

CEQA Guidelines section 15162 provides that, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in the 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 or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant 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 or negative declaration 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 or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (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 measure or alternative; 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.

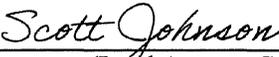
Consistent with the requirements of CEQA Guidelines Section 15162, the City determined that there were no changed circumstances or "new information of substantial importance" that triggered the need for a subsequent EIR for Phase 1, Village 14. As explained in the Addendum to the Greenbriar Development Project Final EIR, (SCH No. 2005062144), the conclusions of the prior environmental documents remain the same and no new significant impacts were identified. The Addendum also determined that significant environmental impacts identified in the prior EIR were not found to be substantially more severe, and no additional EIR documentation (supplement to the EIR or subsequent EIR) was required.

This is to advise that the City of Sacramento, City Planning and Design Commission has approved the above described project on November 10, 2022 and has made the following determination regarding the above described project:

1. The project in its approved form will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the CEQA section 15091.
7. There are no changed circumstances or "new information of substantial importance" triggering the need for a subsequent EIR and an Addendum was prepared and considered.

This is to certify that the Addendum and EIR are available to the general public at:

City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor, Sacramento, California 95811

| | | |
|---|----------------|------------|
|  | Senior Planner | 11/14/2022 |
| Signature (Lead Agency Contact) | Title | Date |

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001326728
11/14/2022 1:00:46 PM
Order#: 20220207301 JLP

| Description | Amount |
|-------------------------|---------|
| Clerk - CEQA Filing | \$50.00 |
| Document 20220441 | |
| Notice of Determination | |
| EIR Processing Fee | \$50.00 |

Total Amount Due \$50.00

Payments:
Check# 1015 \$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **Start Over** **Save**

RECEIPT NUMBER:
 34 — 11/14/2022 — 361
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2005062144

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|---|------------------------------|--------------------|
| LEAD AGENCY City of Sacramento Community Development Dept. Planning Division | LEAD AGENCY EMAIL | DATE 11/14/2022 |
| COUNTY/STATE AGENCY OF FILING Sacramento | DOCUMENT NUMBER 2022-0441 | |

PROJECT TITLE

Northlake Phase 1, Village 14 Subdivision (P22-023) of the Greenbriar Development Project

| | | |
|--|---|--------------------------------|
| PROJECT APPLICANT NAME Drew Kusnick | PROJECT APPLICANT EMAIL dkusnick@integralcommunities.com | PHONE NUMBER (925) 895-1648 |
| PROJECT APPLICANT ADDRESS 500 La Gonda Way, Suite 102 | CITY Danville | STATE CA |
| | | ZIP CODE 94526 |

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

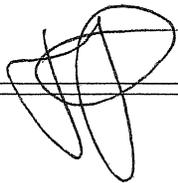
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

| | |
|--|---|
| SIGNATURE  | AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jenny Padierna-Deputy Clerk |
|--|---|

NOTICE OF DETERMINATION

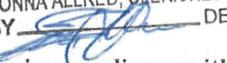
To: Office of Planning and Research
 1400 10th Street, Room 222
 Sacramento, CA 95814

From: City of Sacramento
 Community Development
 Department
 Planning Division
 300 Richards Boulevard, 3rd Floor
 Sacramento CA 95811

X County Clerk
 County of Sacramento

ENDORSED
 SACRAMENTO COUNTY

MAY 31 2017

DONNA ALLRED, CLERK/RECORDER
 BY  DEPUTY

Subject: Filing of Notice of Determination in compliance with Public Resources Code Section 21152.

Project Title: Greenbriar Development Project (P11-093)

| | | | |
|---|---|--|--|
| 2005062144 | City of Sacramento | Dana Mahaffey, Associate Planner | (916) 808-2762 dmahaffey@cityofsacramento.org |
| State Clearinghouse # | Lead Agency | Contact Person | Telephone Email |
| Drew Kusnick, The Greenbriar Project Owner, LP | 675 Hartz Avenue, Suite 202 Danville, CA 94526 | 925-895-1648 dkusnick@integralcommunities.com | |
| Applicant Name | Address | Telephone Email | |

Project Location: The Greenbriar Development Project encompasses approximately 577 acres located northwest of the intersection of SR 70/99 and I-5 in the North Natomas area of the City of Sacramento. Assessor's Parcel Numbers: 201-0300-049, -067-071, -076, -077, -079-081, -083, -085, and -087. The related reserves are located in unincorporated Sacramento County, approximately 2.6 miles northwest of the Greenbriar Project site, east of Powerline Road and south of the Sacramento-Sutter County line, Assessor's Parcel Numbers 201-0020-019-000, 201-0020-020-0000, and 201-0130-025-0000 (Spangler); 7320 Walnut Road, adjacent to the west side of the Sacramento International Airport in unincorporated Sacramento County, Assessor's Parcel Number 201-0240-050-000 (Moody); and on the east side of Power Line Road, between Howsley Road and Sankey Road in unincorporated Sutter County, Assessor's Parcel Numbers 35-103-04, 09-013 (North Nestor).

County: Sacramento

Project Description: The Greenbriar Development Project includes mixed-use residential and commercial development on approximately 577 acres centered on a common lake/detention basin located northwest of the interchange of Interstate 5 (I-5) and State Route 70/99 (SR 70/99) in the North Natomas area of Sacramento, as well as a conservation strategy and related managed lands for preservation of habitat and benefits to special-status wildlife in the Natomas Basin. In addition to the project's conservation goals, the purpose of the project is to create a mixed-use neighborhood through the development of retail and commercial uses, multifamily attached homes, and high-density single-family detached homes. The project also promotes the use of public transportation by incorporating a light rail station at the core of development along the planned Downtown-Natomas-Airport line which would bisect the project site from east to west along the planned extension of Meister Way.

The Project site is bordered by agricultural and rural residential land uses to the west and north, I-5 and agricultural lands to the south, and SR 70/99 and a new residential community currently under development within North Natomas to the east and south. Regional access to the Project site is provided from SR 70/99 and I-5. Local access to the Project site is provided by Elkhorn Boulevard.

The development portion of the Greenbriar Project encompasses approximately 577 acres located northwest of the intersection of SR 70/99 and I-5 in the North Natomas area of the City of Sacramento. The development portion of the Project includes approximately 3,000 residential units, 31 acres of regional commercial and shopping center, parks and open space, an elementary school, transit station, community center, and related utilities, infrastructure, and roads.

In addition, the Project's conservation strategy includes establishment of an approximately 28.3-acre on-site reserve (the Lone Tree Canal Reserve), as well as approximately 528.5 acres of offsite reserves within the Natomas Basin, including the Spangler Reserve (235.4 acres), the Moody Reserve (74 acres), and the North Nestor Reserve (219.1 acres).

The Sacramento City Council approved the Greenbriar Development Project in 2008, after certifying the Environmental Impact Report (EIR), approving the General Plan designation and zoning. Since 2008, the Greenbriar project owner has been engaged in extensive discussions with the City, the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), and the United States Army Corps of Engineers (USACE) regarding the project's strategy for conserving habitat in the Natomas Basin. The project owner has now applied to the City to amend the approved project to incorporate into the project, among other things, an updated conservation strategy for habitat preservation to benefit special-status species in the Natomas Basin. This revised conservation strategy increases mitigation for the identified species from 0.5:1 to 1:1. For the City to consider amendment to the approved plans, the City must ensure that environmental review has been completed consistent with the requirements of the California Environmental Quality Act (CEQA). Because the City has previously complied with CEQA for the approved project and the new discretionary action before the City would be a change in an already-approved project, the City may properly rely upon information in the certified EIR to the extent it remains adequate.

The current project approvals include a) a Resolution adopting the Addendum to the Final Environmental Impact Report (EIR) and Mitigation Monitoring Plan for the Greenbriar Development (discussed below); b) an Ordinance approving the Development Agreement between the City of Sacramento and The Greenbriar Project Owner LP; c) a Resolution amending the Greenbriar Finance Plan rescinding the 2008 Greenbriar Finance Plan and adopting the proposed 2017 Greenbriar Finance Plan; d) a Resolution authorizing building permits for single-unit dwellings and multi-unit dwellings for the Greenbriar project pursuant to Sacramento City Code floodplain management regulations; e) a Resolution directing the Greenbriar Citywide Park Impact Fees be allocated to the North Natomas Regional Park; f) a Resolution amending the 2035 General Plan land use diagram to change the land use designation for various parcels in accordance with the Greenbriar Planned Unit Development; g) an Ordinance rezoning various lots within the Greenbriar Planned Unit Development; h) a Resolution approving an amendment to the Greenbriar Planned Unit Development Schematic Plan and Development Guidelines; i) a Resolution adopting the Greenbriar Mixed Income Housing Strategy and rescinding the 2008 Greenbriar Inclusionary Housing Plan (Resolution 2008-057); j) a Resolution approving the Greenbriar Development project, including a Tentative Master Parcel Map, Tentative Subdivision Map, Tentative Map Design Deviation, Site Plan, and Design Review with deviations.

CEQA Guidelines section 15162 provides that, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in the 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 or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant 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 or negative declaration 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 or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (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 measure or alternative; 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.

Consistent with the requirements of CEQA Guidelines Section 15162, the City determined that there were no changed circumstances or "new information of substantial importance" that triggered the need for a subsequent EIR. The Addendum to the Greenbriar Development Project Final EIR (Addendum), dated January 6, 2017 (SCH No. 2005062144) evaluates an amendment to the Greenbriar Development Project and 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 (with increase of mitigation lands) in consultation with resource agencies.

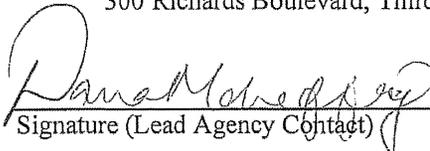
As explained in the Environmental Checklist prepared in conjunction with the Addendum, the conclusions of the prior environmental documents remained the same and no new significant impacts were identified. The Addendum also determined that significant environmental impacts identified in the prior EIR were not found to be substantially more severe, and no additional EIR documentation (supplement to the EIR or subsequent EIR) was required.

This is to advise that the City of Sacramento, City Council, has approved the above described project on May 30, 2017, and has made the following determination regarding the above described project:

1. The project will have a significant effect on the environment before mitigation.
2. An Environmental Impact Report was prepared pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.
7. There are no changed circumstances or "new information of substantial importance" triggering the need for a subsequent EIR.

This is to certify that the Final EIR, the Addendum, and the record of project approval are available to the general public at:

City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor, Sacramento, California 95811

 ASSOCIATE PLANNER 5/31/17
Signature (Lead Agency Contact) Title Date



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

[Print](#) [StartOver](#) [Finalize&Email](#)

RECEIPT NUMBER:
 34 — 05312017 — 297
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2005062144

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|---|---|------------------|
| LEAD AGENCY City of Sacramento, Community Development Dept., Planning Division | LEAD AGENCY EMAIL dmahaffey@cityofsacramento.org | DATE 05312017 |
|---|---|------------------|

| | |
|---|---------------------------|
| COUNTY/STATE AGENCY OF FILING Sacramento | DOCUMENT NUMBER 170318 |
|---|---------------------------|

PROJECT TITLE
Greenbriar Development Project (P11-093)

| | | |
|--|---|--------------------------------|
| PROJECT APPLICANT NAME Drew Kusnick, The Greenbriar Project Owner, LP | PROJECT APPLICANT EMAIL dkusnick@integralcommunities.com | PHONE NUMBER (925) 895-1648 |
|--|---|--------------------------------|

| | | | |
|--|------------------|-------------|-------------------|
| PROJECT APPLICANT ADDRESS 675 Hartz Avenue, Suite 202 | CITY Danville | STATE CA | ZIP CODE 94526 |
|--|------------------|-------------|-------------------|

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,078.25 | \$ | <u>3,078.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,216.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,046.50 | \$ | <u>0.00</u> |

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

| | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>40.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,118.25

| | |
|-----------------------|--|
| SIGNATURE X | AGENCY OF FILING PRINTED NAME AND TITLE Francisco C. Adame - Deputy Clerk |
|-----------------------|--|



State of California - Department of Fish and Wildlife

2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. (*Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.*)
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD (*no environmental filing fee is due*).

Filing Notice of Exemption (NOE) (*Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333)*)

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE (*no environmental filing fee is due*).

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
1416 9th Street, 12th Floor, Suite 1215
Sacramento, California 95814