



Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814

City of Sacramento  
2101 Arena Boulevard, 2<sup>nd</sup> Floor  
Sacramento, CA 95834

## NOTICE OF AVAILABILITY

July 18, 2006

TO: Interested Persons

FROM: Don Lockhart, Assistant Executive Officer, Sacramento LAFCo (916) 874-6458  
Tom Buford, Senior Planner, City of Sacramento (916) 808-7931

SUBJECT: **NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GREENBRIAR PROJECT (P05-069)**  
**State Clearinghouse Number 2005062144**

**Public Review: July 19, 2006 to September 5, 2006**

The Sacramento Local Agency Formation Commission (Sacramento LAFCo) and the City of Sacramento, Development Services department, as co-lead agencies, have completed the Draft Environmental Impact Report for the Greenbriar project. The document is now available for public review and comment. You may obtain a copy of the document at the LAFCo offices, 1112 I Street, Suite 100 Monday thru Friday 8 AM to 5 PM, (except holidays) and at the North Natomas Permit Center, 2101 Arena Boulevard, Second Floor, Sacramento, California 95834, between 7:30 AM and 3:30 PM (except holidays). **The document is also available @<http://www.SacLAFCo.org> and on the City's Web site at <http://www.cityofsacramento.org/planning/environmental>.**

**PROJECT LOCATION:** The proposed project is located in the unincorporated portion of Sacramento County on approximately 577 acres located at the northwest corner of the intersection of Interstate 5 (I-5) and State Highway 99.

The project site is located outside the current Sphere of Influence of the City of Sacramento. The site is bordered by agricultural and rural residential land uses to the west and north, I-5 and agricultural lands to the south, and State Route 70/99 and a new residential community under construction within the city limits, in the North Natomas Community Plan area to the east. Regional access to the project site is provided from I-5 and State Route 70/99. Local access to the project site is provided by Elkhorn Boulevard.

The recently approved Metro Air Park development area is located to the west of the project site, within Sacramento County and adjacent to the eastern boundary of the Sacramento International Airport. The Metro Air Park development area includes proposed commercial, hotel and recreational (e.g., golf course) land uses. The City's North Natomas Community Plan area is located adjacent to the eastern boundary of the project site and across State Route 70/99. New residential and commercial land uses are currently being developed east of the project site.

**COMMENT PERIOD: Comments regarding the Draft EIR should be submitted beginning Wednesday, July 19, 2006 and ending Tuesday, September 5, 2006. The comment period ends at 5:00 p.m. on September 5, 2006.**

**PROJECT DESCRIPTION:** The proposed project includes a request for Sphere of Influence Amendments (SOIA) for both the City of Sacramento SOI and the Sacramento Regional County Sanitation District; and Reorganization (annexation to the City of Sacramento, Sacramento Regional County Sanitation District, and detachment from Natomas Fire Protection District.) Sacramento LAFCo is the agency with statutory responsibility for boundary changes and SOI Amendments. On November 1, 2005 the Sacramento City Council initiated the proposed amendment to the City's sphere of influence and the reorganization.

The project would include the construction of a range of housing types that would be located in close proximity to proposed public transportation systems. The project is a primarily residential development centered on a common lake/detention (approximately 39 acres) basin. A total of 3,473 housing units and approximately 28 net acres of retail and commercial space would be provided on-site. A 10-acre (net) site for an elementary school would be provided in the southeastern portion of the project site. A total of eight neighborhood parks (approximately 48 net acres) would be provided throughout the community and would be connected by the central lake/detention basin and pedestrian paths and trails. A 250-foot linear open space/buffer would be provided along the western border of the project site and would provide protection of giant garter snake habitat. The project would also construct an overpass over SR 70/99 near the center of the project site.

Entitlement actions sought by the project applicant include:

- Sacramento County Airport Land Use Commission (ALUC) determination of the project's consistency with the Sacramento International Airport Comprehensive Land Use Plan (CLUP).
- Sacramento LAFCo approval of:
  - Certification of the EIR as to the Sphere of Influences and adoption of Mitigation Monitoring Plan
  - Municipal Services Review
  - Amendment of the City's SOI
  - Amendment of the SRCSD's SOI
  - Reorganization/annexation to City and SRCSD and detachment from Natomas Fire Protection District after City and Planning Commissions approvals below.
- Planning Commission approval of:
  - Certification of the EIR and adoption of Mitigation Monitoring Plan
  - Tentative master subdivision map
- City Council approval of:
  - Certification of the EIR for the Pre-Zoning and actions stated below and adoption of Mitigation Monitoring Plan
  - Pre-zoning for the project site
  - General Plan Map Amendment
  - Amendment of NNCP Boundary
  - Planned Unit Development: Schematic Plan and Development Guidelines
  - Finance Plan
  - Inclusionary Housing Plan
  - Development Agreement
  - Statement of override of ALUC consistency determination

**EIR ISSUES AND PUBLIC COMMENT:** Sacramento LAFCo and the City have prepared a full-scope EIR that addresses the following resource areas:

- Transportation and Circulation
- Air Quality
- Noise
- Population and Housing
- Utilities
- Public Services
- Parks
- Aesthetics
- Land Use
- Geology and Soils
- Hydrology, Drainage, and Water Quality
- Agricultural Resources
- Biological Resources
- Cumulative Impacts
- Alternatives

Mitigation is included in the EIR to reduce many impacts to less-than-significant levels. Significant and unavoidable impacts have been identified in the following areas: air quality, transportation and circulation, agricultural resources, land use compatibility, farmland resources, cumulative loss of open space resources, visual resources, and consistency with the Sacramento International Airport Comprehensive Land Use Plan.

The Draft EIR is being circulated for a 45-day public review period from Wednesday, July 19, 2006 through Tuesday, September 5, 2006. ***Sacramento LAFCo will conduct a public hearing to receive public comments on Wednesday, August 2, 2006 at 5:30 p.m., Board Chambers, Sacramento County Administration Center, 700 H Street, Sacramento, CA 95814.***

Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 5:00 P.M., September 5, 2006.** Written comments should be submitted to:

Tom Buford, Senior Planner  
 City of Sacramento, Development Services Department  
 Environmental Planning Services  
 North Permit Center  
 2101 Arena Boulevard, Second Floor  
 Sacramento, CA 95834  
 FAX#: (916) 808-5328

The Draft EIR has been forwarded to the City Central Library, 828 I Street, Sacramento, CA 95814 and North Natomas Library, 2500 New Market Drive, Sacramento CA 95835. If you have any questions concerning the environmental review process, please call Tom Buford at (916) 808-7931.

**Thank you.**