

**NOTICE OF AVAILABILITY  
DRAFT ADDENDUM TO EIR, ENVIRONMENTAL CHECKLIST,  
AND EFFECTS ANALYSIS AND CONSERVATION STRATEGY FOR THE  
GREENBRIAR PROJECT (SCH NO. 2005062144)  
(P11-093)**

The City of Sacramento has prepared a Draft Addendum and Environmental Checklist to the previously-certified EIR for the Greenbriar Project (P11-093). This addendum to the Final Environmental Impact Report (EIR) for the Greenbriar Development Project evaluates an amendment to the Greenbriar Development Project. Specifically, this addendum analyzes the effects of a decrease in the area of general commercial land uses, slight reduction in the number of residential units, and changes to the biological conservation strategy in response to consultation with resource agencies.

This environmental checklist has been prepared to determine whether any additional environmental review would be required for the City to consider adoption the proposed changes to the Greenbriar Development Project. This analysis considers whether the amended project or environmental conditions that exist today have changed such that new or substantially more severe environmental impacts would occur compared to that evaluated in the 2008 EIR.

The Effects Analysis evaluates the effect of the Greenbriar Development Project (including the Greenbriar Conservation Strategy) on the Natomas Basin Habitat Conservation Plan (NBHCP), and demonstrates that the Greenbriar Development Project would not compromise the effectiveness of the NBHCP operation conservation program.

The Conservation Strategy is provided to describe the proposed project and environmental setting, outline the biological goals and objectives of the Conservation Strategy, describe the conservation measures to avoid, minimize and/or reduce impacts to special-status species during project implementation, and discuss the Reserve establishment, implementation, maintenance, and long-term management. This document also provides a summary of the reserve management, dedication and funding sources for the reserve sites included in the Greenbriar Conservation Strategy.

**Background:** The original Greenbriar Project was approved by the Sacramento City Council on January 29, 2008. On that date the City Council certified the environmental impact report for the project (M05-046/P05-069) and approved planning level entitlements. The planning level entitlements ("Tier 1") approved by the City Council at that time did not include approvals that would allow actual development of the project site. Tier 1 entitlements included Reorganization, Tax Exchange Agreement, Finance Plan, Inclusionary Housing Plan, General Plan Amendment, Prezone, Greenbriar PUD Establishment, and Airport Land Use Commission override.

The project applicant has applied for "Tier 2," or development-level entitlements. Tier 2 entitlements include modifications to the previously approved plan to show some larger residential lots, revisions to park sites to address Parks & Recreation recommendations, modifications to the multi-family parcels, and options for a community center. The proposal requires the approval of a Development Agreement, General Plan Amendment, Rezone, PUD Schematic Plan and Guidelines Amendment, Tentative Master Parcel Map, Tentative Subdivision Map (Phase 1 – north of Meister Way), Subdivision Modifications, and Site Plan and Design Review (for the proposed maps).

**Compliance with the California Environmental Quality Act (CEQA):** City staff has reviewed the application for Tier 2 entitlements and has determined that some changes in the certified EIR are necessary, but none of the conditions identified in CEQA Guidelines section 15162 have occurred. See CEQA Guidelines section 15164.

The City is not required to circulate these documents for public comment, but is making them available for review at the City's EIR website:

<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>.

**Project hearings:** The Greenbriar project has not yet been scheduled for hearings to consider the environmental document or project entitlements. Agendas for public hearings before the Planning and Design Commission and City Council may be viewed online at [www.cityofsacramento.org](http://www.cityofsacramento.org).

Written comments should be submitted by February 13, 2017 to:

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