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# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

March 31, 1987

Transportation Community Development  
Budget and Finance Committee

Honorable Members in Session:

SUBJECT: Planning Commission Review of the 1987-1992 Capital Improvement Program  
(M87-024)

### SUMMARY

On February 19, 1987, the Planning Commission reviewed and approved the preliminary Capital Improvement Program (CIP) for consistency with the City's General and Specific Plan policies as required by City Code.

### BACKGROUND INFORMATION

The staff report transmitted to the Planning Commission on February 12, 1987 (attached) recommended that the Commission find the 1987-1992 CIP consistent with applicable policies, with the exception of four projects located in the South Natomas Community Plan area. The staff report additionally listed eleven other projects to emphasize pertinent policies.

Between the time the staff report was transmitted and the Planning Commission meeting, Judge Ford (hearing the South Natomas Community Plan Environmental Impact Report adequacy case) determined that public projects could be considered consistent with the City's General and Specific Plan policies. Therefore, staff changed its recommendation at the meeting to find the 1987-1992 CIP consistent with applicable policies. The Planning Commission supported that finding for transmittal to the City Council.

On February 12, 1987 staff report to the Planning Commission is attached for your review.

### RECOMMENDATION

This material is provided for committee information only.

Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: CITY'S 1987-1992 CAPITAL IMPROVEMENT PROGRAM (M87-024)

SUMMARY:

City Code Section 56.404(c) stipulates that the Planning Commission must annually review the proposed Capital Improvement Program (CIP) and make a determination that the projects are consistent with the City's General Plan and adopted specific plans. The Planning Commission's review committee and staff have examined the 1987-1992 CIP and find it consistent, with the exception of four projects located in the South Natomas Community Plan area.

BACKGROUND INFORMATION:

Review of the attached preliminary 1987-1992 CIP has found four proposed projects to be inconsistent with the current General Plan and specific plan policies. In addition, several comments are provided for other projects contained in the program.

Inconsistent Projects:

Four proposed projects have been determined to be inconsistent with the current policies that apply to the South Natomas Community Plan area. These projects were consistent with the 1986 South Natomas Community Plan. However, recent litigation has made the 1986 Plan invalid. Policies contained in the 1978 Community Plan (as amended in 1982) are now those policies by which a consistency determination must be based. The following four projects are presently inconsistent with the 1978 Plan as amended, and therefore need to be removed from the 1987-1992 CIP.

1. CL-86-LB07 Truxel/W. El Camino (Park) Site Master Plan
2. CL-77-LB86 Bannon Slough Parkway and Park Site
3. PW-87-TC46 Contributions to South Natomas F.B.A.
4. CL-87-LC71 Park Site Acquisition - W. El Camino/Orchard

Additional Comments:

The site location of four additional projects has not been determined at this time. Those projects are:

1. CL-88-0001 South Area Golf Course Acq/Dev
2. GG-88-B004 Police Sub-Station (South Area)
3. GG-88-B003 Police Sub-Station (Central City)

4. (No Number Yet) Animal Control Facility

It is likely that these facilities will be found consistent based on a General Plan policy which provides for necessary public facilities and services. Each of the above projects will require a consistency assessment by the Planning Commission once the locations become known, and prior to City acquisition and development.

During the review of the CIP, two significant policies that apply to a number of the proposed projects were felt important to be identified in this report. Those policies pertain to projects in the North Natomas Community Plan area and the American River Parkway Study.

In the North Natomas Community Plan area, one policy indicates that capital improvements are to be funded by private development. In response, the following projects will be privately funded or funded by the water development fee as appropriate. Those projects are:

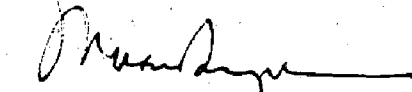
1. PW-88-S014 Traffic Control Computer (North Natomas) (private)
2. PW-88-T002 North Market Interchange at I-5 (private)
3. PW-88-T003 Truxel Road and I-80 Interchange (private)
4. PW-88-Z004 Reservoir and Pump Station, Natomas (private)
5. PW-88-Z003 North Natomas Water Transmission Main (water)
6. PW-88-Z002 Monitoring Well, North Natomas (water)

The American River Parkway Plan contains a policy related to the proposed river crossing study (PW-87-TB96). That policy requires consideration of the expansion of existing crossings prior to development of new river crossings. The study should, therefore, include this consideration.

RECOMMENDATION:

Planning staff recommends that the Planning Commission transmit to the Council's Budget and Finance Committee a determination that the 1987-1992 Capital Improvement Program is consistent with General Plan and specific plan policies, along with the four noted exceptions and other comments listed above or added at the Commission meeting.

Respectfully submitted,



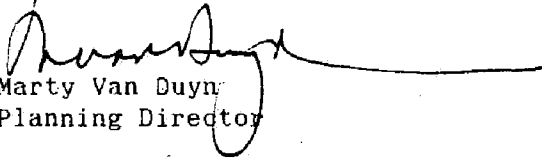
Marty Van Duyn  
Planning Director

MVD/DS:jr  
Attachment

PLANNING COMMISSION ACTION

The Planning Commission unanimously approved the recommendation by the vote of 7 ayes and 2 absent.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

MVD:DS:rt

APPROVED FOR COMMITTEE INFORMATION:

  
JACK R. CRIST  
Deputy City Manager