

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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June 7, 2006

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **City of Sacramento Sphere of Influence Amendment and Reorganization of Greenbriar Property (10-05)**

RECOMMENDATION

- A. I recommend that if the Draft EIR is released on June 9, 2006, that your Commission, as co-lead agency on this environmental document, determine that the comment period for the Draft EIR on the Greenbriar proposal be conducted for sixty days. (The document is anticipated to be released June 9, 2006.)¹
- B. Or, alternatively, I recommend that your Commission retain the 45-day comment period for the Draft EIR and release the document no earlier than June 16, 2006 so that your Commission may hear comments at the regularly scheduled August 2, 2006 Commission meeting.
- C. In the event the Draft EIR is issued after June 16, 2006, the comment period will be set to allow for a Commission hearing during the comment period.

¹ The release date of the Draft EIR is not certain. It has been delayed several times. The potential review period of June 9 through a potential Special Commission Meeting on June 15 is a relatively short period of time for public review and Commission review of this document.

DISCUSSION

The Draft EIR on the proposed **City of Sacramento Sphere of Influence Amendment and Reorganization of Greenbriar Property (10-05)** is anticipated to be available on June 9, 2006. LAFCo, along with the City of Sacramento, are co-lead agencies on this project. On May 12, 2006, Tina Thomas, representative of Greenbriar LLC, hand delivered correspondence (attached) requesting that your Commission consider holding a special meeting on June 15, 2006 to receive comments on the Greenbriar Draft EIR.

This request was made because your Commission normally cancels the July hearing date to accommodate the summer Supervisorial and City Council schedules.

If the Draft EIR is released in early June, the 45-day comment period would close prior to your Commission's August 2, 2006 meeting. **The Commission has several options regarding this request:**

1. Schedule a Special Meeting for the date of June 15, 2006, as requested in the attached letter.
2. Hold a Special Meeting on Thursday, July 20, 2006, in Board Chambers. [Board Chambers are closed to meetings during the summer recess for repairs to equipment. No other meeting date is available during the month of July.] Moreover, July 20, 2006 is relatively close to LAFCo's regularly scheduled meeting of August 2, 2006.
3. Extend the public comment period from 45 days to 60 days so that your Commission may hold a public hearing at your regularly scheduled meeting of August 2, 2006, or later, depending upon the DEIR release date.
4. Retain the 45-day comment period but order that the Draft EIR be released no earlier than June 16, 2006 and hold your hearing on the document at the August 2, 2006 Commission hearing, or later, if the DEIR is not released as scheduled.

The Draft Environmental Impact Report on this project is a very complex document. It will be used by LAFCo for the proposed Sphere of Influence Amendment and subsequent Reorganization (detachment and annexation to the City of Sacramento and Sacramento Regional County Sanitation District). It will also be used by the City of Sacramento for a General Plan Update, Development Agreement, Planned Unit Development Special Plan Implementation, and Rezoning Entitlements.

The Draft EIR addresses a number of issues that will be highly controversial and there will most likely be differences of opinion on how to resolve and/or mitigate these issues.

Policy issues related to open space preservation, airport protection, flooding and habitat conservation appear to be significant issues still under negotiation.

CONCLUSION

I recommend that your Commission, as co-lead agency on this environmental document, determine that the comment period for the Draft EIR on the Greenbriar proposal be conducted for sixty days. Or, alternatively, that your Commission retain the 45-day comment period for this document and order the release the Draft EIR no earlier than June 16, 2006 so that your Commission may hear comments at the regularly scheduled August 2, 2006 Commission meeting, or later if the Draft EIR is not released as scheduled.

As co-lead agency, your staff concerns should be fully addressed. Therefore, I believe the Commission should have adequate time to discuss these issues prior to taking action for the preparation of the Final EIR for the proposal.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

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cc: City of Sacramento
Tina Thomas