

**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 (M05-048/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, Rezone, 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.

Addendum to the Greenbriar Development Project Final Environmental Impact Report

January 6, 2017
State Clearinghouse No. 2005062144

BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

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.

As the lead agency under the California Environmental Quality Act (CEQA), the City of Sacramento has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed reductions in nonresidential space and other changes differ sufficiently from the development scenario described in the Final EIR for the adopted project to warrant preparation of an addendum.

PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the project involved the preparation of the following documents that are relevant to the consideration of the proposed amendment to the Greenbriar Development Project.

- ▲ Draft EIR (DEIR) for the Greenbriar Development Project (Volumes I-III), July 2006
- ▲ Recirculated Draft EIR (RDEIR) for the Greenbriar Development Project (Air Quality; Hydrology, Drainage and Water Quality), November 2006
- ▲ Second Recirculated Draft EIR (SRDEIR) for the Greenbriar Development Project (Transportation and Circulation), April 2007
- ▲ Final EIR (FEIR) for the Greenbriar Development Project, August 2007

CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: a subsequent environmental impact report (SEIR), a Supplement to an EIR, and an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

(1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

This addendum is intended to evaluate and confirm CEQA compliance for proposed amendment to the Greenbriar Development Project, which would be a change relative to what is described and evaluated in the Final EIR. This addendum is organized as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the certified Final EIR, and determine whether such changes were or

were not adequately covered in the certified EIR. This checklist is not the traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of this checklist is to evaluate the checklist categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the EIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15168.