NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

CITY OF WEST SACRAMENTO
GENERAL PLAN UPDATE

PREPARED FOR:

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## Acronyms and Abbreviations

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<td>Agriculture</td>
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<td>C</td>
<td>Commercial</td>
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<td>CAP</td>
<td>Climate action plan</td>
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<td>CBD</td>
<td>Central Business District</td>
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<td>CC</td>
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<td>CCR</td>
<td>California Code of Regulations</td>
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<td>CEQA</td>
<td>California Environmental Quality Act</td>
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<td>City</td>
<td>City of West Sacramento</td>
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<td>EIFD</td>
<td>Enhanced infrastructure financing district</td>
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<td>EIR</td>
<td>Environmental impact report</td>
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<tr>
<td>FAR</td>
<td>Floor area ratio</td>
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<td>GC</td>
<td>General Commercial</td>
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<td>HR</td>
<td>High Density Residential</td>
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<td>HRR</td>
<td>High Rise Residential</td>
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<td>HSC</td>
<td>Highway Service Commercial</td>
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<td>I-80</td>
<td>Interstate 80</td>
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<td>LR</td>
<td>Low-Density Residential</td>
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<td>MGD</td>
<td>Million gallons per day</td>
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<td>MHR</td>
<td>Medium-High Density Residential</td>
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<td>MTP</td>
<td>Metropolitan Transportation Plan</td>
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<td>Corridor Mixed Use</td>
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<td>Neighborhood Mixed Use</td>
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<td>NC</td>
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<td>NOP</td>
<td>Notice of preparation</td>
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<td>Office</td>
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<td>project</td>
<td>City of West Sacramento General Plan Update</td>
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<td>RMU</td>
<td>Riverfront Mixed-Use</td>
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<td>SACOG</td>
<td>Sacramento Area Council of Governments</td>
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<td>SB</td>
<td>Senate Bill</td>
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<td>SCS</td>
<td>Sustainable Communities Strategy</td>
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Introduction

Purpose and Organization of the NOP

The City of West Sacramento (City) will prepare an environmental impact report (EIR) that addresses the potential impacts of the proposed City of West Sacramento General Plan Update (project).

This notice of preparation (NOP) has been prepared pursuant to the California Environmental Quality Act (CEQA) (14 California Code of Regulations [CCR]) and State CEQA Guidelines Sections 15082(a), 15103, and 15375 to inform agencies and the public that the EIR is being prepared and to invite early comments and input on the scope and content of the EIR.

This NOP presents general background information on the scoping process, the environmental issues to be addressed in the EIR, and the anticipated uses of the EIR. It also describes the proposed project as currently envisioned.

The City, as the lead agency under CEQA, must evaluate the environmental impacts of the project prior to considering whether to approve the project. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant impact on the environment—regardless of whether the overall effect of the project is adverse or beneficial—the lead agency is required to prepare an EIR.

In reviewing the preliminary information provided for the project, the City has analyzed the potential environmental impacts of the project in this NOP and has determined that preparation of an EIR is required.

Scope of the EIR

The EIR will contain analysis of both the short- and long-term impacts of the project. The full range of environmental issues that will be addressed in the EIR are listed below.

- Aesthetics and visual resources
- Air quality and greenhouse gas emissions
- Cultural resources
- Geology and soils; mineral resources
- Hazards and hazardous materials
- Hydrology and water quality
- Land use/planning
- Noise
- Population and housing
- Public services, utilities and recreation
- Transportation/traffic
The issues to be addressed will be finalized after comments on the NOP are received.

In addition to the City’s proposed General Plan Update, the EIR will cover an alternative at an equal level—an alternative that includes adoption of the proposed Liberty Specific Plan project in Southport.
Project Details

Project Title

City of West Sacramento General Plan Update (project)

Lead Agency Contact Information

City of West Sacramento Community Development Department
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691
Contact: David W. Tilley, Principal Planner
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Scoping Meeting

The City will hold a public scoping meeting to provide additional information about the project and to receive verbal and written comments.

Date: September 14, 2015
Time: 2:00pm – 4:00pm
Where: West Sacramento City Hall Galleria, 1110 West Capitol Avenue, West Sacramento, CA 95691

Project Location

The project is located in the City of West Sacramento in eastern Yolo County across the Sacramento River from Sacramento (Figures 1 and 2) It is bounded by the Sacramento River on the east and the Yolo Bypass on the west. Interstate 80 (I-80) runs through the northwestern part of the city; Highway 50/Capital City Freeway bisects the city, running east–west through the center of town.

Figure 3 illustrates the location of the City's 2035 General Plan Update's planning area, with the Liberty Specific Plan area shown.

General Plan Land Use Designations

The project site consists of the planning area for the City of West Sacramento General Plan as shown in Figure 3. Existing General Plan land use designations are shown in Figure 4. The 2035 General Plan Update will establish new and revise existing general plan designations and policies in the text of the General Plan. The General Plan map will be amended to reflect the changes in land use designations.
Figure 1
Project Region
Figure 2
Project Boundaries
Figure 3
Alternative 2, Liberty Specific Plan
Figure 4
Existing General Plan Land Use Designations

Source: Land Use Aug 2014, City of West Sacramento
Existing and proposed General Plan land use designations for the Liberty Specific Plan area consist of a mix of residential, neighborhood commercial, park, and open space uses. The Liberty Specific Plan would amend the existing mix of uses allowable under the Southport Framework Plan.

The proposed changes are described in more detail below.

**Zoning Classifications**

No changes are proposed to the existing zoning within the planning area.

The proposed Liberty Specific Plan would include changes to the zoning classifications for the site to allow a mix of residential, neighborhood commercial, park, and open space uses. The new zoning would be consistent with the proposed Liberty Specific Plan.
Alternative 1—2035 General Plan Update (Project)

Project Background

Following its incorporation, the City adopted its first General Plan in 1990 and, in 2000 adopted an update to the General Plan. The vision expressed by the General Plan includes creation of a vibrant central city, transition away from a mix of older commercial and industrial uses to more viable uses, planned expansion into the Southport area, and a renewed emphasis on reclaiming the Sacramento River waterfront.

Since 2000, the city has continued to grow into the vision expressed in the 2000 General Plan. The central city has been revitalized with improvements including enhancements to West Capitol Avenue; a new city hall, library, community college, transit center and other community facilities; the Raley Field baseball stadium; and compact new mixed use developments. The riverfront has been and continues to be improved with parks, trails and other amenities. Southport has been the primary residential growth area, while major retail has been developed in the northwestern portion of the city along I-80.

In 1990, the city’s population was 28,898 residents (Department of Finance 2012). The city’s 2014 population is estimated to be approximately 50,836 (Department of Finance 2014). West Sacramento is on course to make a major transition from a suburban community to an urban city as it embraces the regional Sustainable Communities Strategy (SCS) adopted by the Sacramento Area Council of Governments (SACOG) as part of the Metropolitan Transportation Plan (MTP). A key strategy of the MTP/SCS to reduce greenhouse gas emissions is the encouragement of compact, urban-density development patterns in areas such as West Sacramento that are currently or will be well-served by transit.

Existing Conditions and Land Uses

With only a few exceptions, the existing conditions are the baseline against which the future development proposed by the 2035 General Plan Update will be compared. The extent of the change between existing conditions and future planned uses will determine the significance of the change for CEQA purposes.

In most cases, the study area of this EIR corresponds to the City’s General Plan planning area. Exceptions include the study areas for air quality, greenhouse gas emissions, traffic, and cumulative impacts, all of which extend beyond the planning area.

The city’s existing land uses cover the spectrum from small, single-family residences to industrial complexes and the Port of Sacramento. The northwestern quadrant, including the areas around the Port of Sacramento, is largely industrial and commercial in character. The northeastern quadrant includes the central business district; Raley Field; commercial and office uses; and existing and developing residential neighborhoods, such as The Bridge District and the established neighborhoods of Broderick and Bryte north of Sacramento Avenue and along Park Boulevard north of the Sacramento Deepwater Ship Channel. The area immediately south of the Sacramento
Deepwater Ship Channel is largely industrial. Farther south, the Southport area contains residential areas and associated commercial uses. Portions of Southport remain rural-residential in character, and its southern tier is still largely undeveloped.

**Existing General Plan**

The City's General Plan consists of the following elements: Land Use, Housing, Transportation and Circulation, Public Facilities and Services, Recreational and Cultural Resources, Natural Resources, Health and Safety, Urban Structure and Design, and Child Care. These elements reflect the City's concern for its environment and people and provide policies for future development.

West Sacramento's development policies are also expressed in a number of other plans that are subordinate to the General Plan. These include the Bridge District Specific Plan, Grand Gateway Master Plan, Southport Framework Plan, and Washington Specific Plan.

**Project Objectives**

The City's purpose in proposing the project is to comprehensively update the General Plan's goals, policies, and implementation measures to reflect the City's preferences for future development and to conform to current state law. The City's General Plan has the following fundamental objectives.

- Incorporate goals, policies, and implementation measures into the General Plan that are consistent with current state law, including changes to California Planning Law enacted since the last major update of the General Plan in 2000.
- Adopt goals, policies, and implementation measures that reflect the City's commitment to community sustainability. These include a vital central business district; compact, mixed-use developments near transit nodes; encouragement of urban infill where practical; revitalization of areas such as Stone Lock, Pioneer Bluff and Seaway; flood protection; and passive and active recreation opportunities along the Sacramento River.
- Reflect the land use pattern and intensity set out in the SCS adopted by SACOG.
- Consider alternatives to the General Plan update that include the Liberty Specific Plan area and/or the North Area Expansion.
- Adopt a climate action plan (CAP) to reduce the city's emissions of greenhouse gases and conform to CEQA Guidelines Section 15183.5, allowing the streamlining of CEQA analyses of projects that are consistent with the CAP.
- Establish an enhanced infrastructure financing district (EIFD) (Government Code Sections 53398.50 et seq.) that may cover the entire city with the exception of the portion of the city subject to the Bridge District EIFD. The purpose of the EIFD will be to provide financing for public capital facilities described in the City's Water, Sewer, Drainage, and Traffic Master Plans, public flood control improvements, and other projects of communitywide significance that provide significant benefits to the EIFD or the City, all as described in the EIFD plan.
- Remove planned development text from several antiquated planned development areas around the city, leaving the underlying zoning and planned development designations in place.
- Provide the foundation for subsequent implementation steps, such as revisions to Title 17 (Zoning) of the City's municipal code.
Project Components

The City is proposing to comprehensively update its General Plan for the first time in over a decade. The update integrates new state laws, including Senate Bill (SB) 5, mandating 200-year flood protection in urbanized areas, SB 375 relating to “sustainable communities strategies,” Assembly Bill 32 (and related laws) relating to reducing greenhouse gas emissions, and the Complete Streets Act. Portions of the existing General Plan are proposed to be refreshed and reorganized into more functional elements.

This includes amendments to the goals, policies, and implementation measures of the Land Use, Urban Structure and Design, and Public Facilities and Services elements. The existing Transportation and Circulation element is to be the new Mobility element, with additional measures addressing multi-modal transportation and complete streets issues. The existing Recreational and Cultural Resources, Natural Resources, Health and Safety, and Child Care elements are to be reorganized into the new Parks and Recreation, Natural and Cultural Resources, Safety, and Healthy Community elements. The update also includes a new Economic Development element.

A CAP, with policies and implementation measures intended to reduce the city's greenhouse gas emissions, is proposed to be adopted separately from the General Plan. The update does not include the Housing Element, which was most recently amended in 2013 and approved by the California Department of Housing and Community Development.

The basic direction and policies of the proposed General Plan elements are characterized by the proposed General Plan goals that are summarized below.

The full text of the proposed amendments and of the proposed General Plan, including the specific policies and implementation programs for each of the elements, is available for review during business hours at the Planning Division of the Community Development Department on the second floor of the West Sacramento City Hall at 1110 West Capitol Avenue, and online at <http://www.cityofwestsacramento.org/city/depts/comdev/planning/default.asp>.

The proposed amendments will be subject to consideration by the City's Planning Commission and City Council at public hearings. The role of the Planning Commission is to review and recommend the amendments to the City Council. After public hearing, the Council will deliberate on and adopt the General Plan update.

Land Use Element

The proposed Land Use element focuses on creating a compatible and complementary mix of housing, employment, retail, mixed-use, industrial, and service uses that contribute to the city's economy, environment, and quality of life. Under its provisions, existing and emerging neighborhoods would continue to develop as planned but also be enhanced with additional housing opportunities and mixed-use development. New and revitalized urban mixed-use districts and corridors would provide new opportunities for compatible and integrated housing, retail, and office uses and enhance the urban structure of the city. Industrial uses are planned to continue in and around the Port of West Sacramento and in northwest areas of the city. The amendment would place a new emphasis on sustainability and the efficient use of land. The amendment would also recognize the City's commitment to regional planning, particularly the Regional Blueprint and MTP/SCS. As amended, the Land Use element would include the following goals (supported by related policies and implementation programs).
• LU-1: Provide for sustainable, orderly, well planned, and balanced growth that meets the needs of residents and businesses, uses land efficiently, and is supported by adequate infrastructure.
• LU-2: Develop local and support regional and statewide plans and strategies to grow efficiently, fund sustainable transportation improvements, and reduce greenhouse gas emissions while meeting local housing needs.
• LU-3: Develop complete residential neighborhoods that include a range of residential densities and a variety of housing types, and address the housing needs of various age and socio-economic groups who reside in West Sacramento.
• LU-5: Develop unique higher-density and intensity mixed-use districts, particularly along the river, and corridors along major thoroughfares that would provide civic and cultural activities; including a range of residential, retail, and employment uses; serving as both visitor destinations and places of commerce.
• LU-6: Encourage, facilitate, and provide support for the location of new light, heavy, and water-related industrial uses and retention of existing industry in appropriate locations.
• LU-7: Designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

The amendment would also change a number of the General Plan’s land use designations, as follows.
• The maximum density in the Low-Density Residential (LR) designation would be increased from 5 dwellings per acre to 6 dwellings per acre.
• A new Medium-High Density Residential (MHR) designation is proposed, with a maximum density of up to 20 dwellings/acre.
• The High Rise Residential (HRR) designation is proposed to be deleted, and the High Density Residential (HR) designation’s maximum density is proposed to be raised to 50 dwellings/acre, the density currently allowed in the HHR designation.
• The existing Neighborhood Commercial (NC) and Community Commercial (CC) designations are proposed to be deleted in favor of a Commercial (C) designation. The C designation would be oriented to local service and would allow mixed use with a residential density of up to 20 dwellings/acre. It would have a minimum floor area ratio (FAR) of 0.25 and a maximum FAR of 0.50.
• The maximum FAR in the Highway Service Commercial (HSC) designation would be increased from 0.40 to 0.50.
• The existing General Commercial (GC) and Office (O) designations would be dropped.
• The Riverfront Mixed-Use (RMU) designation would have a new cap on residential density of 120 dwellings/acre (this designation currently has no maximum density limit) and its minimum density would be increased from 25 to 40 dwellings/acre.
• New, Corridor Mixed Use (MU-C) and Neighborhood Mixed Use (MU-NC) designations are proposed. The MU-HRW designation would be applied near the waterfront, have a minimum FAR of 2.0, and minimum/maximum residential density range of 50/250 dwellings/acre. The MU-C designation would be applied along major travel corridors, have a minimum/maximum FAR range of 0.3/2.0, and minimum/maximum residential density range of 20/60
dwellings/acre. The MU-NC designation would have a minimum/maximum FAR range of 0.3/1.5 and minimum/maximum residential density range of 12/60 dwellings/acre.

- The minimum/maximum residential density range in the Central Business District (CBD) designation would be 20/60 dwellings/acre. The current CBD designation has a minimum density of 12 dwellings/acre and no maximum density.

- The proposed Agriculture (AG) designation replaces the existing AG and AC-1 designations, but its density and land use provisions would remain the same as AG and AC-1.

Figure 5 illustrates the distribution, density, and intensity of future land uses under the proposed Land Use element of the 2035 General Plan. For purposes of this analysis, buildout under the General Plan is assumed to be 70% of the theoretical full buildout if each parcel within the city were developed by 2035 at the greatest density and intensity allowed under the General Plan.

**Urban Structure and Design**

This new element would work in conjunction with the land use element to create a well-organized and aesthetically-pleasing layout of the city. At the citywide level, it would provide goals and policies relating to building and site design, to streetscape design, the visual patterns of land use, and the overall structure of the city and how it connects different areas and transitions from rural areas to the city’s urban core. The Urban Structure and Design element would include the following goals (supported by related policies and implementation programs).

- Promote development and urban design that creates neighborhoods, districts, centers, and corridors that are unique and contribute positively to the overall urban structure and character of West Sacramento.

- Provide a distinct and visually-pleasing experience for residents and visitors entering gateways (i.e., major entrances) to West Sacramento and entryways (i.e., entry points) to the city’s unique neighborhoods, districts, and corridors.

- Promote West Sacramento’s waterfront as the active and vibrant urban core of the city that celebrates the Sacramento River as the focus of development and activity. This would include urban density development, as well as parks and open spaces.

- Create durable, safe, and attractive streetscapes that support business activities, reinforce a sense of place, and make walking an attractive choice for moving within the city.

- Promote and enhance building and site design that produces a distinctive, complementary built environment whose forms and character reflect West Sacramento’s unique historic and architectural context and distinct neighborhoods and districts.

**Economic Development**

The Economic Development element is intended to stimulate job growth and business vitality in the city. Accordingly, its goals and policies provide for the retention and expansion of existing businesses and attraction of new businesses to increase job opportunities for West Sacramento’s residents. The policies also address the development of an educated and skilled workforce by developing the skills of existing residents and attracting new residents. The Economic Development element would include the following goals (supported by related policies and implementation programs).
• Maintain and expand a sustainable, strong, and diverse local economy that provides well-paying jobs, a high quality of life, and a sound tax base.

• Provide a well-educated and highly-trained work force that effectively competes for meaningful and productive employment, earns a living wage, and meets existing and future local and regional business and industry needs.

• Make available new sites and infrastructure to meet the needs of new industries and existing city industries with a focus on target industries.

• Maintain a healthy business climate that increases the city's ability to retain and expand existing businesses and attract new ones.

• Maintain and expand retail and services to meet local and regional demands and generate tax revenues for City operations.

Mobility

The proposed Mobility element would expand the traditional role of the Circulation element to address the concepts of complete streets and accessibility by travel modes other than just automobiles. It includes policies to support increased densities and a mix of uses in multi-modal districts, help walking become more practical for short trips, support bicycling for both short- and long-distance trips, improve transit to serve highly-frequented destinations, conserve energy resources, reduce greenhouse gas emissions and air pollution, and do so while continuing to accommodate auto mobility. This element would include the following goals (supported by related policies and implementation programs).

• Develop and maintain a multi-modal transportation system that provides for the safe and efficient movement of people and goods, supports vibrant neighborhoods and districts, and reduces air pollution and greenhouse gas emissions.

• Provide complete streets that accommodate driving, walking, bicycling, and public transit and are designed to enable safe, attractive, and comfortable access and travel for all users.

• Develop and maintain a street and highway system that promotes safe, efficient and reliable movement of people and goods by multiple transportation modes and routes, reduces air quality impacts and greenhouse gas emissions, and minimizes noise impacts.

• Support and maintain a range of public and private transit systems that are responsive to the needs of all residents and employees and allow efficient and safe travel throughout the city and region.

• Develop and maintain a safe, comprehensive, and integrated bicycle system and bicycle support facilities throughout the city.

• Develop and maintain a safe, accessible and integrated pedestrian system that promotes walking.

• Develop and manage both on- and off-street parking systems that balance citywide goals of economic development, livable neighborhoods, and public safety.

• Use transportation demand management as a means to improve system efficiency and reduce dependence on motor vehicles and traffic congestion, and expand travel options and choices.
provide an efficient system for goods movement that adequately serves the industrial and commercial areas of the city while protecting residents from potentially adverse impacts.

Public Facilities and Services

This element reflects the importance of providing adequate infrastructure and services in supporting the needs of residents and businesses and ensuring a high quality of life. Water, wastewater, stormwater drainage, solid waste, and utility systems would be expanded concurrent with new development, population, and employment growth. Likewise, the City would expand law enforcement, fire safety, emergency, and educational services and facilities to ensure residents and businesses are safe and adequately served. This element would include the following goals (supported by related policies and implementation programs).

- Ensure the provision of adequate and efficient facilities and services that maintain service levels, are adequately funded, and strategically allocated.
- Maintain an adequate level of service in the City's water system to meet the needs of existing and future development while improving water system efficiency.
- Maintain an adequate level of service in the City's wastewater collection and disposal system to meet the needs of existing and future development.
- Maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development, prevent property damage due to flooding, and improve environmental quality.
- Minimize the generation of waste, increase recycling, and provide for the collection and disposal of solid waste.
- Ensure the provision of adequate utilities including gas, electric, and communication services to West Sacramento residents and businesses, and ensure utilities are constructed in a fashion that minimizes their impacts on surrounding development and maximizes energy efficiency.
- Provide for the educational and literacy needs of West Sacramento residents.
- Maintain an adequate level of police service as new development occurs to protect residents, visitors, and property.
- Prevent loss of life, injury, and property damage due to wildland and structural fires, while ensuring an adequate level of fire protection service is maintained for all.

Parks and Recreation

The Parks and Recreation element would establish the framework for an expanded park system and a greater variety of recreational activities. West Sacramento's riverfront and natural open spaces would continue to be linked to enhance opportunities for walking, bicycling, picnicking, participating in water sports, and appreciating natural open spaces and conservation areas. The location of schools and their recreational facilities would serve as a focal point of neighborhood identity and activity. Parklands would help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants into the groundwater basin. This element would include the following goals (supported by related policies and implementation programs).
• Establish and maintain a public park system and recreation facilities suited to the needs of West Sacramento residents and visitors. This includes standards for park and recreation facilities.

• Provide a system of parks and open space corridors that connect destination points within and beyond the city of West Sacramento.

• Provide and encourage, to the fullest extent possible, public access to the Sacramento River and Sacramento Deep Water Ship Channel for recreation purposes.

• Establish recreation programs suited to the broad needs and interests of all West Sacramento residents.

• Promote the provision of private recreational facilities and opportunities, including promoting the provision of private open space and recreation facilities in large-scale residential developments and commercial/industrial developments.

Natural and Cultural Resources

The Natural and Cultural Resources element contains goals and policies that seek to balance the need for growth with the need for the conservation and enhancement of the area's natural and cultural resources. Resources addressed in this element include water, plant and animal species and habitat, urban forest, agricultural land, mineral resources, air, energy, and scenic amenities. The Natural and Cultural Resources element would include the following goals (supported by related policies and implementation programs).

• Promote the economic viability of agriculture in West Sacramento and to discourage premature development of agricultural land with non-agricultural uses, while providing for urban needs.

• Protect sensitive native vegetation and wildlife communities and habitat in West Sacramento.

• Protect existing mature trees and encourage the development of a healthy urban forest.

• Preserve and protect water quality in the city’s natural water bodies and drainage systems and the area's groundwater basin.

• Preserve and protect West Sacramento’s water resources and supply.

• Increase efficiency and conservation of resources in City facilities and operations to serve as a leader in sustainability.

• Increase energy independence and reduce greenhouse gas emissions through the use of renewable energy sources and improved energy conservation and efficiency.

• Protect significant scenic resources.

• Preserve and enhance West Sacramento’s important historical, archaeological, and paleontological resources to increase awareness of the city’s heritage.

Healthy Community

The Healthy Community element addresses factors that influence physical and mental health including, physical activity, nutrition, and access to health care. The element also addresses issues of health disparities and equal access to public participation, recognizing that a healthy community is one in which citizens are empowered to participate in decisions about the future of their community. This element would also include a section addressing child care needs in the city,
recognizing that safe and affordable child care is essential to healthy child development. This element would include the following goals (supported by related policies and implementation programs).

- Eliminate health disparities by promoting equal access to health care services, healthy food, safe and affordable housing, job opportunities, safe neighborhoods, and a healthy environment.
- Support active living through a built environment, a network of parks and open space, and programs that promote physical activity.
- Promote healthy eating habits by providing access to healthy foods, promoting nutritional information, and supporting community gardens.
- Promote access to health care and medical services for all residents and employees.
- Ensure an adequate, affordable, and diverse supply of child care facilities and services is available to parents who live or work in West Sacramento.

**Safety**

The goals and policies in this element are designed to protect and enhance public health and safety throughout the community. The Safety element would address the emerging issue of planning for the impacts of climate change such as increased risk of drought, flooding, wildland fires, and disease. This element contains the City's greenhouse gas reduction targets and policies to respond to and adapt to the potential effects of climate change. It also addresses other issues related to community health and safety, including noise exposure. A major safety concern is the ongoing risk from flooding, and this is reflected in the element's proposed goals, policies, and implementation programs. The Safety element would include the following goals (supported by related policies and implementation programs).

- Ensure that City emergency response procedures are adequate in the event of natural or human-made disasters.
- Prevent loss of life, injury, and property damage due to flooding.
- Prevent loss of life, injury, and property damage due to geologic and seismic hazards.
- Alleviate the effects of climate change by reducing greenhouse gas emissions and adapting to expected climate change impacts.
- Improve air quality in West Sacramento and the Sacramento Region, and protect residents from the potential effects of decreased air quality.
- Minimize exposure to the potentially harmful effects of hazardous materials and waste on West Sacramento residents.
- Protect city residents from the harmful effects of excessive noise and vibration.

**Required Approvals**

The General Plan Update would require the following approvals in order to be implemented.

- Adoption of the updated General Plan by resolution of the City Council.
- Adoption of a new zoning map by ordinance of the City Council.
- Adoption of the CAP by resolution of the City Council.
• Future actions by the Planning Commission, City Council, and City administrative agencies on specific development projects that are consistent with the General Plan.

Establishment by the City of an EIFD will require following actions by the City.
• Adoption of one or more resolutions for establishment of a Public Finance Authority
• Adopt Resolution of Intention to create EIFD
• Mail copy of Resolution of Intention to each landowner in proposed district(s) and each affected taxing entity
• Prepare Infrastructure Financing Plan (IFP) and send IFP to landowners and affected taxing entities
• All participating taxing agencies must adopt a resolution approving financing the plan
• Adopt IFP and form District

Alternative 2—General Plan Update plus Liberty Specific Plan

Alternative 2 would entail the adoption of the project (the General Plan Update) plus adoption of the proposed Liberty Specific Plan, a private development proposal. All of the components of the General Plan Update as described in Alternative 1 would be included in Alternative 2. However, the proposed Liberty Specific Plan would amend the land use designations for and rezone the Liberty site.

The Liberty Specific Plan proposal includes a General Plan amendment, amendments to the Southport Framework Plan land use designations, amendments to the Southport Framework Plan, amendment to the Parks Master Plan, and a zone change to adopt the specific plan and related zoning classifications. In addition, the developer is requesting a vesting master tentative tract map and a development agreement.

Specific Plan Location

The proposed Liberty Specific Plan encompasses approximately 450 acres in the Northeast Village of the Southport Framework Plan. The site is generally bounded on the east by the Sacramento River levee, on the south by Davis Road, on the west by the regional Clarksburg Branch Line Pedestrian and Bike Trail, and on the north by Linden Road. Figure 3 illustrates the location of the Liberty Specific Plan in relation to the General Plan’s planning area.

Specific Plan Existing Land Use Designations and Zoning

Existing General Plan land use designations for the Liberty Specific Plan site are shown in Figure 6. Existing adopted Southport Framework Plan land use designations and zoning for the Liberty Specific Plan site are also shown in Figure 6.
General Plan, Southport Framework Plan, and Zoning Designations for the Liberty Specific Plan

Specific Plan Site Existing Land Use

Most of the Liberty Specific Plan site is currently undeveloped land. A single-family residence is located in the southeastern quadrant, adjacent to the west side of River Road. Also, adjacent to River Road in the northeastern quadrant of the site, is a heavily wooded area and two small lakes. A large stormwater detention basin and associated pump are located in the northwest corner of the site.

The land uses surrounding the Liberty Specific Plan site include, to the north, single-family residences in subdivision tracts, and single family residences on large rural lots; to the east, the existing Sacramento River levee on the east side; to the south, single-family residences on large lots on Davis Road; and west of Clarksburg Branch Line Pedestrian and Bike Trail, single-family residences on large lots and agricultural land.

Specific Plan Objectives

The applicant for the Liberty Specific Plan has the following objectives.

- Provide comprehensive planning for the Liberty Specific Plan to allow for the development of a predominantly higher-density residential configuration within the Northeast Village of the Southport Framework Plan, with a variety of housing types.
- Create a cohesive land plan that provides for multiple modes of vehicular, bicycle and pedestrian movement and seamlessly connects to and integrates with surrounding land uses, while buffering existing sensitive land uses.
- Provide for a wide range of housing opportunities in close proximity to transit and existing and future employment centers in order to help fulfill the City’s need to meet its regional housing goals (enhancing jobs-housing balance), consistent with SACOG’s MTP and SCS.
- Provide greater connectivity for existing residents to neighborhood commercial facilities and downtown Sacramento through the completion of Village Parkway and the Clarksburg Branch Line Pedestrian and Bike Trail.
- Provide public and private parks, a private recreation center, neighborhood commercial, and a K–8th grade school site.
- Provide additional recreation opportunities through the development of up to 62 acres of parks, open space, and trails.
- Encourage walking and bicycling by creating a multimodal transportation design, including connectivity between community flex blocks in a north/south and east/west direction, through a comprehensive trail system consistent with the Complete Streets concept.
- Promote community through the creation of the pedestrian-friendly, centrally located Commons, which will include a private recreation center, open spaces, play areas, and numerous community events such as parades and seasonal festivals.
- Provide greater local and regional connectivity by providing new vehicular linkages via Village Parkway and a second two-lane roadway (Stonegate Drive) to Davis Road.
- Provide for increased public safety by coordinating closely with City Public Works and West Sacramento Area Flood Control Agency (WSAFCA).
• Strive to become an energy neutral community by incorporating appropriate levels of green programming methods and advanced technology into Liberty’s community, neighborhood, and building designs.

• Increase water conservation by utilizing landscaping that emphasizes limited turf areas and drought-tolerant plants, while recalling the area’s agricultural past, and embrace water efficient techniques and appliances within the homes to further reduce water consumption.

• Provide for increased public safety by implementing Crime Prevention through Environmental Design methods at the community and building level.

Specific Plan Characteristics

The proposed Liberty Specific Plan provides for up to 1,650 low-, medium-, and high-density residences, including single-family detached, single-family attached, and multi-family residences. The project would also include a pedestrian-friendly 2.0 acre centrally located neighborhood park (“The Commons”) that would contain a private recreation center. Up to 10,000 square feet of neighborhood-serving commercial and office uses will be allowed adjacent to The Commons on the west. The proposed Liberty Specific Plan would create approximately 72.4 acres of public and private parks, greenbelts, and trails with the 10.6-mile network of trails providing for regional connectivity to the Clarksburg Branch Line Pedestrian and Bike Trail. In addition, a 17.0-acre site for a K–8th grade school would be located east of The Commons for use by the Washington Unified School District.

Approximately 98.9 acres of the site located east of Village Parkway, adjacent to the Sacramento River, is characterized by dense oak trees and riparian vegetation and contains two existing ponds, collectively known as Bee’s Lake, and other wetlands. This area is located within the new levee setback area of the Sacramento River, is proposed to remain as undisturbed open space, and is not part of the proposed development area portion of the Liberty Specific Plan.

Proposed General Plan Land Use Designations

General Plan land use designations proposed as a part of the Liberty Specific Plan and are shown in Figures 7 and 8.

Proposed Southport Framework Plan and Specific Plan Land Use Designations

The proposed Southport Framework Plan and Liberty Specific Plan land use designations are shown in Figure 8.

Proposed Zoning

The proposed Liberty Specific Plan would establish the zoning classifications for the site.

Liberty Specific Plan Components

Site Design

Figures 7 and 8 illustrate the proposed layout of the Liberty Specific Plan. Key elements include The Commons, a centrally located park with a private recreation center, around which is oriented the
Summary

The Liberty project includes a variety of residential housing types, a K-8 school, neighborhood parks, trails and greenbelts, and a small neighborhood commercial center.

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**TARGET DWELLING UNITS** 1,517*

Notes: All acres provided are approximate.

*MAXIMUM DWELLING UNITS = 1,650


**Figure 7**
Proposed Liberty Land Use Plan
The proposed General Plan amendment, proposed Liberty Southport Framework Plan amendment, and the proposed Liberty Specific Plan will allow for flexibility while retaining the intended structure and character of the community. The Specific Plan is a regulatory document adopted by ordinance that takes the place of traditional zoning.

Figure 8
Proposed General Plan Amendment, Proposed Southport Framework Plan Amendment, and Proposed Liberty Specific Plan
residential core of the development. The residential core’s FX (Flex Block) zoning is proposed to allow any of several different types of residential development, ranging from low-density detached to higher-density attached dwellings. A small neighborhood commercial area would also adjoin The Commons. Low-density estate-residential development would be located along Davis Road in the southern portion of the site. Low density single-family residential development would be located along Village Parkway and adjacent to the west and north eastern sides of the center core. High-density residential would be located in the southeasterly portion of the site, along the west side of Village Parkway.

Access

Village Parkway would traverse the eastern portion of the site, between the new Sacramento River setback levee to be built by WSAFCA and the developed portion of the Liberty Specific Plan. Access to Village Parkway would be provided at several points, with roundabouts proposed at each intersection.

The Liberty Specific Plan would provide for bike paths within the development providing connections to parks and the school. The multi-purpose trail system would connect to the Clarksburg Branch Line Pedestrian and Bike Trail.

Parks and Recreation

Neighborhood and smaller pocket parks would be scattered throughout the development. A 10.4-acre sports and recreation complex (sports park) is proposed in the northeastern corner of the site, between Village Parkway and the new setback levee. The sports park would include lighted playing fields.

Utilities

The Liberty Specific Plan site would be served by the City’s water and sewer systems. The Liberty Specific Plan project’s water use is estimated at approximately 1.84 million gallons per day (MGD), with a peak hourly demand of 2.48 MGD; its peak wastewater production is estimated to be approximately 1.71 MGD. A 14.8-acre stormwater detention basin and pump station would be installed at the northwest corner of the site to handle anticipated drainage from the development.

Energy Efficiency

The Liberty Specific Plan alternative would include design features to reduce its energy and fossil fuel use in comparison to other developments. These include solar orientation of streets and lots to maximize the cooling effect of the Delta breeze, extensive use of trees along streets, pre-wiring of homes for rooftop photovoltaic energy collection systems, an integral system of bike and multi-purpose paths to encourage non-motorized movement within the community, and drought-tolerant landscaping.

Project Phasing and Schedule

The applicant anticipates development of the Liberty Specific Plan to occur in three phases beginning in the northeast portion of the site in Phase 1, moving to the west for Phase 2, and to the southern portion of the site for Phase 3.
References


Dear NAHC:

On behalf of the City of West Sacramento, ICF is requesting a sacred lands search to help identify any Native American cultural resources within the project area of the proposed West Sacramento General Plan Update. The City is also requesting a list of Native American contacts for the project area in order to request consultation in compliance with Senate Bill 18 SB 18. In the coming months, the City will be initiating the EIR process for this project. The proposed General Plan boundaries, including alternatives, are attached or your reference and review.

Your assistance and prompt feedback would be invaluable to this process. Should you have any questions, I can be reached directly at 888-617-4645 or via email at DavidT@cityofwestsacramento.org.

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**Transmittal**

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Project Title: **West Sacramento General Plan Update**

Local Government: **West Sacramento**  Contact Person: **David Tilley**  
Phone: **916-617-4645**

Street Address: **1110 West Capitol 2nd Floor**  Fax: **916-371-0845**

City: **West Sacramento**  Zip: **95691**

Project Location:

County: **Yolo**  City/Community: **West Sacramento**

Local Action Type:

- [X] General Plan  [ ] General Plan Element  [X] Specific Plan  
- [ ] General Plan Amendment  [ ] Specific Plan Amendment  
- [ ] Pre-Planning Outreach Activity

Project Description:
The City is proposing to comprehensively update its General Plan. The update would integrate new state laws, and refresh and reorganize portions of the existing General Plan into more functional elements, including amendments to the Land Use, Urban Structure and Design, and Public Facilities and Services elements. The update also includes a new Economic Development element.

Two alternatives to the project include the proposed Liberty Specific Plan, a private development proposal and a northern expansion area. Maps depicting the proposed project and alternatives are attached.

USGS Sacramento West 7.5’ topographic map - Township 8 and 9; Range 3 and 4.

Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65352.3.
Figure 2-2
Project Boundaries
Figure 2-5
Alternative 3, North Expansion Area

Legend
- Project Location Boundary
- Alternative 3

Source: Boundary, City of West Sacramento