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SCH #

Project Title: Brar Farms Residential Development ProjectLead Agency: City of West SacramentoContact Person: Seamus Laffey, AICP, Senior PlannerMailing Address: 1110 West Capitol Avenue, 2nd FloorPhone: 916-617-4645City: West SacramentoZip: 95691County: Yolo**Project Location:** County: YoloCity/Nearest Community: West SacramentoCross Streets: Marshall Road and Otis AvenueZip Code: 95691Longitude/Latitude (degrees, minutes and seconds): 38 ° 31 ' 58.4 " N / 121 ° 34 ' 13.4 " W Total Acres: 60Assessor's Parcel No.: 045-260-008, -009, -010, 045-270-001, -002Section: 18Twp.: 8N 4ERange: 4EBase: MDWithin 2 Miles: State Hwy #: SR 84Waterways: Sacramento River, Deep Water Ship ChannelAirports: N/ARailways: N/ASchools: See attached**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ 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: Framework Plan Amendment**Development Type:**☒ Residential: Units 259 Acres 34.89☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☒ Recreational: 0.67-acre Central Park, 0.25 acre parklet, and a 4.02-acre detention basin/recreational field☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: GHG/Energy**Present Land Use/Zoning/General Plan Designation:**General Plan Land Use Designation: Rural Estates (RE) Zoning: Residential Rural Estates (RE)**Project Description:** *(please use a separate page if necessary)*

See attached

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☒ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 10, 2025 Ending Date October 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates Inc.</u>	Applicant: <u>RBS Holdings, LLC</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>1730 I Street, Suite 220</u>
City/State/Zip: <u>Irvine/CA/92602</u>	City/State/Zip: <u>Sacramento/CA/95811</u>
Contact: <u>Chris.Jones@lsa.net</u>	Phone: <u>(916) 443-6956</u>
Phone: <u>949-333-5031</u>	

Signature of Lead Agency Representative: Seamus Laffey

Digitally signed by Seamus Laffey
Date: 2025.09.09 09:54:22 -0700

Date: _____

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

Schools:

Portside Montessori Preschool, Bridgeway Island Elementary School, Empowering Possibilities International School (EPIC), River City High School

3.0 PROJECT DESCRIPTION

This chapter describes the proposed Brar Farms Residential Development Project (proposed project) that is the subject of this Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA). The proposed project would develop a 60-acre subdivision consisting of 259 lots for future single-family homes and 13 open space lots. The proposed residential lots would range in size from 5,000 to 7,200 net square feet. In addition, landscaping, roadway, and utility improvements would be installed within the project site. The City of West Sacramento (City) is the Lead Agency for review of the proposed project under CEQA. The following sections provide a description of the proposed project's location, context, background, and objectives, followed by details of the proposed project itself and a summary of required approvals and entitlements.

3.3 PROJECT SITE

The following section describes the proposed project location, existing conditions, surrounding land uses, and regulatory setting.

3.3.1 Project Location

The approximately 60-acre project site is located at the corner of Marshall Road and Otis Avenue, within the western portion of the City of West Sacramento in Yolo County. The project site consists of five parcels (Assessor's Parcel Numbers [APNs]: 045-260-008, -009, -010, 045-270-001, -002).

Figure 3-1: Project Location and Regional Vicinity depicts the project site in a local and regional context.

Local vehicular access to the project site is provided by way of Jefferson Boulevard, Marshall Road, and Southport Parkway. Regional vehicular access to the project site is provided by Interstate 5 (I-5), and Interstate 80 (I-80), which are located to the east and north of the project site, respectively. The nearest freeway access is primarily via U.S. Route 50 (US 50), located north of the project site, which provides a direct connection to I-5 for north-south travel. The Harbor Boulevard interchange, approximately 2.9 miles north, also provides freeway access.

Bus stops along Marshall Road and Southport Parkway provide transit service by YoloBus through Route 37 to the project site. The closest bus stops are located at Southport Parkway at Marshall Road, approximately 0.2-mile to the northwest; and Marshall Road at Seymour Avenue, approximately 0.3-mile northeast of the project site.

3.3.2 Existing Conditions

The project site is undeveloped and relatively flat with a gentle slope toward the southwest. Site elevations along the property range from approximately 8 to 10 feet above mean sea level. Although the project site primarily consists of loose disced soil from previous tilling activities, small patches of vegetation are present mainly along the northern edge of the site that consist of volunteer weeds and annual grasses.

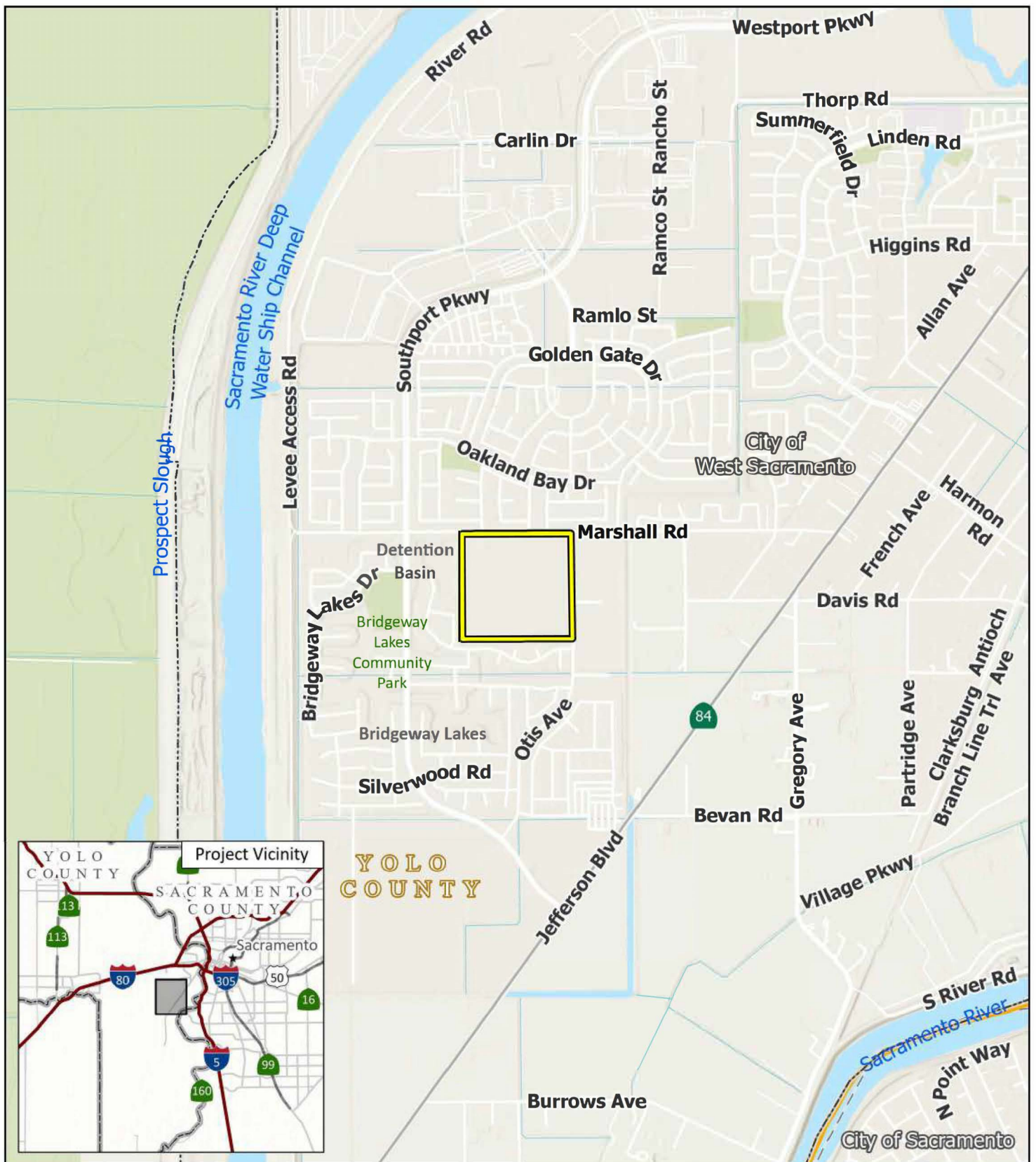


FIGURE 3-1

LSA

- Project Location
- County Boundary
- City Boundary



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad, CA

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Brar Farms Residential Development Project
Project Location and Regional Vicinity

The project site was the previous location of H & H Nishimura Farms and was historically used for agricultural purposes. Eight buildings associated with H & H Nishimura Farms previously stood on the project site but have since been demolished. The project site is currently undeveloped, fully graded, and unoccupied. However, the project site is seasonally farmed for hay by a volunteer farmer and maintained by the property owner, who mows and tills the land as needed.¹

Pacific Gas and Electric Company (PG&E) transmission lines run along the northern and eastern sides of the project site boundaries. Additionally, an existing drainage ditch runs along approximately 1,000 feet of the western edge of the project site next to the Bridgeway retention pond.

3.3.3 Surrounding Land Uses

The project site is bounded to the north by Marshall Road, to the east by Otis Road and a mix of residential and agricultural uses, to the south by single-family residential uses, and to the west by an existing retention pond that is part of the Bridgeway Lakes Community Park, and the Bridgeway Lakes residential development. **Figure 3-2: Aerial Photograph and Surrounding Land Uses** depicts the project site and surrounding areas.

3.3.4 Project Background and Regulatory Setting

As stated above, the project site was historically used for agricultural purposes dating back to at least 1937 and continued operating as a farm until 2016. Currently, the project site is located within the Southwest Village Boundary of the Southport Framework Plan (State Clearinghouse No. [SCH] 91063032), approved on May 10, 1995², and amended in 1998, which provides a foundation for village-oriented mixed-use developments and is designed to guide the pattern of development to prevent “uncoordinated urban sprawl.”

The project site is currently designated as Rural Estates (RE) in both the City’s General Plan and the Southport Framework Plan. **Figure 3-3: Existing General Plan Land Use Designations** shows the current General Plan land use for the project site and surrounding area. The RE land use designation is intended for the development of single-family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses in a rural setting. The maximum residential density allowed within the RE designation is one dwelling unit for every 2.5 acres.³ The project site is currently zoned as Residential Rural Estates (RE). **Figure 3-4: Existing Zoning** shows the current zoning for the project site and surrounding area. According to the City’s Zoning Code,⁴ the RE zoning district is intended to provide for residential development on large lots and provide a transition between agricultural lands and residential designated lands.

¹ Based on verbal input from the Project Applicant to LSA Staff in meeting held on March 26, 2025.

² City of West Sacramento. 1994. Southport Framework Plan. March. Website: <https://ceqanet.opr.ca.gov/1991063032/2> (accessed April 11, 2025).

³ City of West Sacramento. 2024. General Plan 2035. January. Website: <https://www.cityofwestsacramento.org/home/showpublisheddocument/18212/638421374385370000> (accessed March 20, 2025).

⁴ City of West Sacramento. *Zoning Code (Municipal Code Title 17). Chapter 17.08 Residential Zones*. Website: <https://www.cityofwestsacramento.org/home/showpublisheddocument/19017/638585485579370000> (accessed March 20, 2025).

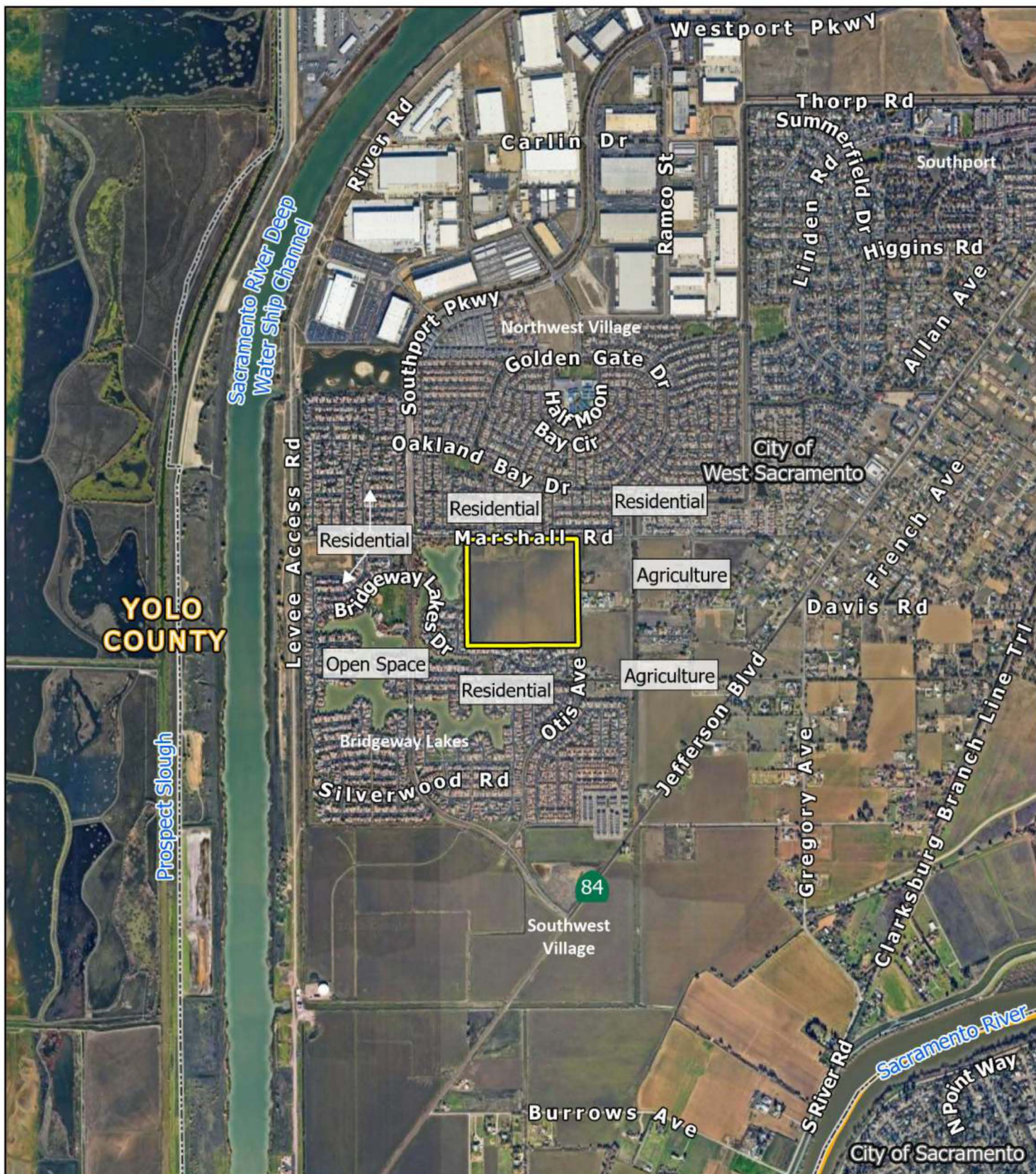


FIGURE 3-2

LSA

- Project Location
- County Boundary
- City Boundary



0 1000 2000
FEET

SOURCE: Google Maps (2024)

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Brar Farms Residential Development Project
Aerial Photograph and Surrounding Land Uses

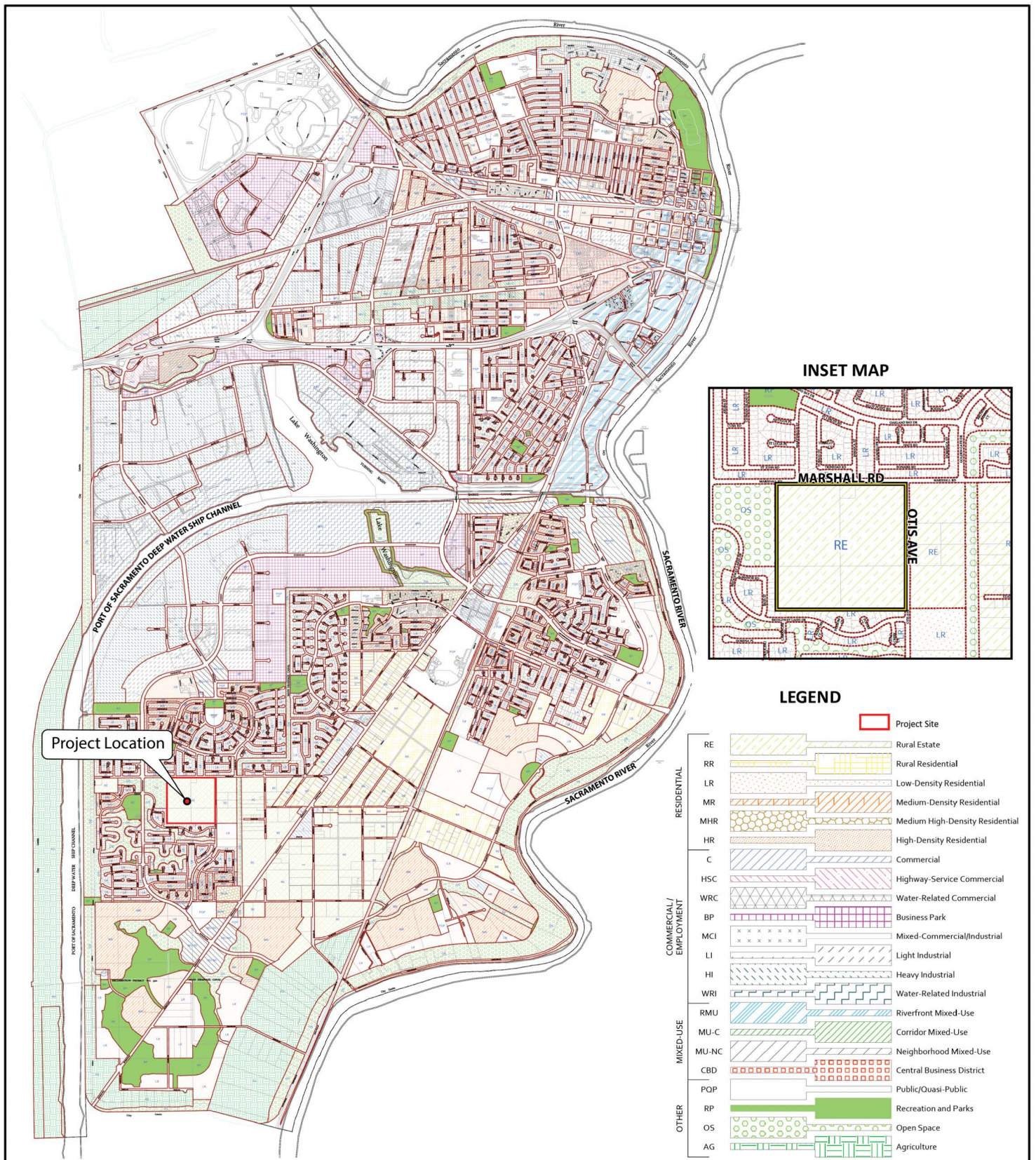


FIGURE 3-3

LSA



0 2500 5000
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SOURCE: General Plan Land Use Diagram, City of West Sacramento

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Brar Farms Residential Development Project
Existing General Plan Uses

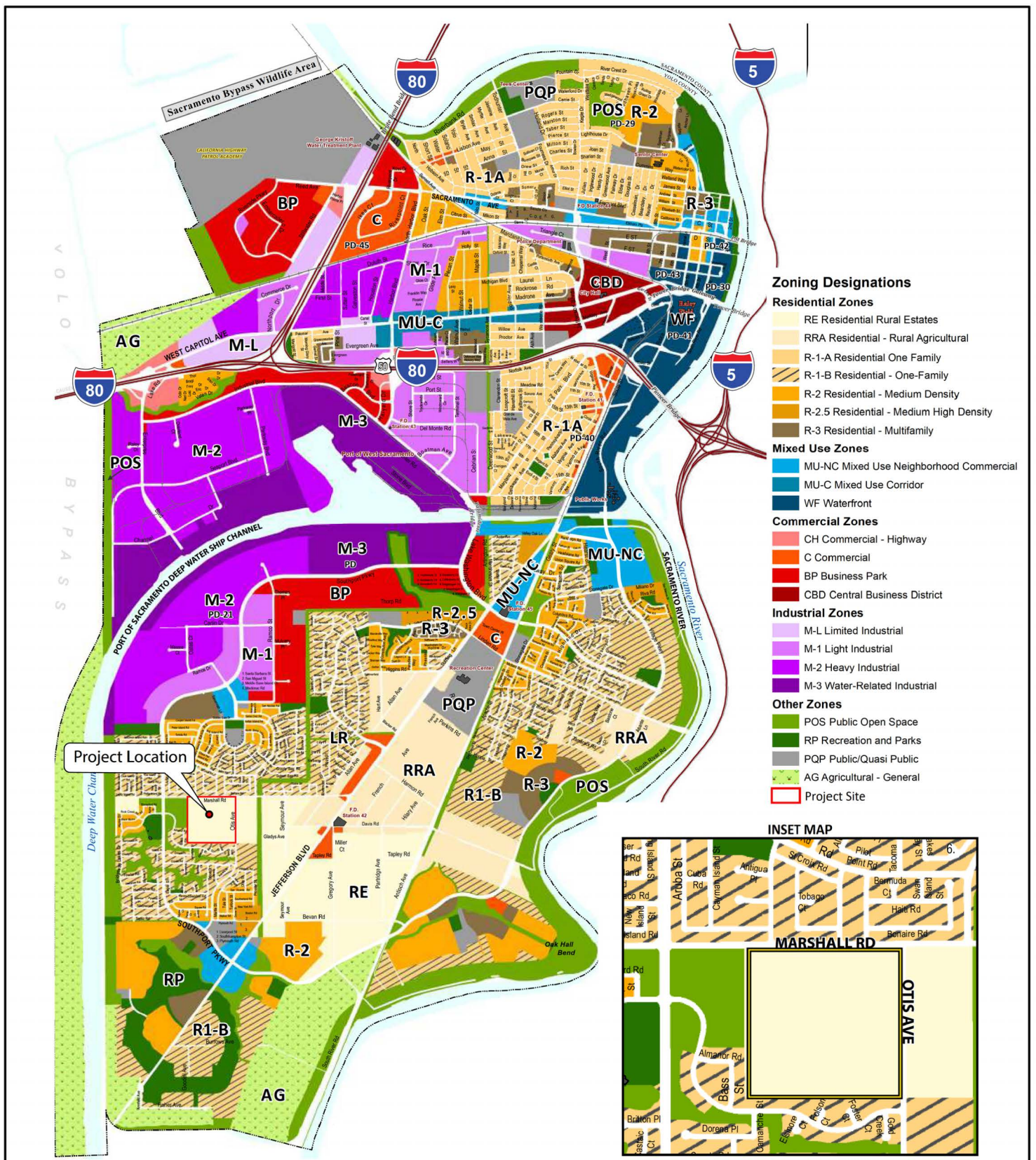


FIGURE 3-4

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SOURCE: City of West Sacramento, Zoning Map 2016

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Brar Farms Residential Development Project
Existing Zoning

The RE zoning district allows for development of up to one residential dwelling unit per 2.5 acres, and allows for detached single-family dwelling units, accessory dwelling units, limited agricultural uses, public and quasi-public uses, and other uses that may be appropriate in a rural residential area.

3.4 PROJECT OBJECTIVES

The following objectives have been established by the project applicant for the proposed project:

- To provide a mix of land uses and residential lot sizes with an innovative design approach to residential development.
- To provide open space, green areas, recreational amenities, and multi-use pathways and create an overall design that advances “smart growth” principles.
- To create a development plan that is focused on connectivity within and to adjacent neighborhoods and open spaces.
- To enhance the City’s bike and pedestrian network of paths and dedicated bike routes.
- To create a mix of lot sizes and housing types integrated within open space land uses in a functional and logical manner.
- To create a creative approach to sustainable neighborhood design by integrating landscape design and environmental engineering practices into a comprehensive neighborhood plan.
- To provide a sufficient number of new housing units to assist the City in satisfying its Regional Housing Needs Allocation (RHNA) goals.
- To provide a sufficient number of residential units to support necessary improvements to public facilities.

3.5 PROPOSED PROJECT

The proposed project involves the subdivision of a 60-acre property to create 259 lots for future single-family homes, comprising approximately 34.89 acres of residential development, and 13 open space lots totaling 6.71 acres. The open space lots would include a 0.67-acre Central Park, a 0.25-acre parklet located at the corner of Marshall Road and Otis Avenue, and 1.7 acres of landscaped lots distributed throughout the proposed development to provide greenspace and buffers. Additionally, the open space areas would include a 4.02-acre detention basin, which would also serve as a recreational field during dry seasons. Individual components of the proposed project are discussed below.

3.5.1 General Plan Amendment and Rezoning

The proposed project would require a General Plan Amendment (GPA) to the City's existing General Plan and an amendment to the Southport Framework Plan to change the designations from Rural Estates (RE) to Low-Density Residential (LR). It would also require a Zoning Map/Code amendment to rezone the site from Residential Rural Estates (RE) to Residential One Family (R-1-A). According to the City's General Plan, the LR designation is intended to provide for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses, allowing a maximum residential density of 6.0 dwelling units per acre (DUA). Additionally, the City's Zoning Code designates the R-1-A zoning district for single-unit dwellings while preserving the characteristics of existing single-unit neighborhoods. The R-1-A zoning district also permits public and quasi-public uses, as well as other compatible uses suited for a medium-density residential environment, with allowed residential densities ranging from 1.1 to 6.0 dwelling units per gross acre. As such, these amendments would allow the project to be consistent with the City's Zoning Code and planning documents governing the project site.

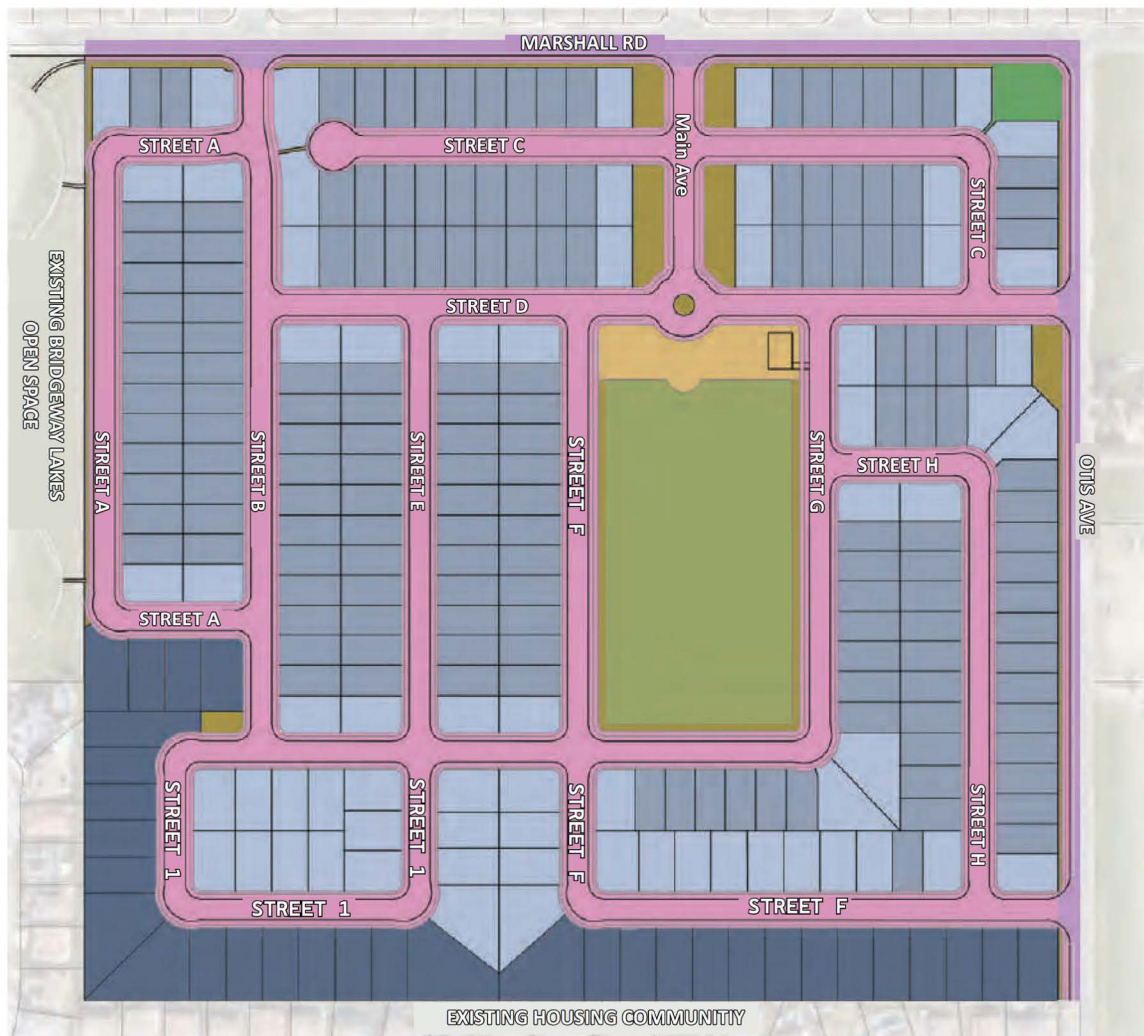
3.5.2 Proposed Land Uses and Subdivision

As previously discussed, the proposed project would result in the subdivision of the 60-acre project site and the construction of 259 lots for future single-family homes and 13 open space lots. **Figure 3-5: Proposed Land Uses** depicts the proposed project's land uses, which include internal streets, sidewalks, rights-of-way, residential lots ranging in size from 5,000 to 7,200 square feet, open space and landscaped areas, and infrastructure and drainage zones. **Figure 3-6: Proposed Subdivision Map** and **Figure 3-7: Proposed Site Plan** show the proposed lot configurations and lot sizing.

3.5.3 Building Program

The proposed residential development would consist of one- and two-story residential buildings up to 30 feet tall.

As part of the proposed development, two types of residences would be built: the Sohna Residences and the Khote Estates. The Sohna Residences would be the largest "village" within the proposed development, consisting of one- and two-story single-family detached homes situated on lots ranging from 5,000 to 6,000 square feet. These residences would be located adjacent to open space areas, including the Central Park, parklets, landscaped lots, and the detention basin. Setback requirements, as outlined in the design guidelines for the proposed project, would include a 20-foot front yard setback, a 10-foot rear yard setback, a 5-foot interior side yard setback, and a 15-foot corner side yard setback. The maximum building height for the Sohna Residences would be 30 feet.



Refer to Figure 2.3 for complete Land Use Table

Streets		Residential	
Residential Collector Streets - Marshall Road and Otis Avenue (including ROW Separated Sidewalk Planter Area and Sidewalk/ Widened Sidewalk)		50' x 100' Lots (Residential R-1-A)	
		60' x 100' Lots (Residential R-1-A)	
		60' x 120' Lots (Residential R-1-A)	
Residential Local Streets (including ROW Separated Sidewalk Planter Area and Sidewalk/Widened Sidewalk)		Open Space	
		The Central Park	
		Parklet	
		Landscape Lots	
		Community Recreation Basin (including Detention Basin)	

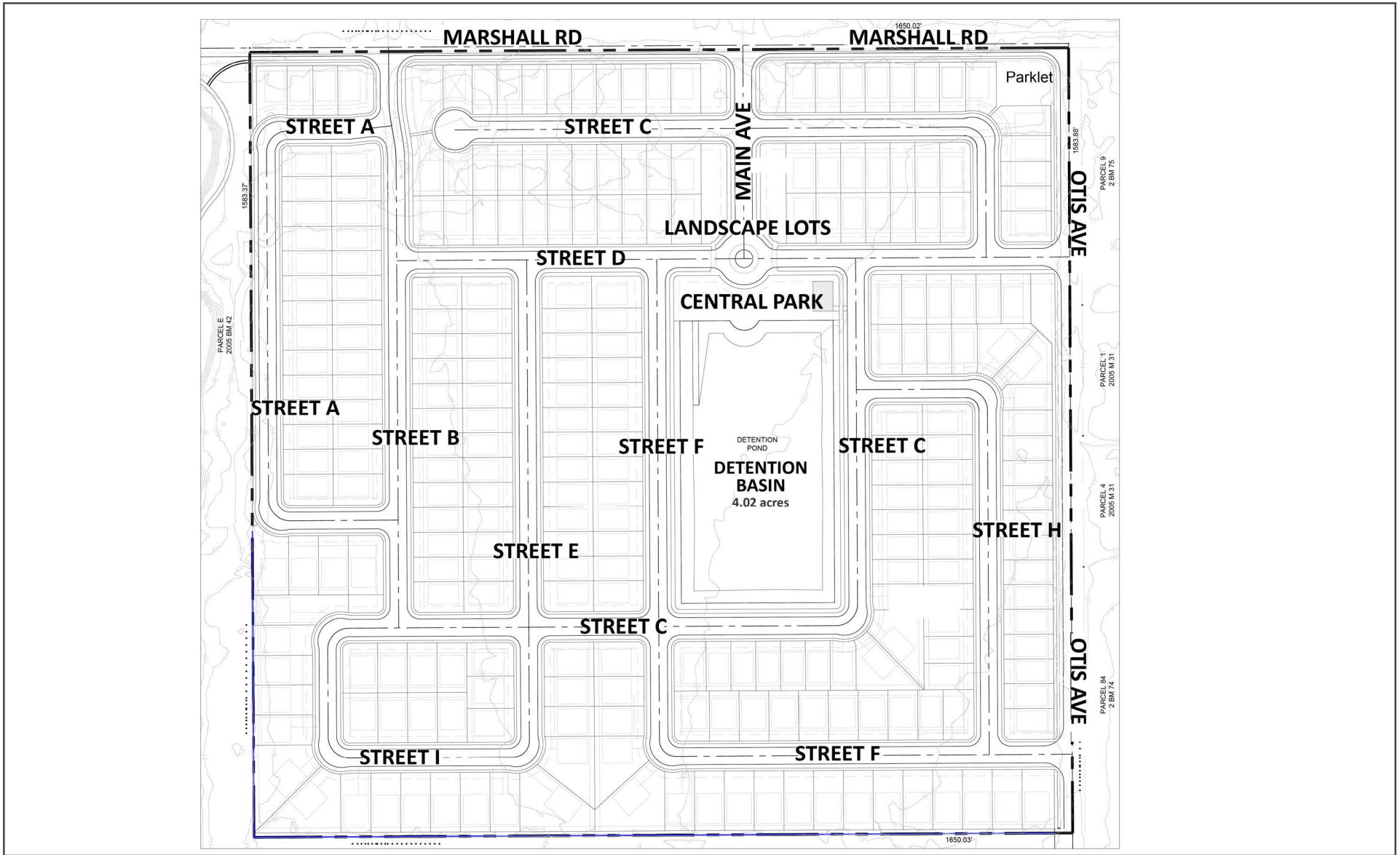
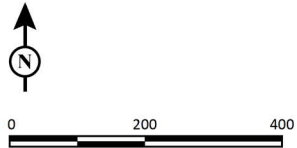


FIGURE 3-7

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The Khote Estates would be located along the southern and southwestern property lines, adjacent to the existing Bridgeway Lakes community. This residential area would consist entirely of single-story, estate-style detached homes on lots ranging from 7,000 to 14,800 square feet, with a maximum building height of 20 feet. Setback requirements, as outlined in the design guidelines for the proposed project, would include a 20-foot front yard setback, and a 10-foot rear yard setback from the living area. Additionally, interior side yards would have a minimum width of 5 feet, and corner side yards would require a minimum width of 15 feet. The Khote Estates would also incorporate outdoor living areas, with a minimum total size of 120 square feet per lot.

3.5.4 Open Space and Landscaping

The proposed project would include approximately 6.71 acres of open space consisting of the Central Park, parklet, landscape lots, and the detention basin. **Figure 3-8: Proposed Open Space and Landscaping** shows the proposed landscaping within the Central Park, parklet, landscaped lots, and detention basin. Additionally, landscaping would be installed throughout the proposed residential component and open space areas. Recreational and open space areas within the proposed project, including parks and landscaped lots, may be privately owned and maintained by a future Homeowners Association (HOA). Individual open space components are discussed below.

3.5.4.1 The Central Park

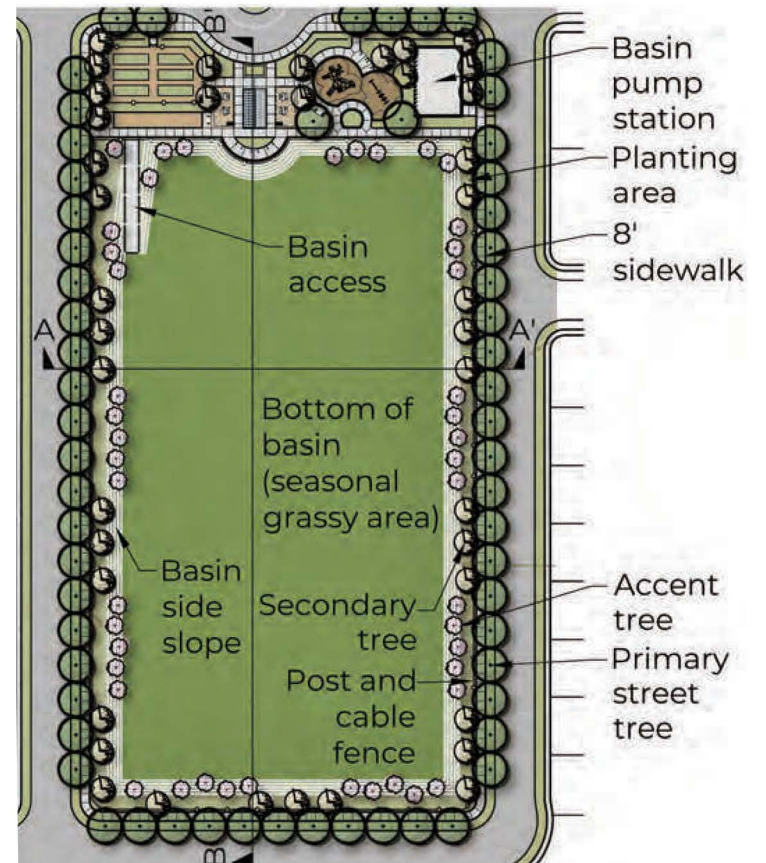
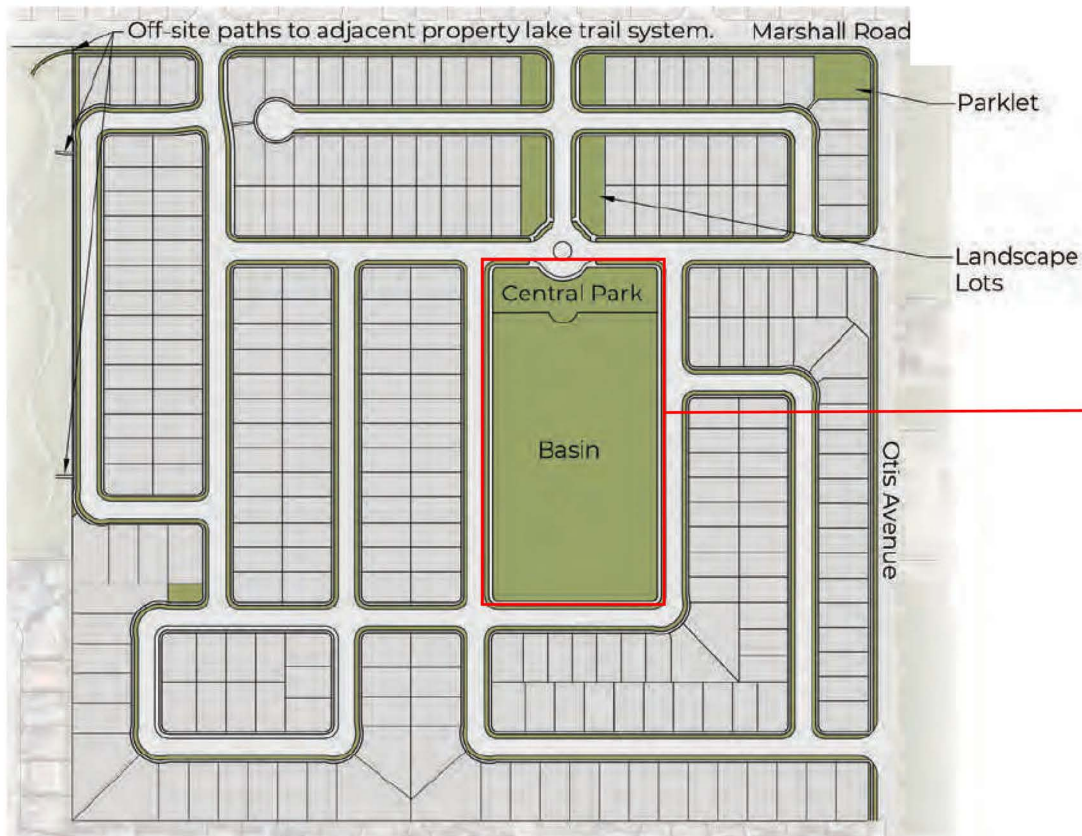
The 0.67-acre Central Park would be designed as a large community space with a walkway leading to a fountain and a large community shade structure intended for social gatherings, farmers markets, and community events. The proposed park would also include a children's play area and additional amenities such as sculptures and other art mediums, decorative boulders, table games, picnic tables, and wing benches as well as associated landscaping.

3.5.4.2 Detention Basin

As described above, the 4.02-acre detention basin would serve as both a stormwater detention facility and a seasonal recreational area, designed to collect and manage runoff during wet seasons while providing functional greenspace during dry months. The basin would include post and cable fencing around the perimeter, signage, and associated landscaping.

3.5.4.3 Parklet

The proposed project would include a 0.25 acre of parklet that would be comprised of green space and a small gathering area located on the corner of Marshall Road and Otis Avenue. The parklet would include entry monumentation signage and trellis, walkways, benches, and/or turf area. Associated landscaping would also be included within the proposed parklet.

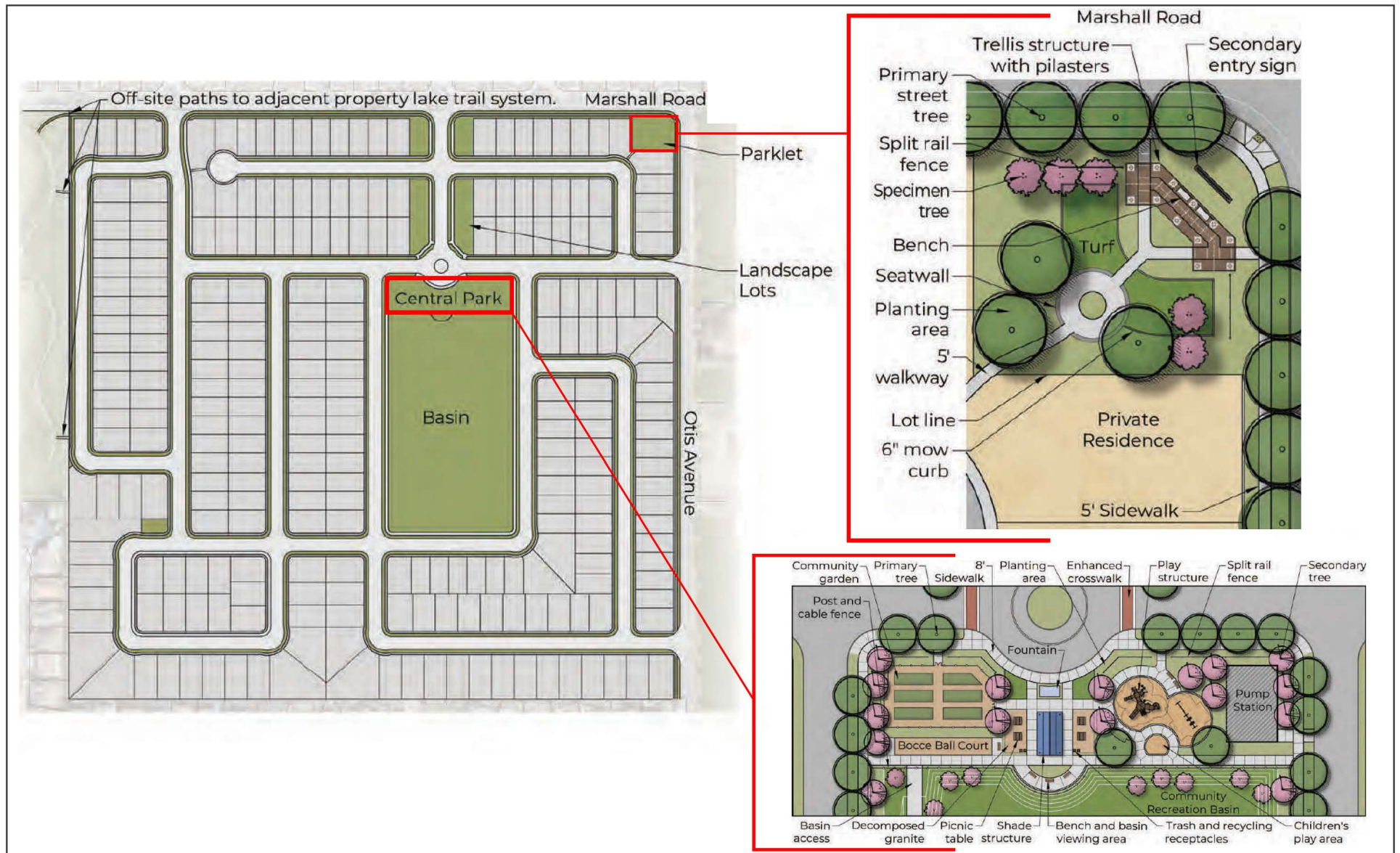


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LEGEND

Open Space

FIGURE 3-8
Page 1 of 3



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LEGEND

Open Space

FIGURE 3-8
Page 2 of 3



Section B-Detention Basin



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FIGURE 3-8
Page 3 of 3

3.5.5.1 Landscaped Lots

The proposed project would comprise 1.77 acres of landscaped lots, which would be dedicated as open space. These lots would contain associated landscaping, trees, benches, and walkways. These lots would typically be placed next to the corner lots throughout the villages, along Main Avenue.

3.5.6 Access, Circulation, and Parking

Ingress and egress to the project site would be provided via four full-access roads: two located off Marshall Road, one at Martinique Street and one at Jamaica Street, and two located off Otis Avenue, one at D Street and one at F Street. The proposed project would also construct local streets to facilitate circulation throughout the proposed residential development, all of which will be public and meet applicable City Standards.

In the northern portion of the project site, Main Avenue, which runs north-south, would serve as a primary street linking Marshall Road to Otis Avenue while providing direct access to Streets C and D, and indirect access to Streets A, B, and F. Main Avenue would also include the installation of a traffic circle at Main Avenue and Street D. In the southern portion of the project site, Streets F and D would also serve as primary streets providing access to Otis Avenue, Main Avenue, Street C, and Street H.

Figure 3-9: Proposed Circulation Map depicts the circulation plan for the project site. Additionally, the proposed streets would be designed to allow fire truck access as shown in **Figure 3-10: Proposed Fire Truck Access**.

Generally, the proposed streets would be 50 to 60 feet wide and would accommodate 5- to 8-foot-wide sidewalks, landscape strips in-between the curb and sidewalk and Class III bikeways within the proposed development, Class II bikeways along Marshall Road and Otis Avenue, and enhanced crosswalks with speed tables and bulb outs. Future homes would include two-car garages and driveways for parking cars. On-street parking would be available for residents and guests.

3.5.7 Lighting

The proposed future development includes the installation of 14-foot pedestrian-scaled streetlights along residential local streets and 28-foot primary streetlights on residential collector streets along Marshall Road and Otis Avenue. All lighting would use energy-efficient light emitting diode (LED) fixtures. Additionally, lighted bollards would be installed to provide illumination at the pedestrian scale and would be located throughout the parklet and the Central Park.

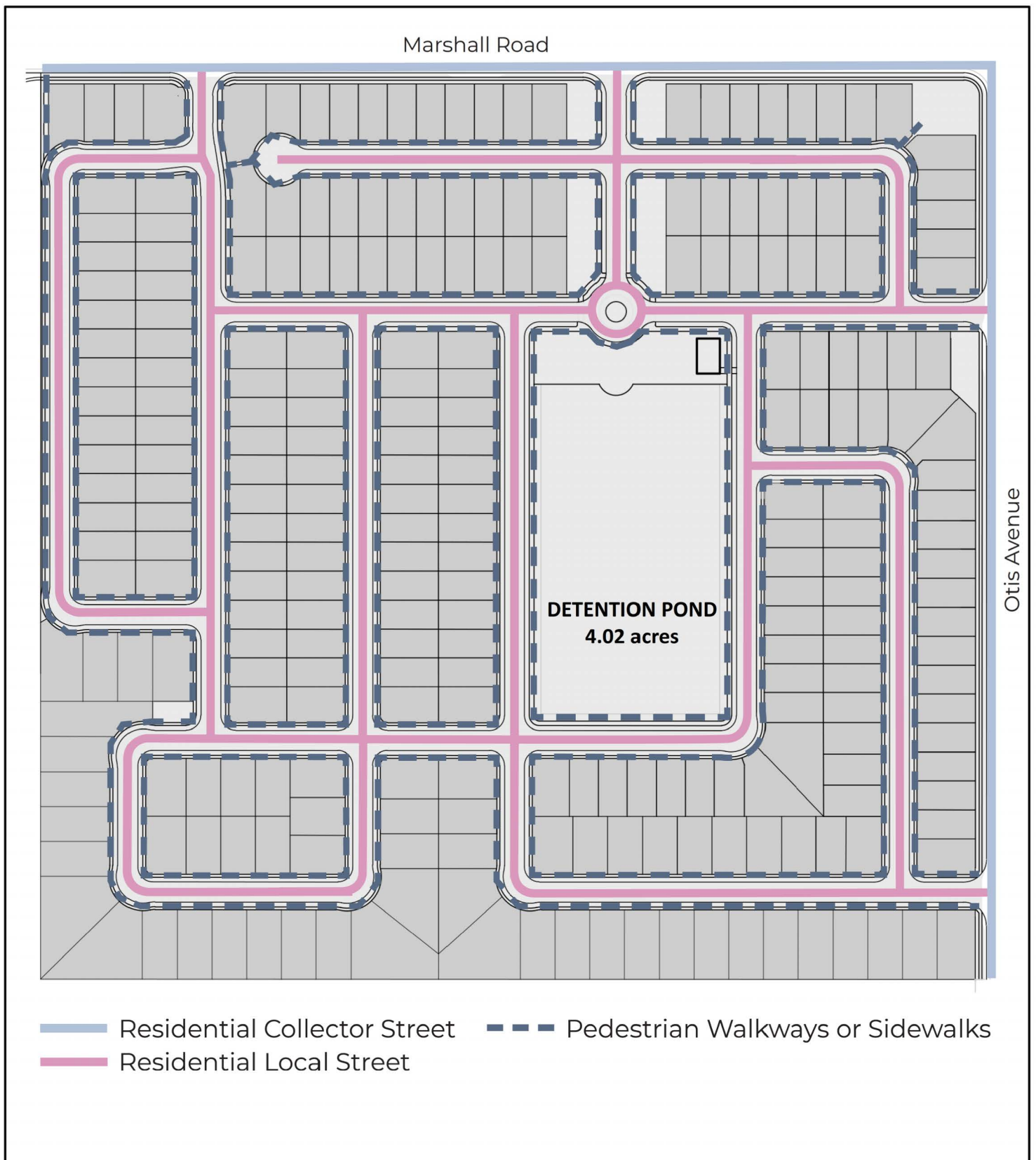
3.5.8 Utilities and Infrastructure

The project site is located in a developed area that is currently served by existing utilities, including water, sanitary sewer, storm drain, electricity, gas, and telecommunications infrastructure. Existing and proposed utility connections are discussed below.

3.5.8.1 Water

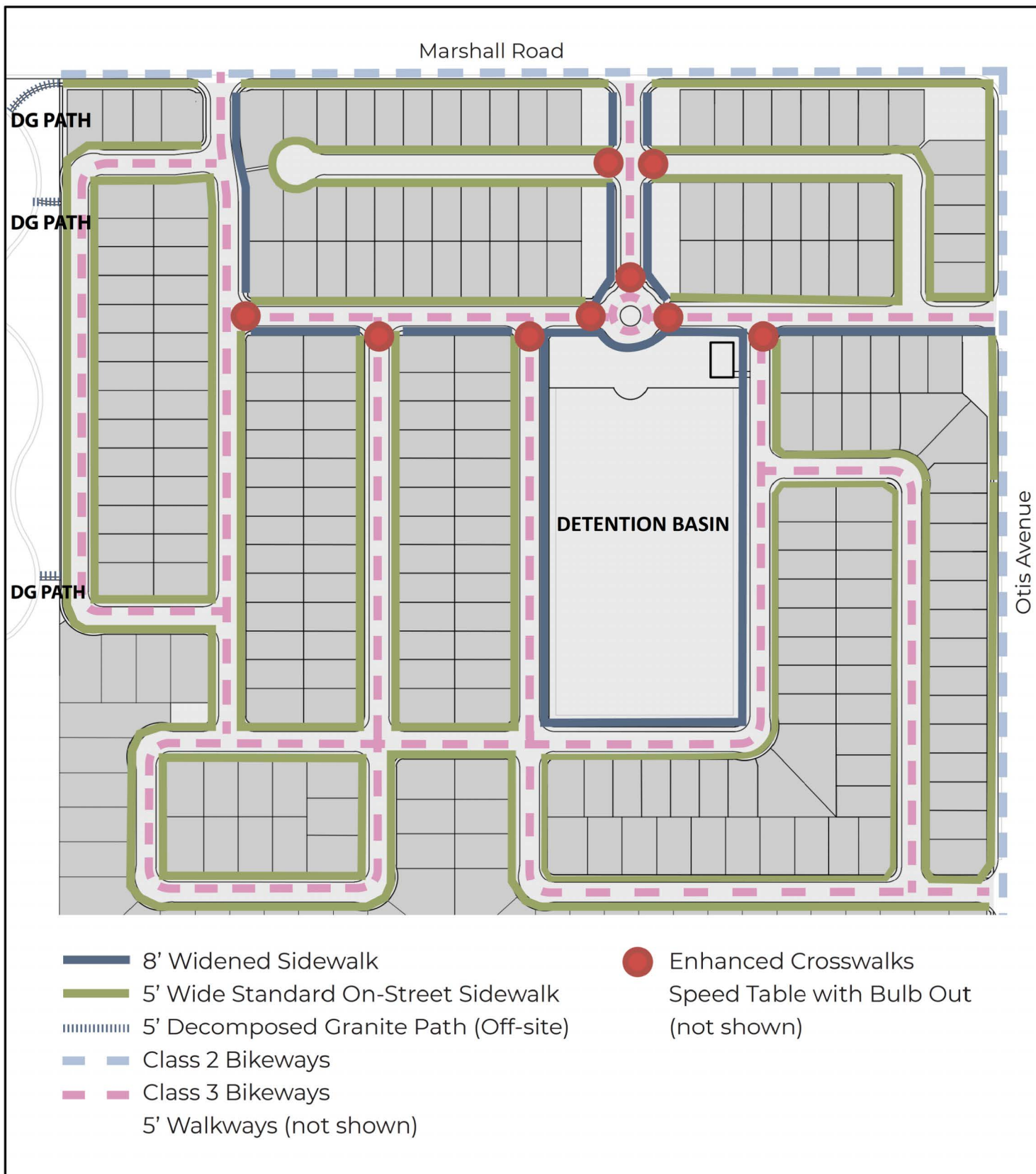
Water service is provided by the City of West Sacramento. The proposed project would include the installation of 10- and 12-inch water lines throughout the project site that would connect to the existing 12-inch water lines within Marshall Road and Otis Avenue. Additionally, 1-inch residential

water service lines and water meters would be installed and would connect to the future homes. The City's 2024 Water Master Plan Update, adopted in February 2025, did not contemplate the development of this project. As a result, an assessment of the Project's impacts on the City's existing water infrastructure will be completed to identify what improvements are needed to serve the project.



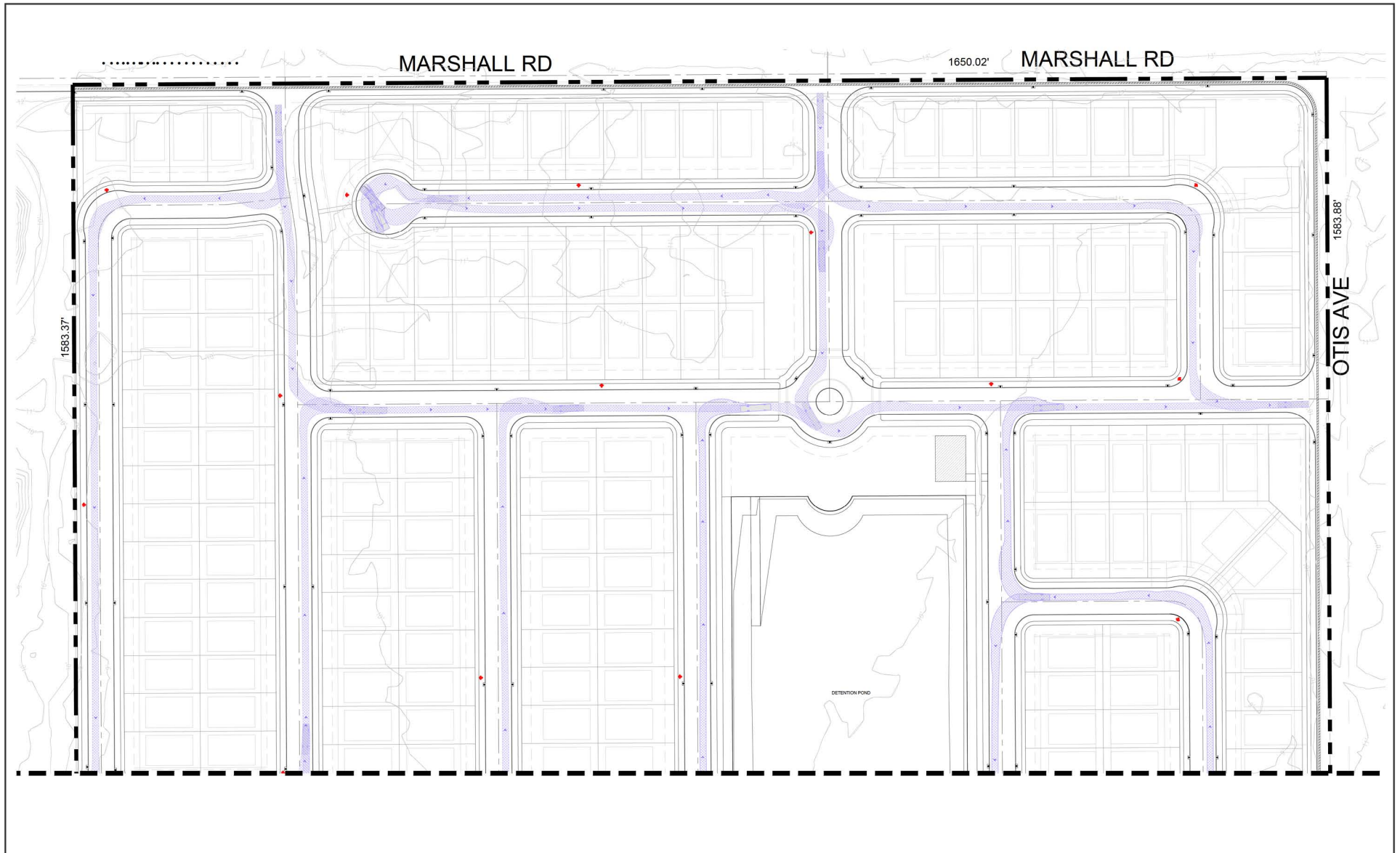
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FIGURE 3-9
Page 1 of 2



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FIGURE 3-9
Page 2 of 2



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SOURCE: Continental Development Consultants, Inc
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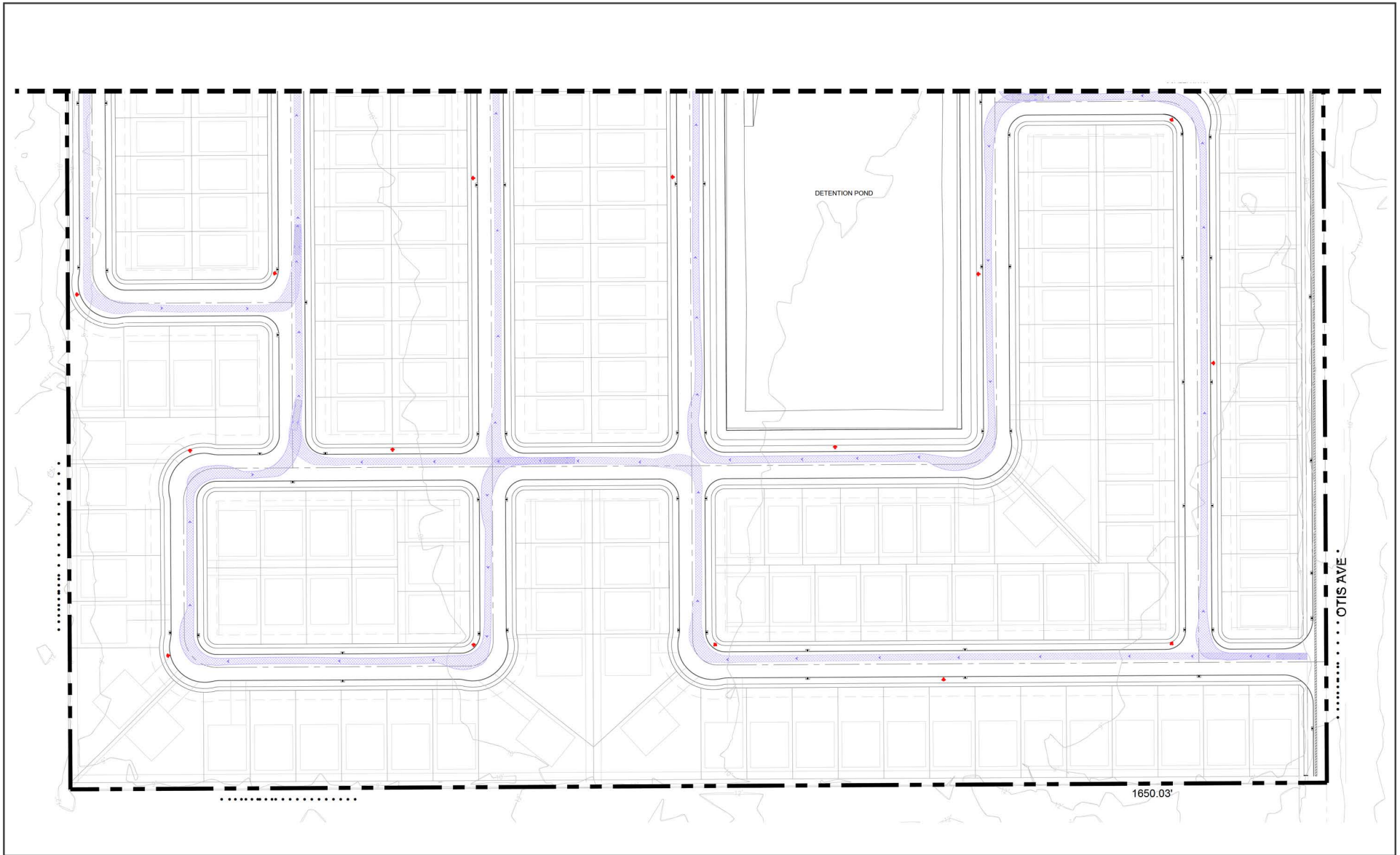
- PROPERTY LINE
- ROAD CENTERLINE
- FIRE TRUCK ACCESS ROUTE
- PROPOSED FIRE HYDRANT

PUMPER FIRE TRUCK

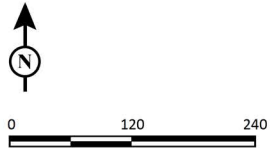
OVERALL LENGTH	40.000FT
OVERALL WIDTH	8.167FT
OVERALL BODY HEIGHT	7.745FT
MIN BODY GROUND CLEARANCE	0.656FT
TRACK WIDTH	8.167FT
LOCK-TO-LOCK TIME	5.00S
MAX WHEEL ANGLE	

FIGURE 3-10
Page 1 of 2

Brar Farms Residential Development Project
Proposed Fire Truck Access



LSA



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- FIRE TRUCK ACCESS ROUTE
- +

 PROPOSED FIRE HYDRANT

PUMPER FIRE TRUCK	
OVERALL LENGTH	40.000FT
OVERALL WIDTH	8.167FT
OVERALL BODY HEIGHT	7.745FT
MIN BODY GROUND CLEARANCE	0.656FT
TRACK WIDTH	8.167FT
LOCK-TO-LOCK TIME	5.00S
MAX WHEEL ANGLE	

FIGURE 3-10
Page 2 of 2

Brar Farms Residential Development Project
Proposed Fire Truck Access

Other improvements would include water valves, water mains, and fire hydrants within the project site.

3.5.8.2 Wastewater

The City of West Sacramento maintains an existing sanitary sewer network within the project vicinity, consisting of 6-inch, 8-inch, 10-inch, 12-inch, 15-inch, and 18-inch sewer lines that convey wastewater from residential areas and other developments toward the Bridgeway Island Pump Station to the north of the project site. The proposed project would include the installation of new sewer manholes, SDR-35 sewer pipes, new sewer laterals, and new sanitary sewer connections to the existing Bridgeway Island Pump Station. The City's 2024 Sewer Master Plan Update, adopted in April 2025, did not contemplate the development of this project. As a result, an assessment of the Project's impacts on the City's existing sewer infrastructure will be completed to identify what improvements are needed to serve the project, such as a new sewer lift station to facilitate wastewater conveyance to the site.

3.5.8.3 Stormwater

In its existing condition, stormwater sheet flows southwest, where it collects in a natural drainage pond to the west before discharging into the existing storm drain facilities along Marshall Road and Otis Avenue.

As part of the proposed project, 40 drainage management areas (DMAs) would be installed throughout the project site to collect and convey runoff through the newly installed 15-inch reinforced concrete pipe (RCP) network toward the new 4.02-acre detention basin located at the center of the site. The detention pond would temporarily hold stormwater, reducing peak flow impacts on the surrounding infrastructure before ultimately draining into the existing 15-inch public storm drain in Marshall Road. To regulate flows, a pump station would also be installed within or near the detention pond. Overall, these elements would meet the Low Impact Development (LID) design requirements.

The proposed project would also include storm drainage improvements, which would include the installation of new curbs and gutters, curb inlets and catch basins, and storm drain manholes throughout the project site. Additionally, existing storm drain inlets along Marshall Road and Otis Avenue would be relocated.

Upon completion of the project, 55 percent of the project site would be covered by impervious surfaces, comprised of residential units, walkways, roads, and associated infrastructure. However, the proposed project would incorporate the previously noted LID design requirements, in total providing a runoff capture capacity of 25.6 acre-feet, significantly exceeding the minimum required capacity of 2.1 acre-feet for flow treatment. Additionally, the HOA, or another privately funded mechanism, would be responsible for maintaining the landscaped and recreational aspects of the detention basin, while stormwater system functionality and compliance would be overseen by the City of West Sacramento and/or Reclamation District No. 900. Additionally, existing downstream infrastructure, including the storm drain pipes and the Bridgeway lakes detention facility will need to be analyzed for available capacity to accommodate the proposed project.

3.5.8.4 Electricity and Natural Gas

Electricity would be provided to the project site by PG&E. The proposed project would include connections to the existing PG&E electrical transmission lines that run along the southern and northern edges of the project site. The proposed project will not include the use of natural gas.

3.5.8.5 Telecommunications

Telecommunication services to the project site would be provided by AT&T or Charter Communications.

3.5.9 Conservation and Sustainability Features

The proposed project would be designed to comply with the water efficiency and energy conservation requirements included in the California Building Standards Code (California Code of Regulations [CCR], Title 24). The proposed residential units would also feature passive use solar heating and cooling, natural ventilation, energy-efficient windows (such as Low E Vinyl, Argon Glass Filled Low E, or Low E Wood Frame), solar roofs, green roofs, or cool roof systems, and energy-efficient home appliances.

3.5.10 Frontage and Offsite Improvements

The proposed project includes several offsite improvements. These offsite improvements would include frontage improvements along the north side of the project site on Marshall Road, consisting of new sidewalk, curb, and gutter infrastructure, as well as undergrounding of all overhead utilities, construction of street lighting, and installation of landscaping. Similar frontage improvements will be constructed along the Otis Avenue frontage. The project may fund and/or construct a roundabout at the intersection of Marshall Road and Otis Avenue pursuant to the project's conditions of approval and/or DA.

3.5.11 Construction

Grading for the proposed curb and gutters would occur on slopes with less than 2 percent grade. The detention basin would involve steeper grading, with slopes ranging from 3 to 5 percent.

Generally, only minor grading would be required for project site preparation. Ground disturbance would not exceed a depth of excavation of 11 feet below ground surface. It is assumed that the entirety of the 60-acre project site would be disturbed during grading and construction activities. It is anticipated that during project construction a total of 35,781 cubic yards would be cut through grading and excavation activities. The proposed project would require a total of 205,009 cubic yards of soil. Additionally, all fill would be used on-site and would not be hauled off. Construction of the proposed project is anticipated to begin in 2026 or 2027 and would commence within 12 or 18 months of project approval.

3.6 PROJECT APPROVALS

Table 3.A: Permits and Approvals identifies the permits and approvals the proposed project would need to obtain for implementation.

Table 3.A: Permits and Approvals

Lead Agency	Permits/Approvals
City of West Sacramento	• Environmental Review • Certification of the Environmental Impact Report • General Plan Amendment • Southport Framework Plan Overlay Amendment • Zoning Map/Code amendment to rezone the project site • Tentative Subdivision Map • Design Review Approval of Brar Farms Design Guidelines • Development Agreement
Other Agencies	
United States Fish and Wildlife Service/ California Department of Fish and Wildlife	• Coverage under the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)

Source: LSA (2025).