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: Farm Road and Bryte Road 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: Recirculated EIR		☐ 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 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

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

Project Description

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 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**".

X Air Resources Board
_ Boating & Waterways
X California Highway Patrol
X Caltrans District #3
X Caltrans Division of Aeronautics
X Caltrans Planning (Headquarters)
_ California Waste Management Board
_ Coachella Valley Mountains Conservancy
_ Coastal Commission
_ Colorado River Board
S Conservation, Department of
_ Corrections, Department of
_ Delta Protection Commission
_ Education, Department of
_ Energy Commission
X Fish & Game Region #2
X Food & Agriculture, Department of
_ Forestry & Fire Protection
_ General Services, Department of
_ Health Services, Department of
X Housing & Community Development
_ Integrated Waste Management Board
X Native American Heritage Commission
X Office of Emergency Services
X Office of Historic Preservation
_ Office of Public School Construction
_ Parks & Recreation
_ Pesticide Regulation, Department of
X Public Utilities Commission
X Reclamation Board
X Regional WQCB # R5 (Central Valley)
X Resources Agency
_ S.F. Bay Conservation & Development Commission
_ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_ San Joaquin River Conservancy
_ Santa Monica Mountains Conservancy
S State Lands Commission
_ SWRCB: Clean Water Grants
_ SWRCB: Water Quality
_ SWRCB: Water Rights
_ Tahoe Regional Planning Agency
_ Toxic Substances Control, Department of
S Water Resources

_ Other _____
_ Other _____

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

Starting Date 12/10/25 Ending Date 1/27/26

Lead Agency (Complete if applicable)

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

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: (_____) _____

Signature of Lead Agency Representative: Julie Newton **Date:** _____

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