

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2018-00284

SCH # _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: Upper Westside Specific Plan

Lead Agency: Sacramento County Contact Person: Todd Taylor
Mailing Address: 827 7th Street, Room 225 Phone: (916) 874-3125
City: Sacramento Zip: 95814 County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Natomas (unincorporated)
Cross Streets: El Centro Road and West El Camino Avenue Zip Code: 95833, 98534
Lat. / Long.: 38° 37' 11.9604" N / 121° 32' 55.2012" W Total Acres: 2,066
Assessor's Parcel No.: Various Section: 9, 15, 16, 17, 20, 21, 22, 28, 29 Twp: 09 N Range: 04 E Base: Mt. Diablo
Within 2 Miles: State Highway # 1-5, 1-80, 99, 50 Waterways: Sacramento River, American River, Fisherman's Lake Slough, West Drainage Canal
Airports: Sacramento International Airport Railways: _____ Schools: Natomas Unified School District

Document Type

CEQA: NOP Draft EIR **NEPA:** NOI **OTHER:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (subdivision, etc.) Other: _____

Development Type

Residential: Units 9,356 Acres 852.2 Water Facilities: Type: _____ MGD: _____
 Office: Sq. Ft. _____ Acres _____ Employees _____ Transportation: Type: _____
 Commercial: Sq. Ft. 3.1 MSF Acres 136.1 Employees _____ Mining: Mineral: _____
 Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type: _____ MW: _____
 Education: 146.1 ac Waste Treatment: Type: _____ MGD: _____
 Recreational: 73.5 ac Hazardous Waste: Type: _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Floodplain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other: _____

Present Land Use/Zoning/General Plan Use

Land Uses: Agricultural, Residential, Commercial
Zoning Districts: Agricultural-Residential 1 (AR-1), Agricultural-Residential 2 (AR-2), Agricultural-Residential 5 (AR-5), Agricultural 20 (AG-20), Agricultural 40 (AG-40), Agricultural 40/Flood Combining (AG-40/F), General Commercial (GC), and Highway Travel Commercial (TC)
General Plan Land Use Designations: Agricultural-Residential, Commercial and Offices, Recreation, and Agricultural Cropland

Project Description

The Project is a Specific Plan that encompasses approximately 2,066 acres in the unincorporated Natomas community of Sacramento County, approximately 3.5 miles from downtown Sacramento. The Project area is bounded by Interstate 80 to the south, the West Drainage Canal to the east, Fisherman's Lake Slough to the north, and Garden Highway to the west. The Project is located outside of the County's Urban Policy Area (UPA) and Urban Services Boundary (USB), but is bounded on three sides by the City of Sacramento, bordering the communities of North and South Natomas.

The Project area is mostly agricultural, but has existing agricultural residential homes inside the northeastern and southwestern boundaries, and commercial uses located near the intersection of El Centro Road and West El Camino Avenue. Existing General Plan Land Use designations include Agricultural Cropland, Agricultural Residential, Commercial and Office, and Recreation. A number of individuals own property within the Project area.

The Preliminary Land Use Plan envisions a community with a 1,532± acre Development Area and a 534± acre Ag Buffer Area that is located west of the Development Area, providing a transition to the Garden Highway. Within the Development Area, the applicant has proposed an urban, commercial mixed-use town center district near the intersection of El Centro Road and West El Camino Avenue surrounded by neighborhoods. The Development Area includes 9,356± dwelling units and 3,096,245± square feet of commercial uses, with three K-8 school sites, one high school site, and several parks. A 10.0± acre urban farm site is proposed on property owned by the Los Rios Community College District that is envisioned to be a 16.0± vocational training campus. Other amenities include trail networks, a greenbelt and urban farm corridor, and a canal system that will all encourage pedestrian and bicycle use by providing connections between neighborhoods.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> California Waste Management Board | <input checked="" type="checkbox"/> Regional WQCB # R5 (Central Valley) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources |
| <input type="checkbox"/> Health Services, Department of | |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |
| <input checked="" type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 5, 2020 Ending Date November 6, 2020

Lead Agency (Complete if applicable)

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: (____) _____
Phone: (____) _____	

Signature of Lead Agency Representative: Todd Taylor **Date:** 10/05/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.