

**PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA**

Subject: PLNP2018-00284. Upper Westside Specific Plan. A Request For General Plan Amendments, Adoption of the Upper Westside Specific Plan, Adoption Of A Public Facilities Financing Plan, Adoption Of The Upper Westside Urban Services Plan, Adoption of An Affordable Housing Strategy, Adoption Of A Water Supply Master Plan, Adoption Of A Water Supply Assessment, Adoption Of A Development Agreement, And A Design Review For Properties Located For A Project Area Located North Of I-80 Between The City Of Sacramento And The Sacramento River Within The Natomas Basin And Natomas Joint Vision Area.

Decision Body: Board of Supervisors

APN: 274-0260-001, 005, 006, 007, 008, 009, 013, 014, 015, 024, 030, 032, 034, 036, 037, 038, 039, 042, 043, 044, 045, 046; 274-0220-053, 054, 058, 059; 274-0250-002, 003, 004, 005, 006, 008, 009, 010, 011, 012, 013, 014, 015, 016, 021, 024, 034, 035, 039, 040, 041, 042, 043; 274-0690-003, 004; 225-0210-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 016, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 037, 039, 040, 041; 225-0110-019, 020, 024, 025, 026, 027, 028, 032, 033, 036, 037, 038, 052, 053, 054; 225-0190-008, 011, 014, 015, 019, 020, 021, 022; 274-0010-043, 049, 050, 055, 056, 057, 069, 071, 079, 081; 225-0122-001, 002; 225-1020-003, 004, 005, 008, 009, 010, 011, 012; 225-0220-020, 021, 035, 039, 048, 051, 054, 055, 056, 057, 060, 061, 062, 075, 076, 077, 078, 079, 103, 113, 115, 116; 225-0121-001, 002, 003, 004, 005; 225-0131-001, 002, 003, 004, 005, 006, 007, 008, 009; 225-0132-002, 003, 004, 005, and 008.

Supervisory District: Serna

Contact: Emma Patten, Senior Planner, (916) 875-4197, pattene@saccounty.gov

Details of Request:

1. A **General Plan Amendment** to allow the following:
 - a. To expand the Urban Services Boundary (USB) to include the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area (1,532 ± acres).
 - b. To expand the Urban Policy Area (UPA) to include the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area (1,532± acres).
 - c. To amend the Land Use Element and Land Use Diagram to change the land use designations for the Upper Westside Plan Area from Agricultural

Cropland (1,825.8.0± acres), Agriculture Residential (97.0± acres), Recreation (55.3±), and Commercial and Offices (49.5± acres) to Low Density Residential (805.4± acres), Medium Density Residential (41.4± acres), High Density Residential (25.4± acres), Commercial and Office (52.2± acres), Mixed Use (81.5± acres), Public/Quasi-Public (149.0± acres), Recreation (298.5± acres), Agricultural Cropland (407.6± acres), and Agricultural Residential (83.9± acres).

d. To amend the General Plan Transportation Plan Diagram to include the roadway system as designation in the Upper Westside Specific Plan. (2,066.3± acres.)

e. For text amendments to align County policies in various General Plan Elements regarding development in New Growth Areas.

2. Adopt the **Upper Westside Specific Plan** document to establish land use, zoning, and development standards for the Very Low Density Residential VLDR (160.9± acres), Low Density Residential LDR (436.2± acres), Low Medium Density Residential LMDR (139.7± acres), Medium Density Residential MDR (57.8± acres), High Density Residential HDR (40.5± acres), Very High Density Residential (25.0± acres), Commercial Mixed Use CMU (79.6± acres), and Employment/Highway Commercial E/HC (50.9± acres).
3. Adopt an **Affordable Housing Strategy** that discusses the plan for the provision of moderate, low, and very-low-income housing. This document may be summarized by the appropriate sections of the Specific Plan.
4. Adopt a **Development Agreement** for the Sponsoring property owners located within the 1,532-acre "development area" of the 2,066-acre Upper Westside Plan Area.
5. Adopt a **Public Facilities Financing Plan** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.
6. Adopt an **Urban Services Plan** that discusses in detail the plan for sheriff, fire, library, and other public services. This document may be summarized by the appropriate sections of the Specific Plan.
7. Adopt a **Water Supply Master Plan** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.
8. Approve a **Water Supply Assessment (WSA)** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.

The project will also require the following action/ permits by other agencies:

1. Annexation to County Service Area 10 (CSA-10) or the creation of a new CSA. (Note: A separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.)
2. Annexation to Sacramento Area Sewer District (Sac Sewer).
3. Annexation to Sacramento County Water Agency (SCWA).

Applicant Representative:

Avdis & Cucchi, LLP
1415 L Street, Suite 410
Sacramento, CA 95814
Attn: Nicholas Avdis, Esq.

Wood Rogers, Inc.
3301 C Street, Bldg. 100-B
Sacramento, CA 95816
Attn: Timothy Denham

Owners:

Upper Westside, LLC
401 Watt Avenue, Suite 4
Sacramento, CA 95864

Cornelius Family Trust/Et. al.
3216 Kadema Drive
Sacramento, CA 95864

Joe Perry Trust/ Et. al.
350 Court Street
Woodland, CA 95695

Summary of Key Points:

Project Location and Setting. The Upper Westside Specific Plan encompasses 2,066 acres in the unincorporated Sacramento County portion of Natomas. The project site is generally bounded by Interstate-80 to the south, Garden Highway to the west, Fisherman’s Lake Slough to the north, and the West Drainage Canal to the east. The project is located outside of the County’s Urban Policy Area (UPA) and Urban Services Boundary (USB) and is bordered on three sides by the City of Sacramento.

The Specific Plan area consists mostly of agricultural, with agricultural residential homes located inside the northeastern and southwestern boundaries, and commercial uses located near the intersection of El Centro Road and West El Camino Avenue.

Project History

- On February 7, 2012, the Board of Supervisors (Board) initiated a Master Plan process, called the Natomas Joint Vision Plan, for the entire Natomas Joint Vision Area.
- On March 23, 2016, a revised project description was presented to the Board as a workshop item prior to initiating environmental review for the North Precinct (Grandpark) only. The proposed Upper Westside project and Grandpark project were from there on processed as separate applications implementing the Natomas Joint Vision Plan.
- On September 25, 2018, the County received the application for the Upper Westside Specific Plan.
- On February 26, 2019, the Board directed staff to initiate the master plan process for the Upper Westside Specific Plan.
- On October 5, 2020, the County sent out the Notice of Preparation (NOP) to all interested parties for preparation of an Environmental Impact Report (EIR).
- Since then, County staff and the applicant team have been working closely on the preparation and review of technical studies, the draft Specific Plan, and supporting documents.

Project Description. The Upper Westside Specific Plan establishes a framework and strategy for development of the Plan Area, including proposed land use designations, policies, to guide development and ongoing operations, and plans for infrastructure, and public services. The UWSP provides for 9,356 residential dwelling units; 79.6 acres of commercial mixed use; 50.9 acres of employment/highway commercial; 298.6 acres of parks and open space; 414.3 acres of agricultural cropland; and 124.2 acres of schools

(three K-8, one High School, one vocational training campus, and one Community College).

The Upper Westside Specific Plan aims to achieve the following:

- A mix land uses and neighborhoods and support each other.
- Versatile Town Center, combining housing, businesses, offices, recreation, and public services in one central area, easily accessible to residents and visitors alike.
- Housing options for diverse demographics and socio-economic groups, providing choices for everyone.
- Feature wide-ranging network of bike and walking paths, connecting residential areas to schools, parks, and the Town Center through greenbelt corridors and open spaces.
- Promote sustainable design through compact development and various measures like energy reduction, water conservation, efficient landscaping, stormwater management, and minimizing car dependency.
- Incorporate important agricultural features, such as the Agriculture Buffer and Urban Farming Nodes to allow for the continuation of existing farming operations.

The Specific Plan is 2,066-acres and contains two geographic areas:

- Development Area – 1,524-acres planned for development with urban uses.
- Ag Buffer – 542-acres geographic area 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.

Environmental Impacts. A Draft Environmental Impact Report was prepared for the project and published on August 30, 2024. The DEIR identified that the project would result in significant and unavoidable impacts related to aesthetics, agricultural resources, air quality, cultural resources, noise, and tribal cultural resources. The project would result in impacts that are less than significant or less than significant with mitigation with respect to biological resources; climate change; geology, soils, and paleontology; hazards and hazardous material; hydrology and water quality; and transportation. A mitigation monitoring and reporting plan (MMRP) will be prepared identifying mitigation measures to minimize, avoid, or reduce significant impacts.

Final Decision. The Board of Supervisors is the Decision Body for this item. The Board hearing is not yet scheduled.