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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

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Marty Van Duyn

PLANNING DIRECTOR

February 11, 1980

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FEB 11 1980

CITY MANAGER'S OFFICE
RECEIVED
FEB 11 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Freeport Corridor Study (M-447)

SUMMARY

The City Council requested the Planning Department submit a time schedule on preparing a land use update for a 150-acre area surrounding the town of Freeport. This request was the result of the Council considering an appeal of the City Planning Commission's denial of requested entitlements to establish a computer data processing facility on Freeport Boulevard approximately 1,500 feet north of the town of Freeport. The proposed Freeport Corridor Study was not specifically in the department's 1979-80 work program but would be accomplished in the Meadowview Community Plan update. The community plan update should be completed in approximately nine months. The staff recommends the Council initiate the 150-acre area to be designated as a planned unit development.

BACKGROUND INFORMATION

On January 29, 1980, the City Council heard an appeal of the Planning Commission's denial of request for General Plan Amendment, Community Plan Amendment, Noise Element Amendment and the Rezoning from Agricultural to Office Building for 13 vacant acres (P-8826), located south of the I-5 Freeway and Freeport Boulevard overcrossing. At that hearing, the City Council granted the appeal which would allow for the development of a regional data processing center for the General Telephone and Electronics Corporation (GTE) and requested staff to prepare a time schedule to update the land uses for the area between I-5 Freeway, the Sacramento River and the proposed Route 148.

This report provides four options for land use studies with varying levels of specificity, an assessment of each option's overall departmental effects, minimum time frame for processing and financial impact. The time schedules are based on the assumption that there will be no appeals filed at any time during the process, minimum controversy and the minimum number of decision-making hearings (one for City Planning Commission and one for City Council).

1. PUD Designation: A major part of the 150-acre study area was originally part of the Freeport Shores PUD (see Exhibit A). The PUD plan proposed commercial land uses for that portion west of I-5 Freeway. The Freeport Shores EIR identified numerous significant impacts for the three projects, totaling 980 acres, that were assessed. The Council adopted certain mitigation measures proposed in the EIR to be conditions and stipulations attached to the approval of the planned unit designation concerning water supply, fire protection, adequate access to and from I-5 Freeway, schools and revision of proposed land uses. These conditions and stipulations were incorporated into the Ordinance #4224 (Exhibit B) designating the proposed Delta Shores project apply to the western portion of the proposed project as well as the easterly approved project. The applicant withdrew the western portion during the City's hearing process. The Council, in approving the PUD designation for the property east of I-5, approved in concept that this area be designed for development as an overall planned community. Specific problems identified in the EIR and staff reports will have to be solved prior to the approval of any necessary entitlements to develop the property. The property east of I-5 remains in the agricultural zone. The staff believes that the problems associated with the property east of I-5, land use, circulation, fire station, schools, are the same issues that are associated with constraints to developing the property west of I-5. The staff recommends that the Council initiate a PUD designation for the 150 acres west of I-5 incorporating the conditions and stipulations already attached to the approval of the PUD designation for the property east of I-5. The affect of this action would require resolving the identified developmental constraints which apply to both sides of the freeway. The estimated staff processing time would be about eight weeks and require 20-50 staff hours, and would not significantly impact the department's work load.
2. 120-Day Study: This option would involve the development of an interim plan that would identify general plan uses, traffic circulation patterns, and general aesthetic aspects such as scenic corridors. The time frame would provide for approximately three village meetings to obtain comments from the Freeport citizens concerning updating the area surrounding that community. This interim plan would be further refined in the forthcoming Meadowview Community Plan update. Staff would expend approximately 480 man hours and 120-day process period before the City Council could act on the plan. The 120 days would consist of approximately 90 days to develop the land uses and 30 days to process the environmental determination and hearings by the Planning Commission. Preparing this study will require the displacement or replacement of some other department activity that is described later in this report.
3. 150-Day Plan: This option provides for a detailed plan that addresses specific planning issues such as the historical assessment of Freeport, the role of Freeport as a recreation oriented center, density, lot size and height restrictions for proposed land uses, location and size of streets, feasibility of a commuter rail terminus at Freeport, annexation and fiscal impacts. This time frame would provide for the possible formation of an ad hoc citizen committee to provide comments into the proposed specific

land uses and would probably result in having three to six village meetings. This detailed plan would be more specific and comprehensive regarding land use. Since this option proposes specific aspects, then it is probable that an EIR would be prepared and processed prior to adoption. An EIR is necessary due to the specificity of this option and because the Freeport Shores EIR assessed only the concept of establishing a PUD for the 980 acres as identified in Exhibit A. The preparation of an EIR would require an additional 30 days in processing and the retainment of a consultant to prepare the EIR within a cost of \$5,000 to \$15,000. This option would provide a detailed plan without a substantial increase in the time frame because the EIR consultant would do a considerable amount of data research thereby allowing the staff to prepare a specific land use plan. The time frame would consist of 60 to 90 days to prepare the land use plan and 60 days to prepare and process the EIR. This option would require over 640 staff hours. Preparing this plan would also require the replacement or displacement of other programmed work.

4. Nine-month Moratorium: The 1979-80 Planning Department Work Program provides for the updating of the Meadowview Community Plan. The Freeport Corridor area is identified to be in the Meadowview Community Plan and would be assessed and integrated into the updating of that community plan. A moratorium on the 150-acre Freeport Corridor area for approximately nine months would provide the Planning Department opportunity to assess the land use issues of an overall area and to develop a comprehensive plan. The County of Sacramento Planning Department is starting to prepare their Delta Plan which includes the town of Freeport and should be completed in approximately twelve months. A nine-month moratorium would coincide with the County assessment on the role of Freeport and allow the City to coordinate this work in the development of the updated Meadowview Community Plan. This option, since it is already an identified project in the City's work program, would have no impacts on the department's work load, but would not be completed for approximately nine months.

An additional planning study such as the Freeport Corridor Study would require the displacement or replacement of some other 1979-80 work program activity. The Planning Department's advanced planning section currently is completing the following studies: McClellan Air Force Base Land Use Study, Old State Fair Grounds Study, and required miscellaneous activities such as the General and Community Plans consistency reviews and environmental determinations. In addition, other activities near completion are the Housing Element by May, 1980; Executive Airport Land Use Plan by July, 1980; Reliever Airport Study by July, 1980; the Stadium Study by March, 1980; annexation processing by April, 1980; and various energy conservation programs by May, 1980. Planning activities that are to begin in May are the General Plan update which is a two-year study; the North Sacramento Community Plan update in March, which is a one-year study; the Arden-Arcade Community Plan update; the Meadowview Community Plan; and the South Sacramento Area Plan.

If the Council wants the Freeport Corridor Study prepared, then it must decide when the study is to be completed and if that completion conflicts with presently programmed planning studies, then the Council will have to direct staff as to which studies should be deferred.

FINANCIAL DATA

The Planning Department has not allocated any funds for this study. If the Council chooses option number three, then approximately \$5,000 to \$15,000 would have to be allocated for an EIR consultant.

RECOMMENDATION

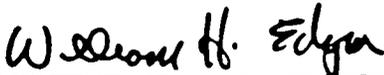
The staff recommends that the Council approve option number one which is to direct the Planning Department to initiate the 150-acre Freeport Corridor area to be designated as a Planned Unit Development, with the conditions and stipulations that were attached to the Freeport Shores PUD, Exhibit B.

Respectfully submitted,



Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipes, City Manager

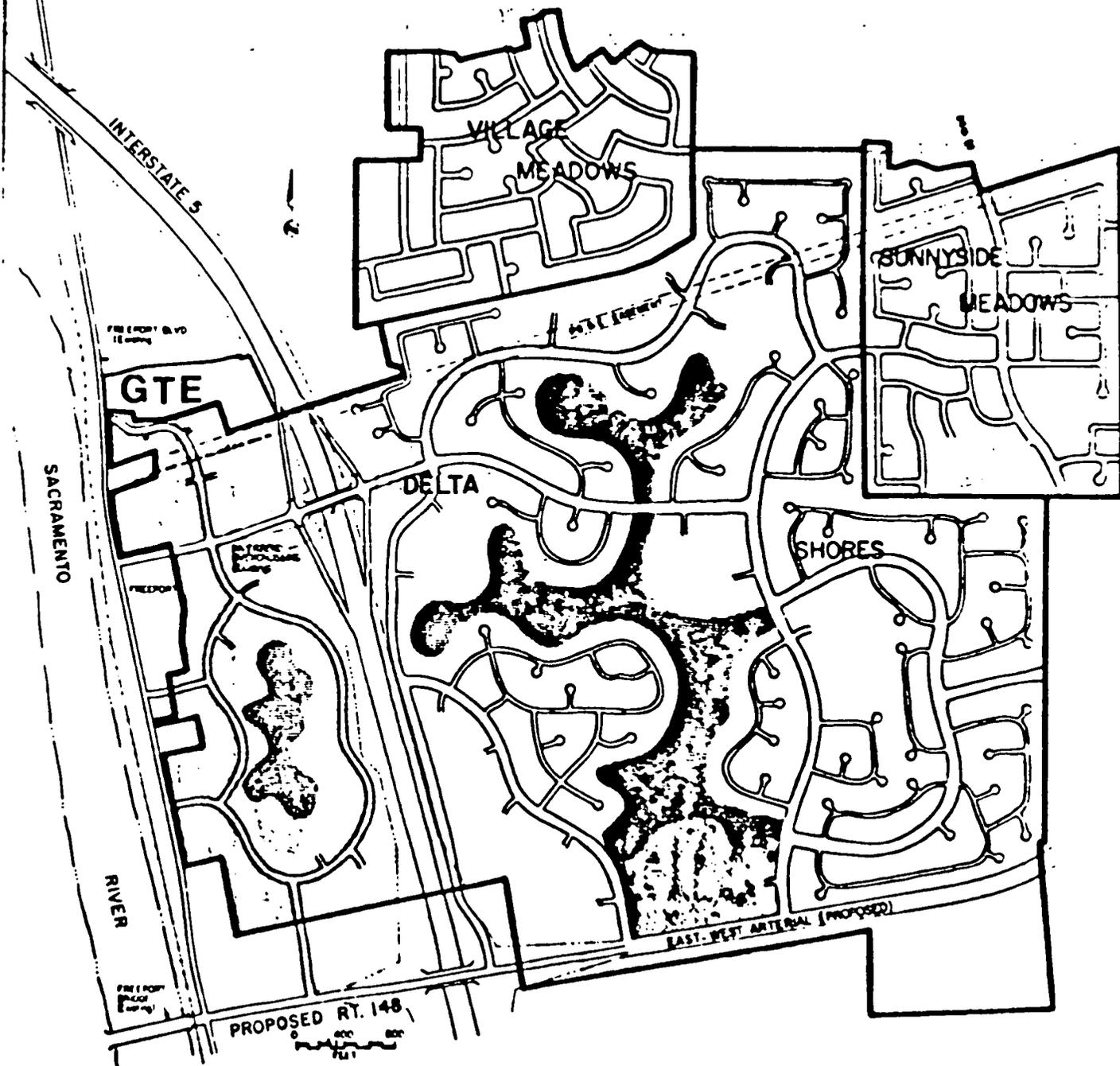
MVD:CC:jm
Attachments
M-447

February 12, 1980
District No. 8

EXHIBIT A

MEADOWVIEW RD.

FREEPORT SHORES PUD



100 USE
WETLANDS
GENERAL
LANDS

SCHEMATIC OF PROPOSED PROJECTS

M-447

S-062 J8GA/AA/MAD

8/78

FIGURE 1-4

EXHIBIT B

ORDINANCE NO. 4234 FOURTH SERIES

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY DESIGNATING THE PROPERTY KNOWN AS DELTA SHORES AS A PLANNED UNIT DEVELOPMENT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The real property described in the attached Exhibit "A" is hereby designated a Planned Unit Development to be known as Delta Shores.

This action designating the real property described in the attached Exhibit "A" a Planned Unit Development is taken subject to the following conditions and stipulations:

1. A proposed development plan for the subject property has not been submitted by the applicant in conjunction with the Planned Unit Development designation proceeding. As the subject property is now an area designated for Planned Unit Development pursuant to Section 9, Ordinance No. 2550, Fourth Series, as amended, and in order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until the Planning Commission has issued a special permit for the development of said property.
2. This Planned Unit Development designation does not indicate future City approval of requests for entitlements for the development of this property, but is an indication that it is appropriate to design this parcel for development as an overall planned community.
3. The final Environmental Impact Report for this Planned Unit Development designation identifies a number of major questions relating to public improvements which must be satisfactorily resolved before any development within this area can be approved. The following issues therefore must be satisfactorily addressed in conjunction with the review of the schematic plan for the entire project:

(a) Water Supply

The extension of water transmission lines needed to provide adequate water supply for domestic and fire protection purposes for this project area shall be assured to the satisfaction of the City Engineer and Fire Department, including financing and development timing of these improvements.

(b) Fire Protection

Because the Final EIR indicates that a fire station will be needed within the Delta Shores project to provide necessary fire protection to this area, as this area is beyond the recommended response distances from existing and proposed fire stations, and because this proposed PUD indicates uses such as shopping center and apartment complexes which require a higher level of fire protection, the applicant shall assure to the satisfaction of the City Fire Department that the necessary fire station will be constructed and the City budget will provide for the personnel prior to the approval of any development having access solely from the Riverbend overcrossing.

(c) Interstate 5 Interchange and Major Street in the Former Route 148 Corridor

The proposed land uses in the Planned Unit Development are based upon access from the I-5 Freeway. The developer shall assure to the satisfaction of the City Engineer the construction of adequate access to and from the I-5 Freeway at its junction with the former Route 148 Corridor and the installation of a major street in this corridor between the I-5 interchange and the easterly boundary of the Planned Unit Development.

If the half-diamond interchange indicated in the I-5 Freeway Agreement is relocated from Freeport Boulevard to the Riverbend overcrossing, the applicant shall reflect the necessary right-of-way for the possible future interchange on the schematic plan.

(d) Schools

The applicant shall provide the City Unified School District assurances of necessary elementary school facilities to serve the residents of this Planned Unit Development. This may include an agreement with the School District for the use of the City's School Impact Ordinance.

(e) Revised Schematic Plan

1. Approval of the Planned Unit Development designation does not indicate subsequent favorable approval by the City of specific portions of the schematic plan, or of subsequent requests for entitlements for specific development projects within the Planned Unit Development.
2. The proposed neighborhood shopping center shall be relocated to the northeasterly corner of this project site to provide a more central location for the residents of the South Meadowview community.
3. If the schematic plan proposes to utilize the lakes indicated on the preliminary Planned Unit Development plan, detailed information shall be submitted regarding the proposed methods to assure the water quality within these lakes and whether the lakes are proposed to be used for storm drainage purposes. These lakes are to be privately developed and maintained, so the City would not have any responsibilities for these lakes. The developer should indicate the nature of the private maintenance organization which would bear the responsibility for development and maintenance of the proposed lakes.

4. Consideration should be given to the integration of a light rail transit facility into this development.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

The designation of the property described in the attached Exhibit "A" as a Planned Unit Development by adoption of this ordinance shall be deemed to be in compliance with the procedures for the designation of property as a Planned Unit Development prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

SECTION 4. This ordinance is to be published in full within 10 days in the official newspaper of the City of Sacramento.

ENACTED: JUNE 19, 1979

EFFECTIVE: JULY 19, 1979

PHILLIP L. ISENBERG
MAYOR

ATTEST:

HARRY O'HAGIN
DEPUTY CITY CLERK