NOTICE OF AVAILABILITY

NOTICE is hereby given that a Partially Recirculated Draft Environmental Impact Report (PRDEIR) 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 (Specific Plan) (State Clearinghouse No 2020100069, County Control Number PLNP2018-00284)

REVIEW AND COMMENT PERIOD: December 10, 2025 to January 27, 2026

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 1,532± 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 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.

PURPOSE OF THE PARTIALLY RECIRCULATED DRAFT EIR: As required 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 PRDEIR discloses, analyzes, and considers the potential environmental impacts of a new alternative to the Specific Plan. The PRDEIR has been prepared in accordance with CEQA Guidelines Sections 15088.5 and 15132, necessitated by the addition of Alternative 5.

The PRDEIR 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.

SIGNIFICANT ENVIRONMETAL EFFECTS: The EIR identified that the project would result in significant and unavoidable impacts related to aesthetics, agricultural resources, air quality, cultural resources (historical resources), noise, population and housing, transportation, and tribal cultural resources.

WHERE DRAFT EIR MAY BE REVIEWED: The PRDEIR is available for review during normal business hours at the Sacramento County Planning and Environmental Review Division in Sacramento (827 7th Street, Room 225, Sacramento, CA 95814).

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

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

COMMENTING ON THE RECIRCULATED DRAFT EIR: Consistent with the requirements of Sections 15087 and 15088.5(d) of the State CEQA Guidelines, this PRDEIR is being made available on December 10, 2025, for public review for a period of 45 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this PRDEIR to Sacramento County. Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers are directed to limit their comments to the revised information contained in this PRDEIR. Reviewers need not resubmit comments on the previously published Draft EIR or Final EIR.

SEND COMMENTS TO:

Sacramento County,
Department of Community Development, Planning and Environmental Review Division
Attention: Julie Newton, Environmental Coordinator
827 7th Street, Room 225
Sacramento, CA 95814;

Comments can also be emailed to CEQA@saccounty.gov no later than 5:00 p.m. on January 27, 2026. Failure to comment will not preclude your right to testify at a future public hearing for the proposed project.

PUBLIC HEARINGS: The final hearing body for this project is the County Board of Supervisors. The date and time of the Board of Supervisors hearing is presently unknown. An additional notice providing the date, time, and place of the Board of Supervisors hearing will be provided once a date has been finalized.

Agendas and materials for Sacramento County public meetings can be found at:

https://www.saccounty.gov/Government/Pages/PublicMeetings.aspx