

# NOTICE OF AVAILABILITY

NOTICE is hereby given that a Partially Recirculated Final Environmental Impact Report (PRFEIR) has been prepared by the County of Sacramento, State of California, and is available for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines for the project listed below.

**PROPOSED PROJECT:** Upper Westside Specific Plan

**STATE CLEARINGHOUSE NUMBER:** 2020100069

**COUNTY CONTROL NUMBER:** PLNP2018-00284

## **PROJECT LOCATION:**

The Project 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), and is bounded on three sides by the City of Sacramento, bordering the communities of North and South Natomas.

## **PROJECT DESCRIPTION:**

The Specific Plan would encompass a 1,524 acre Development Area and a 542± acre Ag Buffer Area that is located west of the Development Area, providing a transition to the Garden Highway. Within the Development Area, the project proposes 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 encourage pedestrian and bicycle use by providing connections between neighborhoods.

In addition to the adoption of the Specific Plan, the Project will require amendments to the Sacramento County UPA and USB boundaries. The Project also requires amendments to the General Plan to include the proposed policy amendments and land uses, streets and bikeways on the General Plan's Land Use Diagram, Transportation Plan, and Active Transportation Plan. The Project will also require adoption of a Water Supply Master Plan amendment, and a Water Supply Assessment pursuant to California Water Code.

## **PURPOSE OF THE PARTIALLY RECIRCULATED FINAL EIR:**

As required by CEQA (Public Resources Code [PRC] section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, section 15000, et seq.), the PRFEIR discloses, analyzes, and considers the potential environmental impacts of a new alternative to the Specific Plan. The PRFEIR has been prepared in accordance with CEQA Guidelines Sections 15088.5 and 15132, necessitated by the addition of Alternative 5.

The PRFEIR presents an analysis of a new Alternative 5: Revised Project Alternative, which alters the original proposed project in two key ways:

- **Additional New Water Supply Source:** Alternative 5 introduces Natomas Central Mutual Water District (NCMWD) as a potential domestic water supply source, expanding the options for serving future development and potentially enhancing water supply reliability for the project area.
- **Revised Circulation Network:** Alternative 5 considers the removal of regular vehicular traffic connection on Radio Road between Bryte Bend Road and Garden Highway, and implementation of traffic calming on San Juan Road between Garden Highway and El Centro Road to discourage its use by through

traffic. These revisions would be intended to reduce traffic volumes and related safety concerns associated with traffic levels along Garden Highway.

All other aspects of the proposed Specific Plan would remain unchanged, including land uses, densities, and plans for infrastructure and service delivery.

#### **REVIEW:**

The PRFEIR as well as other project documents and details may be reviewed at the link and/or physical address below:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/UpperWestsideSpecificPlan.aspx>

Sacramento County,  
Department of Community Development, Planning and Environmental Review Division  
Attention: Environmental Coordinator  
827 7<sup>th</sup> Street, Room 225  
Sacramento, CA 95814  
(916) 874-6141  
[CEQA@saccounty.gov](mailto:CEQA@saccounty.gov)

The PRFEIR includes a response to comments received on the Partially Recirculated Draft EIR (PRDEIR). The conclusions of the PRDEIR remain adequate.

The FEIR identified that the project would result in significant and unavoidable impacts related to aesthetics, agricultural resources (conversion of farmland), air quality (conflict with an air quality plan, operational emissions, exposure of sensitive receptors to TACs), cultural resources, noise (traffic noise at sensitive receptors, increase in stationary noise from plan components), population and housing, transportation, and tribal cultural resources. The PRFEIR did not identify any new or worse significant and unavoidable impacts.

The project would result in impacts that are less than significant or less than significant with mitigation with respect to airport compatibility; biological resources; climate change; energy; geology, soils, and paleontology; hazards and hazardous materials; hydrology, drainage, and water quality; land use; noise (construction noise, vibration, increase in stationary noise from plan components); public services; and public utilities.

#### **PUBLIC HEARINGS:**

The County Board of Supervisors will consider the FEIR, as amended by the PRFEIR, and the Upper Westside Specific Plan at a public hearing to be held at 700 H Street, Room 1450 (Board Chambers). The hearing is scheduled for Tuesday, April 28, 2026 at 2 pm. Interested individuals may also check the materials for upcoming hearings on the Sacramento County public meetings website:

<https://sccob.saccounty.gov/us/en/board-of-supervisors-public-meetings.html#gsc.tab=0>