

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2018-00284

SCH # 2020100069

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: Julie Newton
Mailing Address: 827 7th Street, Room 225 Phone: (916) 876-8502
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 # I-5, I-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 Specific Plan encompasses 2,066-acres and contains two geographic issues including a Development area totaling 1,524-acres planned for development with urban uses and a 542-acre Agriculture Buffer (Ag Buffer) along the western edge of the plan area where land uses will remain agricultural, which provides a physical separation between the Development area's urban uses and existing residential uses along Garden Highway.

The project 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. 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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| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Air Resources Board <input type="checkbox"/> Boating & Waterways <input checked="" type="checkbox"/> California Highway Patrol <input checked="" type="checkbox"/> Caltrans District #3 <input checked="" type="checkbox"/> Caltrans Division of Aeronautics <input checked="" type="checkbox"/> Caltrans Planning (Headquarters) <input type="checkbox"/> California Waste Management Board <input type="checkbox"/> Coachella Valley Mountains Conservancy <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Colorado River Board <input checked="" type="checkbox"/> Conservation, Department of <input type="checkbox"/> Corrections, Department of <input type="checkbox"/> Delta Protection Commission <input type="checkbox"/> Education, Department of <input type="checkbox"/> Energy Commission <input checked="" type="checkbox"/> Fish & Game Region #2 <input checked="" type="checkbox"/> Food & Agriculture, Department of <input type="checkbox"/> Forestry & Fire Protection <input type="checkbox"/> General Services, Department of <input type="checkbox"/> Health Services, Department of <input checked="" type="checkbox"/> Housing & Community Development <input type="checkbox"/> Integrated Waste Management Board <input checked="" type="checkbox"/> Native American Heritage Commission <input checked="" type="checkbox"/> Office of Emergency Services | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Office of Historic Preservation <input type="checkbox"/> Office of Public School Construction <input type="checkbox"/> Parks & Recreation <input type="checkbox"/> Pesticide Regulation, Department of <input checked="" type="checkbox"/> Public Utilities Commission <input checked="" type="checkbox"/> Reclamation Board <input checked="" type="checkbox"/> Regional WQCB # R5 (Central Valley) <input checked="" type="checkbox"/> Resources Agency <input type="checkbox"/> S.F. Bay Conservation & Development Commission <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy <input type="checkbox"/> San Joaquin River Conservancy <input type="checkbox"/> Santa Monica Mountains Conservancy <input checked="" type="checkbox"/> State Lands Commission <input type="checkbox"/> SWRCB: Clean Water Grants <input type="checkbox"/> SWRCB: Water Quality <input type="checkbox"/> SWRCB: Water Rights <input type="checkbox"/> Tahoe Regional Planning Agency <input type="checkbox"/> Toxic Substances Control, Department of <input checked="" type="checkbox"/> Water Resources <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ |
|--|--|

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

Starting Date 8/29/24 Ending Date October 14, 2024

Lead Agency (Complete if applicable)

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

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento
County, ou,
email=newtonju@sacounty.net, c=US
Date: 2024.08.29 16:29:40 -07'00'

Date: 8/29/24

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

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020100069

Project Title: Upper Westside Specific Plan (Control No. PLNP2018-00284)

Lead Agency: Sacramento County

Contact Name: Julie Newton, Environmental Coordinator

Email: newtonj@saccounty.gov Phone Number: (916) 876-8502

Project Location: Unincorporated Natomas, Sacramento County
City County

Project Description (Proposed actions, location, and/or consequences).

The Project is a Specific Plan that encompass 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 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Aesthetics - Degradation of existing character; new sources of light and glare- mitigation included for enhanced lighting standards 2. Agricultural resources - Conversion of farmland - mitigation included for 1:1 preservation of farmland Air quality - criteria air pollutants - mitigation included for reduction in criteria air pollutants, AQMP to address operational impacts; TACs - mitigation includes land use siting standards 3. Biological resources - mitigation included to reduce impacts to special status species, trees, HCP consistency 4. Climate change - generation of GHG emissions - mitigation included for construction and operational GHG reduction 5. Cultural resources - mitigation included to address impacts to historic resources and to conduct archaeological surveys for archaeological resources 6. Geology and soils - mitigation included to address inadvertent discoveries of paleontological resources 7. Hazardous materials - mitigation includes conducting Phase 1 assessments and developing a hazardous materials handling plan in the event of hazardous materials on site. 8. Hydrology- mitigation includes project-specific drainage studies to demonstrate consistency with the project drainage plans. 9. Noise - mitigation included for construction control and noise attenuation. 10. Traffic - mitigation includes participation in implementation tool for roadway improvements. 11. Tribal cultural - mitigation includes tribal surveys, monitoring, and/or repatriation in unsurveyed areas of the plan area.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy include:

- Biological Resources, wildlife, and the interaction of the Project with the Natomas Basin Habitat Conservation Plan and the Metro Airpark Habitat Conservation Plan.
- Transportation and traffic congestion along El Centro Road and West El Camino Avenue, as well as the interchange with Interstate 80.
- Airport noise and safety concerns from overflights from Sacramento International Airport (SMF).
- Safety concerns due to the risk of flooding in the Natomas Basin.
- Utility (water and sewer) coordination and cooperation with the City of Sacramento.

Provide a list of the responsible or trustee agencies for the project.

Regional

Sacramento Local Agency Formation Commission (LAFCO), Sacramento Area Flood Control Agency (SAFCA), Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Metropolitan Air Quality Management District, Sacramento Regional Transit (RT), Sacramento County Water Agency (SCWA), Sacramento Area Sewer District (SASD), Sacramento Regional County Sanitation District (Regional San), Natomas Unified School District, Los Rios Community College District, Sacramento Municipal Utilities District (SMUD), PG&E, Natomas Central Mutual Water Company.

State

Air Resources Board, Caltrans, Central Valley Regional Water Quality Control Board, Department of Conservation, Department of Fish and Wildlife, Department of Food and Agriculture, Housing and Community Development, Native American Heritage Commission, Office of Historic Preservation, Office of Emergency Services, Public Utilities Commission, Reclamation Board, Resources Agency, State Lands Commission, Water Resources.