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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

September 5, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: South Natomas Community Plan Update and Related Projects (M-719)

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 5 1985  
**APPROVED**  
BY THE CITY COUNCIL

SEP 10 1985

SEP 10 1985

OFFICE OF THE  
CITY CLERK

OFFICE OF THE  
CITY CLERK

*referred to City Mgr  
to work and cont  
to 10-15-85*

## SUMMARY

On July 22, 1985, the City Council requested staff report back on transportation systems management, a potential park site, and exactions. In addition to those items, this report discusses several topics that staff determined are in need of clarification prior to adoption of the South Natomas Community Plan and final action on the projects.

## BACKGROUND INFORMATION

### Land Use

Attached (Attachment A) for the Council's information is a land use map depicting the Council's July 22, 1985 intent motion and tables describing land uses and population projections.

### Transportation System Management

Based on a study and recommendations prepared by Aldaron, Inc., a consulting firm, the City Traffic Engineer recommends that a minimum twenty (20) percent reduction in peak hour traffic through transportation systems management programs be required of all office and business park land uses in South Natomas. In an effort to successfully achieve the 20 percent goal, it is recommended that the City Council direct City Traffic Engineering staff to report back with an implementation program that includes but is not limited to trip reduction facilities, trip reduction services, administration, monitoring and enforcement, and additional incentives within 6 months of adoption of the South Natomas Community Plan.

### Park at Northeast Corner of Truxel Road and West El Camino Avenue

The Department of Parks and Community Services reviewed the site and recommends that it not be designated a park site for reasons of park planning, financial capabilities and service to the area (Attachment B).

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Exactions

The matter of exactions is complex. Staff is continuing to work on the task and anticipates reporting to the Council on September 24, 1985.

Northgate Boulevard Special Planning District

On July 22, 1985, the Council moved an intent to place the area east of Northgate Boulevard, south of Patio Avenue and north of the halfblock south of Haggin Avenue in a Special Planning District, as opposed to the Mixed Use Designation proposed by the consultant. The Council requested staff to re-examine the area and to recommend appropriate land uses. Discussion during the public hearings indicated an interest on the part of the Council to develop a streetscape and overall aesthetic improvements for the proposed district as well. To achieve the latter, staff recommends that the southern boundary of the Northgate Boulevard Special Planning District (SPD) be extended to the Garden Highway. Due to the desire to work with the property owners, the tenants, and the community, staff intends to report back on the details of the SPD six months after the date of adoption of the South Natomas Community Plan.

I-80 Scenic Corridor

Interstate 80 bisects the newly developing and revitalizing northern portion of the City of Sacramento. The freeway is a potential source of visual, noise and air pollution problems to the South Natomas community's residents. During the course of the hearings the City Council indicated a concern regarding the aesthetics of a sound wall directly adjacent to Interstate 80 and of the landscape materials CalTrans presently uses in its freeway rights-of-way. To address these concerns it is recommended that the Council designate an I-80 Scenic Corridor on the south and east sides of the freeway in South Natomas. The minimum depth of the landscaped setback should be fifty feet to allow adequate space for a sloping berm and a ten (10+) foot wide flat area for maintenance vehicles. Where interchanges with I-80 occur, the landscaped corridor outside of the existing right-of-way should be a minimum of 25 feet and follow the on and offramps for a relatively short distance. Where residential development will occur adjacent to I-80, the earthen berm should be crowned with a masonry wall to reduce the exterior noise level within the residential development to at least Ldn 68. Due to the predominance of grasses (e.g., Bermuda) that will be allowed to grow in the CalTrans rights-of-way, it is recommended that the I-80 Scenic Corridor be landscaped with turf and groupings of shrubs and trees which will create the appearance of undulation. It shall be the responsibility of the developer of each property to install the landscaping, irrigation system and sound wall and to set up a mechanism satisfactory to the City to assure the on-going maintenance of the landscaped setback. The types of turf, shrubs and trees shall be subject to the approval of the City's Landscape Architect.

For the Council's information, it is estimated that the preparation of landscape and irrigation plans and the construction drawings for the entire corridor would cost approximately \$60,000.

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CITY COUNCIL

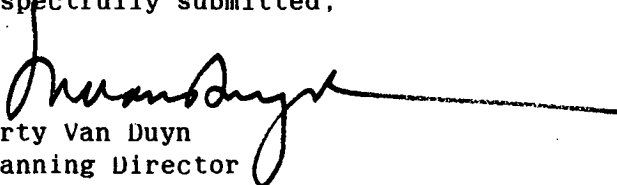
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SEPTEMBER 5, 1985

RECOMMENDATION

It is recommended that the City Council review, discuss and approve the recommendations contained in this report.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:




Walter J. Slipe, City Manager







MVD:DP:lr  
Attachments  
M-719



September 10, 1985  
District No. 1

ATTACHMENT A  
SNCP REVISION

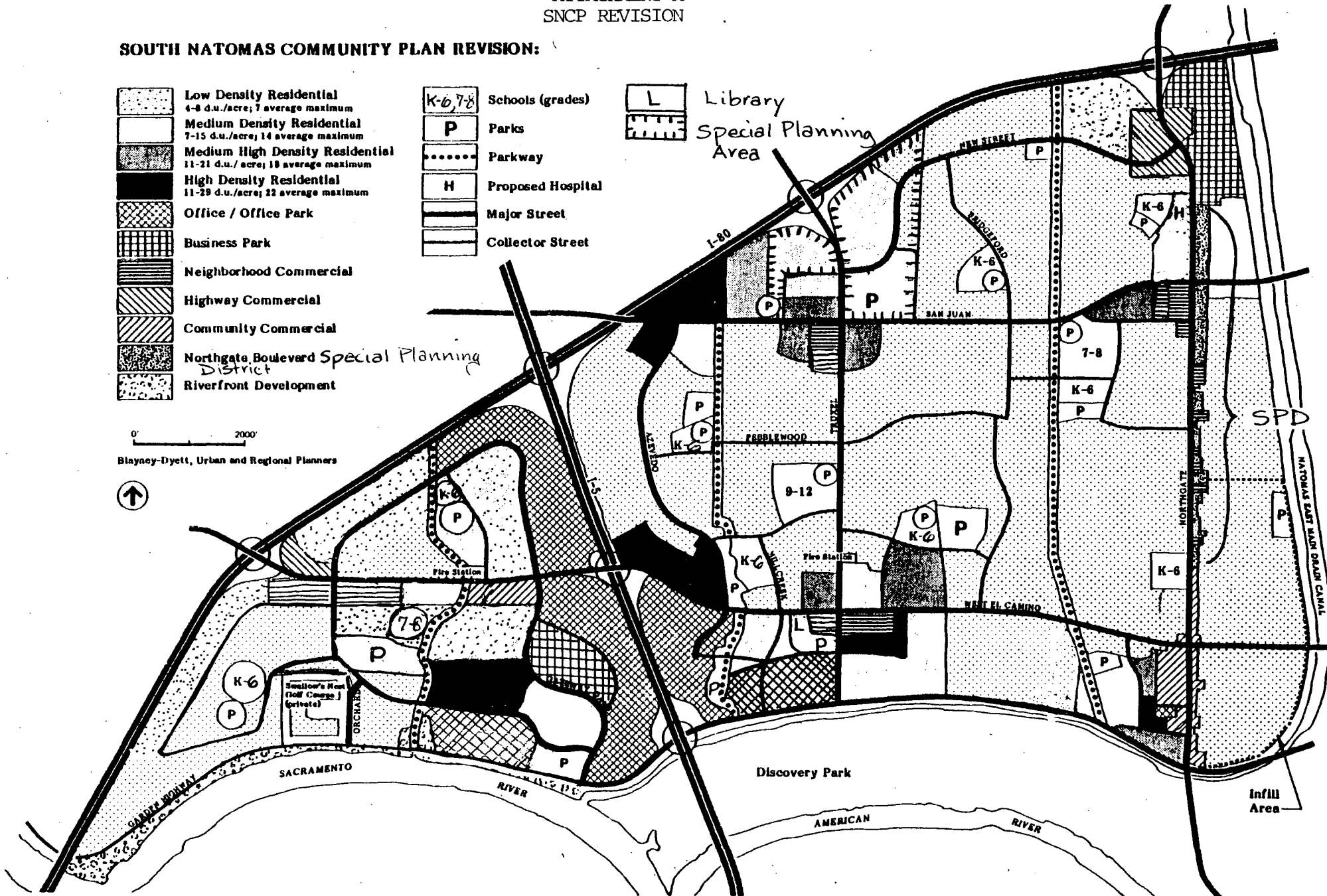
**SOUTH NATOMAS COMMUNITY PLAN REVISION:**

-  Low Density Residential  
4-8 d.u./acre; 7 average maximum
-  Medium Density Residential  
7-15 d.u./acre; 14 average maximum
-  Medium High Density Residential  
11-21 d.u./acre; 18 average maximum
-  High Density Residential  
11-29 d.u./acre; 22 average maximum
-  Office / Office Park
-  Business Park
-  Neighborhood Commercial
-  Highway Commercial
-  Community Commercial
-  Northgate Boulevard Special Planning District
-  Riverfront Development

-  Schools (grades)
-  Parks
-  Parkway
-  Proposed Hospital
-  Major Street
-  Collector Street

-  Library
-  Special Planning Area

0' 2000'  
Blayne-Dyett, Urban and Regional Planners



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SOUTH NATOMAS LAND USE  
CITY COUNCIL INTENT TO APPROVE

CITY COUNCIL

Residential

Low Density (Units) 15,526

Medium Density (Units) 4,298

Medium High Density (Units) 2,898

High Density (Units) 3,564

TOTAL UNITS 26,286

Office/Office Park 4,244  
(000's of square feet)

Neighborhood Commercial 667  
(000's of square feet)

Highway Commercial 465  
(000's of square feet)

Community Commercial 405  
(000's of square feet)

Business Park 1,265  
(000's of square feet)

Mixed Use 27(acres)  
(000's of square feet)

SOUTH NATOMAS LAND USE  
CITY COUNCIL INTENT TO APPROVE

	<u>ACRES</u>
<u>Residential</u>	
Low Density	2,218
Medium Density	307
Medium High Density	161
High Density	162
TOTAL RESIDENTIAL	2,848
<u>Office Park</u>	290
<u>Business Park</u>	84
<u>Neighborhood Commercial</u>	54
<u>Community Commercial</u>	38
<u>Highway Commercial</u>	35
<u>Mixed Use</u>	27
<u>Public</u>	138
<u>Parks</u>	291
<u>Hospital</u> (100 beds + 58,000 sq. ft. medical office)	17

**SOUTH NATOMAS POPULATION AT BUILD-OUT  
CITY COUNCIL INTENT TO APPROVE**

<u>DENSITY/UNIT TYPE</u>	<u>NUMBER OF UNITS</u>	<u>% OF UNITS</u>	<u>ASSUMED HOUSEHOLD SIZE</u>	<u>POPULATION</u>
Single Family	15,528	59	2.9	45,025
Medium Density	4,298	16	2.5	10,745
Medium High Density	2,898	11	1.6	4,637
High Density	3,564	14	1.6	5,702
TOTAL	26,288	100		66,109



# CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

CITY PLANNING DEPARTMENT

AUG 2 1985

RECEIVED

ROBERT P. THOMAS  
Director

G. ERLING LINGGI  
Assistant Director

CROCKER ART MUSEUM DIVISION  
GOLF DIVISION  
METROPOLITAN ARTS DIVISION  
MUSEUM AND HISTORY DIVISION  
RECREATION DIVISION  
PARKS DIVISION  
ZOO DIVISION

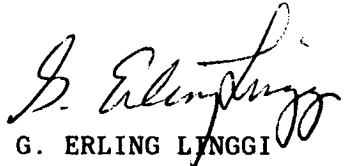
July 30, 1985

MEMO TO: Diana Parker, Senior Planner

SUBJECT: Property at Truxel and West El Camino

At the City Council meeting held on Monday, July 22, 1985, Councilman Shore requested that staff consider the property located on the northeast corner of Truxel and West El Camino as a park site. Staff has looked into this matter, and location of a site in that area would not be conformance with the South Natomas Community Plan. Furthermore, the proposed park/library site in the Creekside Oaks subdivision is situated directly opposite or on the southwest corner of the same intersection. This 6+ acre site will adequately serve the area.

In the interest of proper planning, financial capabilities, and service to the area, it is the Department's opinion that the site suggested by Councilman Shore not be considered.

  
G. ERLING LINGGI  
Assistant Director

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