

NOTICE OF AVAILABILITY

NOTICE is hereby given that a Final Environmental Impact Report (FEIR) 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 all 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.

REVIEW:

The FEIR 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 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6141
CEQA@saccounty.gov

The FEIR includes a response to comments received on the Draft EIR. The conclusions of the Draft EIR 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 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 Planning Commission will consider the FEIR and the proposed project a public hearing to be held at 700 H Street, Room 1450 (Board Chambers). The hearing is scheduled for Monday, June 23, 2025 at 5:30 pm. Interested individuals may also check the materials for upcoming hearings on the Sacramento County public meetings website:

<https://www.saccounty.gov/us/en/Public-Meetings.html#gsc.tab=0>

The final hearing body for this project is the Board of Supervisors. The date and time of the hearing at the Board of Supervisors has not yet been determined.