

## **SCRIPT FOR PANHANDLE/NORTHGATE 880 TOUR**

Tuesday, July 24, 2007

6:00 pm

- Thank you all for joining us on a tour of the proposed annexation area known as the Panhandle and Northgate 880.
- We'll be proceeding north on 16<sup>th</sup> to Highway 160, exiting onto Northgate Boulevard and on to North Natomas.
- Due to provisions of the Brown Act, I am not allowed to answer any of your questions on the bus. If you can write them down or remember them, I can answer them when our council meeting reconvenes at 7:30 in city hall.
- 16<sup>th</sup> Street – is improving along with many of our older commercial corridors. New businesses, new residents, new vitality.
- Northgate Boulevard
- At Del Paso Boulevard connection to North Sacramento.
- At Arden Garden – and here is the Arden Garden Connector – connecting Natomas to North Sacramento. And Interstate 5 to Business 80.
- Here too you see new businesses and improvements to older buildings. I have to point out Ramona's on the left side – they have excellent burritos.
- The Hispanic influence here is very strong. The neighborhood of Gardenland is on your right; Northgate neighborhood is on your left. Note the fence that needs replacement.
- Hazel Strauch Elementary School is on your left, part of the North Sacramento School District.
- The carnival set up on the left is on property owned by the city of Sacramento.
- The large field to your left is owned by the Cook family (Bob Cook), who is not yet interested in seeing it develop.
- We're now crossing Interstate 80, leaving South Natomas and entering North Natomas, and the subject of our tour.
- Fry's is in the city, but all the developed area to the west is in the county and is being proposed for annexation to the city.

- In this area, the city has estimated that about \$7.5 million is needed to repair the infrastructure.
- We have a city fire station here, as well.
- This area extends quite a bit to the west, and ultimately connects to the commercial development in the city, including the Raley's and Coca Cola warehouses, the Promenade and the Natomas Marketplace.
- What we are seeing is a good representation of the area developed by the county. Some of the infrastructure problems include sidewalks, streets, and drainage.
- The first Arena was built just down the street on North Market.
- As we proceed north you will see many businesses and warehouses. Here at Del Paso Road is the headquarters for Java City. And to the immediate right is Main Ave and the new bridge. The levee is protecting us from the Natomas East Main Drain canal also know as Steelhead Creek and the Ueda Parkway.
- The city's new corporation yard is on our left.
- We are now entering Valley View Acres. You'll see it is a mix of old and new, big and small. The minimum parcel size is 1 acre, and they are not allowed to subdivide their parcels. They are the *only* neighborhood allowed to have domestic farm animals, by right, except for pigs. Those with horses can use the trails along the Ueda Parkway, which connects to the American River Parkway on the south, and the Dry Creek parkway on the northeast.
- To the right is an area that is designated open space in the North Natomas Community Plan. And of course that includes the land under the WAPA power lines. These lines continue to the south to Discovery Park, and are known as the Ninos Parkway in South Natomas.
- Part of the proposed development would reduce that open space in half.
- As you can see this is a very large undeveloped area.
- Sorrento Road is closed at the northern connection at Elkhorn, so the traffic here is very light. People coming from Rio Linda, Roseville, etc. now drive along Elkhorn to Natomas Boulevard or all the way to Interstate 5.
- That lack of traffic, and the possibility of large parcels, along with the proximity to downtown and the airport, are some of the reasons that I believe that this area would be good for executive homes.

- But as you can see Valley View Acres is a unique lifestyle and is worthy of being protected regardless of what is developed up here.
- We are going to turn around here and give you a chance to see the expanse under discussion. Just north of us in Elkhorn which is the city limits, and a major connector in the north area.
- We are going to go south now on the East levee Road so you can get an overview of Valley view Acres. On your left is the habitat area purchased and restored by SAFCA to mitigate for levee work. We'll be seeing the large pump station soon on the left, and the community on your right.
- We are going to wind through Valley View Acres so you can see the size and variety of the neighborhood.
- (Exiting Valley View Acres) We're now heading west on Del Paso Road towards the existing North Natomas neighborhoods so you can see how they will connect to the proposed neighborhoods.
- On your right is the Charter School for the Performing Arts, and their new \$8 million theatre, that received a modest contribution from the city.
- Club Center Drive extends all the way to Natomas Boulevard so will be the major connector other than Del Paso and Elkhorn.
- Here along Natomas Boulevard (which becomes Truxel in South Natomas, you'll see the mostly undeveloped regional park.
- Along Del Paso Road you'll be able to see many of the commercial centers, along with many residential areas.
- Just past Natomas Boulevard you'll see the Inderkum High School, the American River college satellite center, and the site of the North Natomas Library.
- To the south is Arco Arena and the city's 100 acres.
- After crossing Interstate 5, we will be on the west side of North Natomas, and go south on El Centro Road.
- Again, we'll have city on one side of the street and the unincorporated county on the other.
- Here we are passing Perry Farms Fruit and Vegetable stand open 7 days a week. First opened in the 40's on Garden Highway.

- The truck stop, storage facilities and motels are all outside of the city limits, but considering annexation to the city as well.
- Here along West El Camino, you'll see the newest apartments and condos in South Natomas.
- And we'll cross the Natomas Main Drain Canal on our way to Interstate 5.
- We'll be exiting on Richards Blvd so we can drive by the city's building at 300 Richards and return via the 7<sup>th</sup> street extension through the Railyards.
- Return to city hall and debark at the "H" Street entrance.