



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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MARTY VAN DUYN
PLANNING DIRECTOR

March 15, 1985

Budget and Finance Committee
Transportation and Community Development Committee
Sacramento, California

Subject: **CITY'S 1985-1990 CAPITAL IMPROVEMENTS PROGRAM (M85-035)**

Honorable Members in Session:

Summary

City Code Section 56.404(c) stipulates that Planning Commission must annually review the proposed Capital Improvements Program and make a determination that the projects are consistent with the City's General Plan and adopted specific plans. The Commission is recommending to the City Council a finding of consistency except for the North Natomas fire station. Other related comments are also recommended for Council approval.

Background Information

The Planning Commission's finding of consistency and comments are set forth in the attached staff report, which was sent to the Commission on March 14, 1985.

Vote of Planning Commission

The Planning Commission on March 14, 1985 voted 7 ayes and 2 absent to approve the cited finding and comments.

Financial Considerations

No additional financial considerations are added as a result of the Planning Commission's action with the exception of the following:

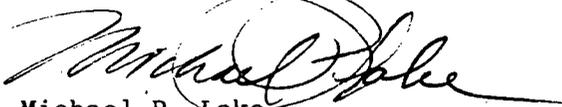
1. Removal of the Del Paso Road fire station from the 1985-1990 CIP would potentially free up funds for other projects, or defer until next year the 1989-1990 budgeting of the station if consistent with an adopted plan for urbanization of North Natomas.

Recommendation

Staff and the Planning Commission recommend that the Budget and Finance Committee, Transportation and Community Development Committee, and the full

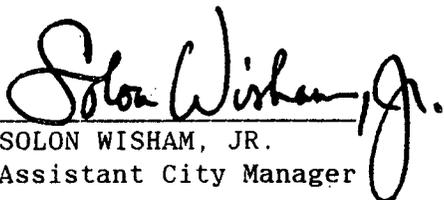
City Council approve the finding of plan consistency except for the North Natomas fire station, and approve comments contained in the attached staff report to the Commission.

Respectfully submitted,



Michael P. Lake
Acting Principal Planner

Recommendation Approved:



SOLON WISHAM, JR.
Assistant City Manager

MPL:DS:lr
Attachment
M85-035

March 15, 1985
All Districts

City Planning Commission
Sacramento, California

Members in Session:

Subject: **CITY'S 1985-1990 CAPITAL IMPROVEMENTS PROGRAM (M85-035)**

The Planning Commission's review committee and staff have examined the 1985-1990 Capital Improvements Program (CIP) and recommend that the program, except as indicated, be found in conformance with the City's General Plan and specific plans. In addition to this finding, the committee and staff recommend that the comments contained in the background section of this report also be transmitted to the City Council.

City Code Section 56.404(c) stipulates that the Commission must annually review the proposed CIP and make a determination, for transmittal to the City Council, as to the program's conformance with adopted general and specific plans.

The following comments from the Commission are recommended to be forwarded to the Budget and Finance Committee of the City Council for their meeting of March 26, 1985.

Fire

1. New Fire Station at Del Paso Road (CIP page 32) on the southeast corner of Del Paso Road and El Centro Road is inconsistent with the adopted General Plan and the adopted Growth Policy for the City and should be removed from the CIP or the plan should undergo amendment proceedings (see attachment).

Water, Sewer and Storm Drainage

2. City staff is preparing an infrastructure financing policy for the West-of-McClellan area to determine the best course of action for establishing needed improvements there. Future CIPs should give these infrastructure mechanisms high priority once the course of action is clearly established.

Streets

3. The Capital Improvements Program should identify intended developer contributions for the Truxel Road/Interstate 80 Interchange Construction (CIP page 181).

Parks and Community Services

4. The CIP should identify intended developer contributions for the Truxel Road/West El Camino Road park/library/community center site acquisition (CIP page 77).

Other Comments

5. In 1984, the Planning Commission expressed an interest in the factors used to prioritize CIP projects. The Commission's interest was to assure that proper consideration be given to adopted land use policies contained in the City's General Plan and Community Plans.

The 1985 CIP review committee expresses this interest in a recommendation to involve the Planning Department in the initial stage of CIP formulation. This early participation will facilitate the process of determining the consistency of CIP projects and priorities with approved policies.

6. CIP projects are ranked within each program category. The review committee recommends an overall ranking of projects to assist in evaluating the priority of each project relative to all other projects in the CIP.
7. In recent years, various development projects have been approved in which it was agreed, either through plan policy, EIR mitigation measure, or development agreement, that the applicant would pay for or contribute to the cost of constructing capital improvements. In order to adequately determine which projects include private funding, the CIP project descriptions and summary tables should include a funding source category entitled developer contribution.

Recommendation

The Commission's review committee and staff recommend that the Planning Commission approve this report and transmit the finding of consistency (except as indicated) to the City Council Budget and Finance Committee.

Respectfully submitted,


Michael P. Lake
Acting Principal Planner

MPL:DS:GZ:lr