

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025090414

Project Title: Brar Farms Residential Development Project

Lead Agency: City of West Sacramento Contact Person: Seamus Laffey, AICP, Senior Planner

Mailing Address: 1110 West Capitol Avenue, 2nd Floor Phone: (916) 617-4645

City: West Sacramento Zip: 95691 County: Yolo

Project Location: County: Yolo City/Nearest Community: West Sacramento

Cross Streets: Marshall Road and Otis Avenue Zip Code: 95691

Longitude/Latitude (degrees, minutes and seconds): 38 ° 31 ' 58.4 " N / 121 ° 34 ' 13.4 " W Total Acres: 60

Assessor's Parcel No.: 045-260-008, -009, -010, 045-270-001,-002 Section: 18 Twp.: 8N Range: 4E Base: MD

Within 2 Miles: State Hwy #: SR 84 Waterways: Sacramento River, Deep Water Ship Channel

Airports: N/A Railways: N/A Schools: See attached

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:		☐ 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 Agreement

Development Type:

☒ Residential: Units 259 Acres 34.78	
☐ 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: 0.68-acre Central Park, 0.14 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)

The proposed project involves the subdivision of an approximately 60-acre property to create 259 lots for future single-family homes, comprising approximately 34.78 acres of residential development and 15 open space lots totaling 6.65 acres. The open space lots would include a 0.68-acre Central Park, a 0.14-acre parklet at the corner of Marshall Road and Otis Avenue, and 1.81 acres of landscaped lots, including a roundabout, 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. Of the 259 proposed residential lots, 158 would be 5,000 net square feet, 58 would be 6,000 to 7,000 net square feet, 26 would be 7,200 to 8,400 net square feet. Seventeen of the proposed residential lots would be oversized lots reaching up to 14,800 net square feet. In addition, landscaping, roadway, and utility improvements would be installed within the project site. The proposed project would also require amendments to the City's existing General Plan, Southport Framework Plan, and the Zoning Map/Zoning Code.

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 # <u>3</u>	☐ 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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date August 5, 2026 Ending Date September 21, 2026

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:  Date: 8/3/2026

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

Schools

Bridgeway Island Elementary School

Southport Elementary School

River City High School