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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

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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.