



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
January 29, 2008

**Honorable Mayor and
Members of the City Council**

Title: Greenbriar (M05-046 / P05-069)

Location/Council District: South of Elkhorn Boulevard, north of Interstate 5, west of Highway 99, and east of Metro Airpark (County) / Adjacent to Council District 1

Recommendation: Conclude the public hearing and:

1) Adopt a) a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; b) a Resolution amending Resolution No. 2001-518; c) a Resolution approving the Reorganization; d) a Resolution approving the Tax Exchange Agreement; e) a Resolution approving the Greenbriar Finance Plan; f) a Resolution approving the Inclusionary Housing Plan; g) a Resolution amending the General Plan Map; h) an Ordinance approving the Prezone; i) a Resolution establishing the Greenbriar Planned Unit Development (PUD); j) a Resolution to override the Airport Land Use Commission (ALUC) finding of inconsistency with Sacramento International Airport Comprehensive Land Use Plan (CLUP)

Contact: Scot Mende, New Growth Manager, 808-4756; Arwen Wacht, Associate Planner, 808-1964

Presenters: Scot Mende and Arwen Wacht

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Summary: The Greenbriar proposal is a request to allow the annexation and the future development of a 577± acre master planned community. The project site consists of farmland located within Sacramento County, located north of Interstate 5, west of Highway 70/99, south of Elkhorn Boulevard, and east of the Metro Air Park site (County). The proposal includes requests for a Reorganization (Annexation and Detachment), Tax Exchange Agreement, Finance Plan, Inclusionary Housing Plan, General Plan Map Amendment, Prezone, Planned Unit Development Establishment (including a PUD Schematic Plan and Guidelines), and Airport Land Use Commission (ALUC) Override. These requests are being made to expand the boundaries of the City of

Sacramento's General Plan, and to establish City land use designations consistent with the applicant's proposal, which is primarily residential, parks/open space, general public facilities, and commercial development.

Issues: On January 8 and January 15, 2008, staff provided information on numerous topics in their presentation at the workshop at City Council. The purpose of the workshop was to provide the City Council with general information on the Greenbriar project, update the City Council on the current status of the project, and receive initial feedback from the City Council on the project. At the conclusion of the January 22, 2008 public hearing, the City Council (by a vote of 8-0) approved a motion of intent to approve each of the above entitlements with the exception of the Tax Exchange Agreement (Attachment 5) and the ALUC Overrides (Attachment 11).

Policy Considerations: The proposed project is generally consistent with the City's General Plan Update effort and the City Council's Strategic Plan focus areas such as advancing to policies that 1) provide a mix of land uses, 2) create a range of housing opportunities and choices with a diversity of affordable housing near employment centers, and 3) promote multi-modal transportation and land use patterns that support walking, cycling, and public transit.

Committee/Commission Action: On September 19, 2007, the Local Agency Formation Commission (LAFCo) voted (four ayes and three noes) to make written determinations on the Municipal Services Review (MSR), and approve the City of Sacramento Sphere of Influence Amendment, Sacramento Regional County Sanitation District Sphere of Influence Amendment, and County Sanitation District #1 Sphere of Influence Amendment for the Greenbriar project.

On November 8, 2007, the Planning Commission voted (five ayes, three noes, and one recusal) to recommend denial of the Greenbriar project to the City Council.

On December 11, 2007, the City Council voted to adopt a resolution directing staff to file with SACOG and Caltrans (Division of Aeronautics) a proposed set of findings to override the Sacramento International Airport Comprehensive Land Use Plan, pursuant to California Public Utilities Code Sec. 21676.

Environmental Considerations: The City and the Sacramento Local Agency Formation Commission (LAFCo) are co-lead agencies for purposes of review of the Greenbriar project pursuant to the California Environmental Quality Act (CEQA). An environmental impact report (EIR) has been prepared for the project. The EIR consists of the following documents:

- Draft EIR (Volumes I, II and III)
- Recirculated Draft EIR (Air Quality; Hydrology, Drainage and Water Quality)
- Second Recirculated Draft EIR (Transportation and Circulation)
- Final EIR

The EIR and mitigation measures for flooding require compliance with FEMA flood designations; the EIR contemplated the possibility that FEMA would designate the area as AE Flood Hazard Zone. (On January 15, 2008, FEMA proposed remapping the Natomas basin as an AE Zone.) FEMA regulations would not allow vertical construction until such time that 100-year flood protection is restored.

Rationale for Recommendation: Overall, the proposal is consistent with General Plan policies on annexation, development, and land use and the SACOG Blueprint.

Financial Considerations: The proposed Greenbriar Finance Plan identifies the infrastructure set, the costs of the improvements, and proposed methodology to spread those costs over the development. The Resolution and finance plan for this project are included with this staff report (see Exhibit 6).

The Greenbriar Finance Plan provides for \$13.5 Million for underfunded North Natomas facilities including the Library, Community Center and Transit Stations. In addition, \$3.4 Million is provided for the North Natomas Regional Park (to be applied to the HCP fees and capital improvements). \$150 Million is provided for on-site public infrastructure including schools and parks; 100% of the park maintenance costs will be funded by the development.

The City and County will need to adopt a Property Tax Exchange Agreement at least 21 days prior to LAFCo public hearings on the annexation proposal [Section 99(b)(1)(B)(6) of the Revenue & Taxation Code].

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____

Scot Mende
New Growth Manager

Approved by: _____

Carol Shearly
Director of Planning

Recommendation Approved:

Ray Kerridge
City Manager

Table of Contents:

	Report	Pg	1
Attachments			
1	Instructions for Locating Previous Reports	Pg	5
2	Environmental Impact Report and Mitigation Monitoring Plan Resolution	Pg	10
	Exhibit A - CEQA Findings of Fact and Statement of Overriding Considerations	Pg	10
	Exhibit B – Mitigation Monitoring Plan	Pg	141
3	Resolution Amending Resolution No. 2001-518	Pg	211
4	Reorganization Resolution	Pg	214
	Exhibit A - Greenbriar Annexation Boundary Description	Pg	216
	Exhibit B - Greenbriar Annexation Map	Pg	217
5	Property Tax Exchange Agreement Resolution	Pg	218
	Exhibit A – Draft Property Tax Exchange Agreement	Pg	219
6	Finance Plan Resolution	Pg	226
	Exhibit A – Finance Plan	Pg	228
7	Inclusionary Housing Plan Resolution	Pg	342
	Exhibit A – Inclusionary Housing Plan	Pg	343
8	General Plan Map Amendment Resolution	Pg	348
	Exhibit A – General Plan Map Amendment	Pg	349
9	Prezone Ordinance	Pg	350
	Exhibit A – Prezone	Pg	351
10	PUD Guidelines and Schematic Plan Resolution	Pg	352
	Exhibit A – Greenbriar PUD Schematic Plan	Pg	353
	Exhibit B – Greenbriar PUD Guidelines	Pg	354
11	ALUC Override Resolution	Pg	440
	Exhibit A – ALUC Letter of Consistency Determination	Pg	444
12	Vicinity Map	Pg	453

ATTACHMENT 1 - INSTRUCTIONS ON LOCATING THE PREVIOUS REPORTS

To review the **original Planning Commission report** presented on **September 27, 2007**, Item 15 on the City Planning Commission agenda, please go to:

www.cityofsacramento.org

Click on Departments and Services

Under Development Services, Click on Council, Commission, and Boards

Under Commissions, Click on Planning Commission

Click on Meeting Agendas and Minutes for 2007

Adjacent to September 27, 2007, Click on HTML

Go to Item 15 to view the report (under Attachments, click on Staff Report)

To review the **supplemental Planning Commission report** presented on **October 11, 2007**, Item 3 on the City Planning Commission agenda, please go to:

www.cityofsacramento.org

Click on Departments and Services

Under Development Services, Click on Council, Commission, and Boards

Under Commissions, Click on Planning Commission

Click on Meeting Agendas and Minutes for 2007

Adjacent to October 11, 2007, Click on HTML

Go to Item 3 to view the report (under Attachments, click on Staff Report)

To review the **supplemental Planning Commission report** presented on **November 8, 2007**, Item 3 on the City Planning Commission agenda, please go to:

www.cityofsacramento.org

Click on Departments and Services

Under Development Services, Click on Council, Commission, and Boards

Under Commissions, Click on Planning Commission

Click on Meeting Agendas and Minutes for 2007

Adjacent to November 8, 2007, Click on HTML

Go to Item 3 to view the report (under Attachments, click on Staff Report)

To review the **City Council report (for the ALUC Determination)** presented on **December 11, 2007**, Item 21 on the City Council agenda, please go to:

www.cityofsacramento.org

Click on View City Council Meetings, Agendas, etc.

Click on Future & Archived Meetings

Under Archives, Go to 12/11/07 City Council Meetings, Click on View Agenda

Go to Item 21 [Greenbriar (M05-046 / P05-069) – Airport Land Use Commission (ALUC) Determination]

To review the **City Council workshop report** presented on **January 8, 2008**, Item 20 on the City Council agenda, please go to:

www.cityofsacramento.org

Click on View City Council Meetings, Agendas, etc.

Click on Future & Archived Meetings

Under Archives, Go to 01/08/08 City Council Meetings, Click on View Agenda

Go to Item 20 [Greenbriar (M05-046 / P05-069) – Workshop]

To review the **City Council workshop report** presented on **January 15, 2008**, Item 19 on the City Council agenda, please go to:

www.cityofsacramento.org

Click on View City Council Meetings, Agendas, etc.

Click on Future & Archived Meetings

Under Archives, Go to 01/15/08 City Council Meetings, Click on View Agenda

Go to Item 19 [Greenbriar (M05-046 / P05-069) – Workshop]

To review the **City Council report** presented on **January 22, 2008**, Item 16 on the City Council agenda, please go to:

www.cityofsacramento.org

Click on View City Council Meetings, Agendas, etc.

Click on Future & Archived Meetings

Under Archives, Go to 01/22/08 City Council Meetings, Click on View Agenda

Go to Item 16 [Greenbriar (M05-046 / P05-069) – Workshop]