,992	6,400	6,795	7,189
Subtotal Quad. 4 People		9,412	10,662	11,911	13,161	14,411	15,684	16,764	17,845	18,917	19,993

**Figure A-2
North Natomas Financing Plan
Total People by Quadrant**

	Total 1994-2021 +	20 2014	21 2015	22 2016	23 2017	24 2018	25 2019	26 2020	27 2021 +
Cumulative Units	29,977	24,380	25,480	26,496	27,496	28,496	29,246	29,977	29,977
Cumulative Residents	59,218	50,464	52,286	53,857	55,397	56,937	58,092	59,218	59,218
% of Residents	100.00%	85.22%	88.30%	90.95%	93.55%	96.15%	98.10%	100.00%	100.00%
Cumulative Non. Res. Acres	1,566.8	970.1	1,011.2	1,049.9	1,085.3	1,120.0	1,154.5	1,189.0	1,566.8
Cumulative Employees	57,830	32,265	33,947	35,535	37,025	38,491	39,955	41,418	57,830
TOTAL CUMULATIVE PEOPLE	117,048	82,729	86,233	89,392	92,422	95,428	98,046	100,636	117,048
PERCENTAGE OF TOTAL PEOPLE	100.00%	70.68%	73.67%	76.37%	78.96%	81.53%	83.77%	85.98%	100.00%
Quadrant 1:	<i>Percentage</i>								
Residents	13.56%	6,843	7,090	7,303	7,512	7,720	7,877	8,030	8,030
Employees	51.16%	16,506	17,366	18,179	18,941	19,691	20,440	21,189	29,585
Subtotal Quad. 1 People		23,349	24,456	25,482	26,453	27,412	28,317	29,218	37,615
Quadrant 2:									
Residents	53.82%	27,158	28,139	28,984	29,813	30,641	31,263	31,869	31,869
Employees	18.44%	5,950	6,260	6,553	6,828	7,098	7,368	7,638	10,665
Subtotal Quad. 2 People		33,108	34,399	35,537	36,640	37,740	38,631	39,507	42,534
Quadrant 3:									
Residents	6.06%	3,058	3,169	3,264	3,357	3,450	3,520	3,589	3,589
Employees	6.90%	2,225	2,341	2,451	2,553	2,654	2,755	2,856	3,988
Subtotal Quad. 3 People		5,283	5,510	5,714	5,910	6,105	6,276	6,445	7,577
Quadrant 4:									
Residents	26.56%	13,405	13,889	14,306	14,716	15,125	15,431	15,731	15,731
Employees	23.50%	7,584	7,979	8,352	8,702	9,047	9,391	9,735	13,592
Subtotal Quad. 4 People		20,989	21,868	22,659	23,418	24,172	24,822	25,465	29,323

cumulative_people

**Figure A-3
North Natomas Finance Plan Area Parcels
Projected Population Per Quadrant**

Land Use	Total Plan Area			Quadrant 1 South of Del Paso East of I-5			Quadrant 2 North of Del Paso East of I-5			Quadrant 3 North of Del Paso West of I-5			Quadrant 4 South of Del Paso West of I-5		
	Acres	Units	Population / Employment	Acres	Units	Population / Employment	Acres	Units	Population / Employment	Acres	Units	Population / Employment	Acres	Units	Population / Employment
Single-Family Residential															
Low Density	1,404.3	9,572	24,409	123.7	863	2,201	893.4	5,869	14,966	86.1	610	1,556	301.2	2,230	5,687
Medium Density	739.7	9,224	17,590	155.6	1,897	3,618	297.6	3,738	7,128	28.9	345	658	257.8	3,244	6,188
Subtotal	2,144.0	18,796	41,999	279.2	2,760	5,818	1,191.0	9,607	22,094	115.0	955	2,213	558.8	5,474	11,873
High-Density Residential															
Apartments	420.3	11,181	17,219	60.9	1,438	2,211	231.0	6,347	9,774	33.7	893	1,375	94.7	2,505	3,858
Subtotal	420.3	11,181	17,219	60.9	1,436	2,211	231.0	6,347	9,774	33.7	893	1,375	94.7	2,505	3,858
Subtotal Residential	2,564.3	29,977	59,218	340.1	4,196	8,030	1,422.0	15,954	31,869	148.7	1,848	3,589	653.6	7,979	15,731
Percent of Total Res. Pop.			100.00%			13.56%			53.82%			6.06%			26.56%
Average People Per Unit			1.98												
Employment															
Convenience Commercial	28.1		842	8.7		261	14.1		422	2.6		79	2.6		79
Community Commercial	68.6		2,057	0.0		0	42.2		1,285	0.0		0	26.4		792
Village Commercial	51.8		1,555	13.1		393	21.1		634	0.0		0	17.6		528
Transit Commercial	32.3		969	0.0		0	32.3		969	0.0		0	0.0		0
Highway Commercial	39.5		1,188	28.4		791	0.0		0	13.2		395	0.0		0
EC 30/Office	72.4		2,173	60.1		1,803	12.3		370	0.0		0	0.0		0
EC 40	394.1		15,783	230.0		9,201	51.5		2,059	0.0		0	112.6		4,502
EC 45	28.5		1,283	28.5		1,283	0.0		0	0.0		0	0.0		0
EC 50/Hospital	382.6		18,132	142.0		7,102	38.2		1,910	38.6		1,830	145.8		7,291
EC 65	98.2		6,384	48.8		3,175	30.9		2,008	12.3		801	6.2		400
EC 80	42.6		3,407	31.0		2,478	11.6		929	0.0		0	0.0		0
Light Industrial	152.7		3,053	108.5		2,171	0.0		0	44.1		882	0.0		0
Golf Course Clubhouse	10.0		100	0.0		0	10.0		100	0.0		0	0.0		0
Sports Complex	185.4		927	185.4		927	0.0		0	0.0		0	0.0		0
Subtotal Employment	1,566.8		57,830	882.6		29,585	264.1		10,665	108.9		3,988	311.2		13,592
Percent of Total Emp.			100.00%			51.16%			18.44%			6.90%			23.50%
Average Emp. Per Acre			36.91												
TOTAL RES. AND NON-RES. LAND USES	4,131.1	29,977	117,048	1,222.7	4,196	37,615	1,686.1	15,954	42,534	257.5	1,848	7,577	964.7	7,979	29,323

Land use MR

Source: North Natomas Community Plan Map, October 14, 1992, and Addendum to the Supplement to the 1988 North Natomas Community Plan Environmental Impact Report April 7, 1994.

NOTE: All acreages are net of non-developable property--including parks, schools, major roads, and interior streets.

Prepared by Economic and Planning Systems, Inc.

PHASIS 1/5 6/18/94

Figure 2
City of Sacramento Fiscal Study
North Natomas Community Plan Financing Plan Area
Fiscal Impact Summary for General Fund

Item	2002	2007	2012	2017	2022	Buildout	% of Total
GENERAL FUND REVENUES							
Property Tax	\$2,081,455	\$4,994,658	\$7,546,931	\$9,527,041	\$10,679,898	\$11,734,648	39.2%
Sales and Use Tax	\$676,546	\$1,726,676	\$2,736,631	\$3,562,925	\$4,039,380	\$4,197,006	14.0%
Property Transfer Tax	\$62,313	\$104,207	\$145,687	\$182,732	\$223,399	\$316,926	1.1%
Business Operations Tax	\$171,257	\$379,856	\$576,994	\$769,174	\$941,672	\$1,337,257	4.5%
Utility User Tax	\$1,096,338	\$2,623,148	\$4,130,485	\$5,523,457	\$6,668,189	\$7,980,951	26.7%
Residential Dev. Tax	\$513,500	\$513,500	\$417,250	\$335,250	\$240,000	\$0	0.0%
In-Lieu Taxes-Enterprise	\$27,281	\$69,377	\$109,645	\$143,527	\$166,785	\$184,143	0.6%
Franchise (& in-Lieu) Fee	\$209,405	\$532,537	\$841,632	\$1,101,703	\$1,280,236	\$1,413,474	4.7%
Fines and Forfeitures	\$113,686	\$289,115	\$456,923	\$598,116	\$695,042	\$767,377	2.6%
Motor Vehicle in-Lieu	\$316,835	\$844,893	\$1,351,702	\$1,759,622	\$2,011,116	\$2,011,116	6.7%
TOTAL REVENUES	\$5,268,617	\$12,077,967	\$18,313,881	\$23,503,546	\$26,945,717	\$29,942,898	100.0%
GENERAL FUND EXPENSES							
Mayor/Council	\$17,815	\$45,306	\$71,603	\$93,729	\$108,918	\$120,253	0.5%
City Manager	\$20,087	\$51,083	\$80,732	\$105,679	\$122,805	\$135,586	0.5%
City Attorney	\$29,632	\$75,357	\$119,095	\$155,897	\$181,160	\$200,014	0.8%
City Clerk	\$16,907	\$42,997	\$67,954	\$88,952	\$103,367	\$114,124	0.4%
City Treasurer	\$3,381	\$8,597	\$13,587	\$17,786	\$20,668	\$22,819	0.1%
Finance	\$29,917	\$76,083	\$120,243	\$157,399	\$182,905	\$201,941	0.8%
Info/Comm. Service	\$53,492	\$136,035	\$214,993	\$281,427	\$327,033	\$361,069	1.4%
Human Resources	\$17,563	\$44,664	\$70,588	\$92,400	\$107,374	\$118,548	0.4%
Employee Relations	\$4,904	\$12,472	\$19,711	\$25,802	\$29,983	\$33,103	0.1%
Police	\$1,899,843	\$4,769,759	\$7,270,566	\$9,523,872	\$11,279,174	\$12,307,240	46.5%
Fire	\$100,000	\$1,666,667	\$3,333,333	\$3,333,333	\$3,333,333	\$3,333,333	12.6%
Public Works	\$156,079	\$396,924	\$627,307	\$821,149	\$954,218	\$1,053,527	4.0%
Planning and Development	\$5,226	\$13,289	\$21,003	\$27,493	\$31,948	\$35,273	0.1%
Library	\$154,872	\$412,992	\$660,725	\$860,120	\$983,053	\$983,053	3.7%
Community & Visitor Services	\$66,478	\$169,060	\$267,185	\$349,748	\$406,425	\$448,723	1.7%
Neighborhood Services	\$315,884	\$1,092,358	\$1,947,646	\$2,604,342	\$3,105,082	\$3,105,082	11.7%
Fund Reserves & Non-Approp.	\$23,511	\$59,790	\$94,493	\$123,692	\$143,736	\$158,695	0.6%
Debt Service	\$225,448	\$573,335	\$906,111	\$1,186,106	\$1,378,316	\$1,521,762	5.8%
Non-Departmental	\$325,306	\$827,284	\$1,307,456	\$1,711,470	\$1,988,817	\$2,195,799	8.3%
TOTAL EXPENSES	\$3,466,346	\$10,474,051	\$17,214,331	\$21,560,395	\$24,788,315	\$26,449,945	100.0%
ANNUAL OPERATING SURPLUS (DEFICIT)	\$1,802,271	\$1,603,916	\$1,099,550	\$1,943,151	\$2,157,402	\$3,492,954	
ANNUAL SURPLUS (DEFICIT) AS A % OF EXPENSES	52.0%	15.3%	6.4%	9.0%	8.7%	13.2%	

"summary"

Fee Calculations for North Natomas Planning Entitlements

(as of 8-17-98)

PROJECT: _____

General Plan Amendment -	\$8,500	_____
Community Plan Amendment -	7,000	_____
Development Agreement -	7,700	_____
Rezone -	8,000	_____
PUD Designation -	3,700	_____
Tentative Master Parcel Map ¹ -	5,000 for 1st 100 lots/ 350 for each additional 100 lots	_____
Tentative Map ¹ -	5,000 for 1st 100 lots/ 350 for each additional 100 lots	_____
Special Permit ² -		_____
Major Project -	5,000	_____
Dev't in PUD -	3,000	_____
Other CPC -	3,300	_____
Plng Director's Special Permit -	500	_____
<hr/>		
Subtotal (add all applicable fees)		_____
25% reduction for multiple planning entitlements ³		_____
<hr/>		
Planning Entitlements (subtotal minus reduction)		_____
Public Works Review - Tentative Map -	700	_____
Plan Amend/ Rez/ PUD -	1,500	_____
Special Permit -	1,375	_____
Env'I Review - Plan Amend/Rez	6,100	_____
Special Permit	1,400	_____
PDSP	470	_____
<hr/>		
TOTAL		=====

Notes:

- 1 - Fee for tentative map is the greater of the two fees when both a tentative map and tentative master parcel map are requested.
- 2 - If multiple Special Permits are required the most expensive one is charged only. For example, if a Special Permit for a major project (\$5,000) and a Special Permit for development in a PUD (\$3,000) are required, the charge for the Special Permits is \$5,000.
- 3 - 25% reduction is calculated by subtracting the greater priced entitlement from the subtotal and subtracting 25% of the balance (e.g., if entitlements subtotal \$40,600, including a general plan amendment @ \$8,500, subtract 8,500 from 40,600 multiply by .25 and subtract that amount from the subtotal -
For example- \$40,600 - 8,500 = 32,100 x .25 = 8,025 is the reduction, therefore \$40,600 - 8,025 = \$32,575 is the planning entitlement fee

SPECIAL NORTH NATOMAS FEES
NON-RESIDENTIAL LAND USES

LAND USE	TRANSIT	HABITAT	PUBLIC FACILITIES	REGIONAL PARK
Commercial: Convenience	\$0.73	\$2,645/acre \$2,240/acre	\$11.10/sqft	\$2,722/acre
Commercial: Community	\$0.38	\$2,240/acre	\$ 5.98/sqft	\$2,722/acre
Commercial: Village/Neighborhood	\$0.56	\$2,240/acre	\$ 8.70/sqft	\$2,722/acre
Commercial: Transit	\$0.45	\$2,240/acre	\$ 6.97/sqft	\$2,722/acre
Commercial: Regional	\$0.33	\$2,240/acre	\$ 5.34/sqft	\$2,722/acre
Commercial: Highway (< 10 acres)	\$0.73	\$2,240/acre	\$11.27/sqft	\$2,722/acre
Commercial: Highway (> 10 acres)	\$0.52	\$2,240/acre	\$ 8.17/sqft	\$2,722/acre
Employment: 30 emps/acre	\$0.16	\$2,240/acre	\$ 2.99/sqft	\$2,722/acre
Employment: 40 emps/acre	\$0.17	\$2,240/acre	\$ 2.96/sqft	\$2,722/acre
Employment: 45 emps/acre	\$0.20	\$2,240/acre	\$ 3.37/sqft	\$2,722/acre
Employment: 50 emps/acre	\$0.19	\$2,240/acre	\$ 3.31/sqft	\$2,722/acre
Employment: 65 emps/acre	\$0.24	\$2,240/acre	\$ 3.92/sqft	\$2,722/acre
Employment: 80 emps/acre	\$0.23	\$2,240/acre	\$ 3.79	\$2,722/acre
Light Industrial	\$0.04	\$2,240/acre	\$ 0.89	\$2,722/acre
Stadium	\$4,446/acre	\$2,240/acre	\$ 2,296/acre	\$2,722/acre
Arena	\$2,706/acre	\$2,240/acre	\$ 2,296/acre	\$2,722/acre

Note: Above fees do not include drainage detention basin costs or fee credits/debits for land dedication.

SPECIAL NORTH NATOMAS FEES
RESIDENTIAL LAND USES

LAND USE	TRANSIT	HABITAT	PUBLIC FACILITIES	REGIONAL PARK	TOTAL
Low Density Residential	\$127/DU	\$401/DU (\$2,240/acre)	\$3,282/DU	\$486/DU (\$2,722/acre)	\$4,296/DU
Medium Density Residential	\$106/DU	\$211/DU (\$2,240/acre)	\$2,512/DU	\$257/DU (\$2,722/acre)	\$3,086/DU
High Density Residential	\$ 84/DU	\$ 94/DU (\$2,240/acre)	\$1,904/DU	\$114/DU (\$2,722/acre)	\$2,196/DU

Note: Above fees do not include drainage detention basin costs or fee credits/debits for land dedication.

North Natomas Development Team

Areas of Responsibility / Contact Names and Numbers

- Project Leader -** Terry Moore - Special Projects Manager - NPDS 264-5530
Coordinates all policy issues applicable to North Natomas Development
Facilitates staff / developer Working Group meetings
- Planning -** Scot Mende - Senior Planner - North Area Team 264-5894
NPDS Supervises Planning staff
Carol Shearly - Associate Planner 264-5893, Working Group member
Planning Project Manager for North Natomas development
Don Lockhart - Associate Planner 264-7584
Development project review and conditioning / Annexations
Tom Pace - Assistant Planner 264-6848
Development project review
- Public Works -** Gary Alm - Manager, Development Services 264-7942
Supervises Public Works staff
Ed Williams - Associate Engineer 264-5440, Working Group member
Special Districts - forms assessment districts and CFDs to fund
infrastructure improvements
Steve Pyburn - Associate Engineer 264-7481
Development project review and conditioning
Fritz Buchman - Assistant Engineer - 264-5367
Development project review and conditioning
Jon Blank - Associate Engineer 264-7493
Final maps / Subdivision Imp Plan Check / HCP Fee Area Calculation
Julie Cline - Real Property Agent II 264-5629
Oversees appraisals
Dana Gard - Assistant Architect 264-8434
Alternative Modes Coordinator
- Utilities -** Gary Reents - Engineering Division Manager 433-6633, Working Group member
Overall coordination of Utilities efforts
Dave Brent - Supervising Engineer 433-6634
Utilities coordination and development project review and conditioning
Andy Hunt - Senior Engineer 433-6620
Common drainage facilities design and construction
Terry Paxton - Supervising Engineer 433-6619
Master Drainage Planning and Studies
Dave Schamber - Associate Engineer 433-6660
Subdivision review and conditioning
Betty Atchley - Engineer Technician III 433-6628
Subdivision review and conditioning

**Parks -
NPDS**

Vic Edmisten 264-5336
Supervises Parks staff
Michele Rudek - Landscape Architect 264-7634
Development project review / approves parks plans including detention
Hew Hesterman - 264-8729 - Development project review

**Building -
NPDS**

Dennis Richardson - Building Official 264-5956
Supervises Building staff
David Brock - Building Inspector II 264-8799
Issues commercial building permits and estimates fees
David Hay - Building Inspector III 264-5905
Issues residential building permits and estimates fees

Fire -

Greg Hoeger - Fire Captain 264-7068
Development project review and conditioning

Attorney -

Bill Carnazzo - Assistant Attorney 264-5346, Working Group member
Drafts, reviews and approves (as to form) all legal documents, including
development agreements, reimbursement agreements, etc.

NPDS = Neighborhoods, Planning and Development Services Department

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