NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED LIBERTY SPECIFIC PLAN

Prepared for:

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Contents

Introduction ........................................................................................................................................ 1
  Purpose and Organization of the NOP ............................................................................................ 1
  Scope of the EIR ............................................................................................................................. 1
Project Details .................................................................................................................................... 3
  Project Title .................................................................................................................................. 3
  Lead Agency Contact Information ................................................................................................. 3
  Scoping Meeting ............................................................................................................................... 3
  Project Location .............................................................................................................................. 3
Project Description ........................................................................................................................... 4
  Project Background .......................................................................................................................... 4
    Specific Plan Existing Land Use Designations and Zoning ............................................................ 4
    Existing Conditions and Land Uses ............................................................................................... 4
    Project Objectives .......................................................................................................................... 5
    Specific Plan Characteristics .......................................................................................................... 6
    Project Components ....................................................................................................................... 7
    Project Phasing and Schedule ........................................................................................................ 10

Attachment A - Figures
### Acronyms and Abbreviations

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>California Code of Regulations</td>
</tr>
<tr>
<td>CEQA</td>
<td>California Environmental Quality Act</td>
</tr>
<tr>
<td>City</td>
<td>City of West Sacramento</td>
</tr>
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<td>CPTED</td>
<td>Crime Prevention Through Environmental Design</td>
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<tr>
<td>EIR</td>
<td>environmental impact report</td>
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<td>Flex Block</td>
<td>residential core’s FX</td>
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<td>LNWI</td>
<td>Lower Northwest Interceptor</td>
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<tr>
<td>mgd</td>
<td>million gallons per day</td>
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<tr>
<td>NOP</td>
<td>notice of preparation</td>
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<tr>
<td>project</td>
<td>Liberty Specific Plan</td>
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<tr>
<td>WSAFCA</td>
<td>West Sacramento Area Flood Control Agency</td>
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Introduction

Purpose and Organization of the NOP

The City of West Sacramento (City) will prepare a draft environmental impact report (EIR) that addresses the potential impacts of the proposed Liberty Specific Plan and related development entitlements (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 in general the proposed project as currently envisioned. Figures illustrating the proposal are found in Attachment A at the end of the NOP.

The City, as the lead agency under CEQA, must evaluate the environmental impacts of the project prior to considering whether to approve the project. 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 proposed Liberty Specific Plan, the EIR will cover a number of related entitlement proposals including amendments to the West Sacramento General Plan and Southport Framework Plan. The full list of proposed entitlements follows in the *Project Details* section.
Project Details

Project Title

Liberty Specific Plan

Lead Agency Contact Information

City of West Sacramento Community Development Department
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691
Contact: Justin Hardy, Senior Planner
Phone: (916) 617-4645
hardyj@cityofwestsacramento.org

Scoping Meeting

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

Date: May 24, 2016

Time: 3:00pm – 4:30pm

Where: West Sacramento City Hall Galleria RM 157, 1110 West Capitol Avenue, West Sacramento, CA 95691

Date: May 24, 2016

Time: 6:00pm – 8:00pm

Where: Sacramento Yacht Club, 3365 South River Road, West Sacramento, CA 95691

Project Location

The Liberty Specific Plan site consists of approximately 341 acres located in the city of West Sacramento, Yolo County, as shown in Figures 1 and 2. The site is located in the Northeast Village of the Southport Framework Plan and is generally bound on the east by the Sacramento River and its levee; on the south by Davis Road; on the west by the regional Clarksburg Branch Line Trail; and on the north by Linden Road, the intervening Linden Acres community, and the Parlin Ranch residential development.
Project Description

Project Background

Following its incorporation, the City of West Sacramento adopted its first General Plan in 1990 and in 2000 adopted an update to the General Plan. The vision expressed in 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.

Following adoption of the General Plan, the City realized the need for a cohesive approach to development in the Southport area and accordingly developed the Southport Framework Plan to establish an overall vision and provide guidance for future development. One concept of the Southport Framework Plan was the division of Southport into four distinct villages—Northwest, Northeast, Southeast, and Southwest—each with a distinct character, lifestyle emphasis, and architectural theme. The Liberty Specific Plan would be located in the Northeast Village. The EIR evaluating the environmental impacts of the Southport Framework Plan was certified in 1994, and the plan was adopted in 1995 and amended in 1998. It currently provides for approximately 14,050 residential units, 1.72 million square feet of commercial uses, 2.11 million square feet of office/business park uses, 7.66 million square feet of industrial uses, 544 acres of public/quasi-public uses, and 915 acres of parks and open space at buildout.

The eastern border of the Liberty Specific Plan area abuts the Village Parkway and the Sacramento River levee. The Southport Sacramento River Early Implementation Project is scheduled to begin levee improvement work in mid-2016, including construction of a setback levee west of the existing Sacramento River levee (Figure 2). The Liberty Specific Plan’s design team worked proactively with the West Sacramento Area Flood Control Agency’s (WSAFCA’s) design consultants and City staff to integrate design of the Liberty Specific Plan with the planned levee improvements. Future levee improvements necessitate the construction of Village Parkway from Lake Washington Boulevard to Gregory Avenue. The proposed project would make additional improvements to the portion of Village Parkway that runs through the Liberty Specific Plan 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 3. Existing adopted Southport Framework Plan land use designations and zoning for the Liberty Specific Plan site are also shown in Figure 3.

Existing Conditions and Land Uses

Most of the Liberty Specific Plan area is currently undeveloped land. A single-family residence is located in the area's southeastern quadrant, adjacent to the west side of South River Road. A heavily wooded area and two small lakes are present in the northeastern quadrant of the site, also adjacent to River Road. A large stormwater detention basin and associated pumps are located in the northwest corner of the site.
The land uses on surrounding lands consist of single-family residences in subdivision tracts and single-family residences on large rural lots to the north, the existing Sacramento River levee to the east, single-family residences on large lots on Davis Road to the south, and single-family residences on large lots and agricultural land across the Clarksburg Branch Line Trail to the west.

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, as well as other wetlands. This area is located within the new levee setback area of the Sacramento River levee, is proposed to remain as undisturbed open space, and is not part of the proposed development area under the Liberty Specific Plan (this area was purchased via WSAFCA and is not part of the project site).

Project Objectives

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

- Provide comprehensive planning for Liberty to allow for the development of a predominantly higher-density residential configuration within the Northeast Village of the Southport Framework Plan. This will be accomplished by providing various housing densities and designs.
- 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 the jobs–housing balance).
- Provide greater connectivity for existing residents to neighborhood commercial facilities as well as downtown West Sacramento and Sacramento through the completion of Village Parkway and the Clarksburg Branch Line Trail.
- Provide a private clubhouse, neighborhood commercial site, and public K–8 school site.
- Provide public recreation opportunities through the development of parks, greenbelts, and trails to meet and exceed the City's General Plan Parkland Dedication requirement.
- Encourage walking and bicycling by creating a comprehensive multi-modal transportation system.
- Promote community through the creation of a centrally located Commons, designed to provide private recreational amenities, neighborhood commercial, Liberty Orchard, dog park, exercise room, yoga room, outdoor kitchen, event area, and a proposed bus stop on Liberty Drive.
- Provide greater connectivity to the site and region via new vehicular and transit linkages through the completion of a two-lane divided roadway facility (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, WSAFCA, and the U.S. Army Corps of Engineers to determine the alignment of the new setback levee adjacent to the Sacramento River.
- Strive to become an energy-neutral community by incorporating appropriate levels of "green" sustainable technology into Liberty's community, neighborhood, and building designs.
• Foster water conservation with landscaping that emphasizes the use of drought-tolerant plant material and limited turf, while recalling the area's rich agricultural history; also 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 (CPTED) methods at the community and building levels.

The City's objectives for the project consist of the following.

• Implement/foster the policies and objectives identified in the current adopted General Plan and the proposed General Plan update.

• Implement the concepts/designs identified in the Southport Framework Plan and the Southport Design Guidelines.

• Complete the ultimate build out of the NC-10 detention basin as previously discussed in the Drainage Master Plan.

• Include the elements laid out in the Metropolitan Transportation Plan/Sustainable Communities Strategy documents.

• Include a pedestrian access network that internally links all uses and connects to all nearby existing or planned external streets and pedestrian facilities.

• Expand and enhance the housing in West Sacramento and thus providing opportunities to enhance the City's role in the region.

• Promote and implement alternative modes of transportation.

• Be a model master-planned community with a focus on water use reduction through alternative means.

• Build an environmentally conscious neighborhood that is architecturally distinctive in the region and within itself.

• Develop guidelines that allow for a broad and progressive range of architectural designs that contribute to a visually appealing streetscape providing a neighborhood identity. Designs should contribute to a high quality of life and feeling of safety, livability, and sense of neighborhood.

• Implement the goals and objectives of the City's Climate Action Plan.

• Identify the funding mechanism for operation and maintenance of all private and public infrastructure, including the longevity of City-maintained and -operated systems.

• Provide for the implementation in applying regulations and fostering the flood protection goals and objectives.

Specific Plan Characteristics

The proposed Liberty Specific Plan provides for up to 1,503 low-, medium-, and high-density residences, including single-family detached, single-family attached, and multi-family residences. The project would also include a centrally located, pedestrian-friendly 2-acre 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 62.7 acres of public and private parks, greenbelts, and trails with the 6.5-mile network of greenbelts providing for regional connectivity to the Clarksburg Branch Line Trail. In addition, a 17-acre site for a K–8 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 (this area was purchased via WSAFCA and is not part of the project site).

**Proposed General Plan Land Use Designations**

General Plan land use designations proposed as a part of the Liberty Specific Plan are shown in Figure 4.

**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 4.

**Project Components**

**Site Design**

Figure 5 illustrates the proposed layout of the Liberty Specific Plan. Key elements include The Commons, a centrally located park with a private recreation center around which the residential core of the development is oriented. 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, within the overall cap of 1,503 residences. 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 northeastern 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 Trail. The circulation system would accommodate potential future streetcar, bus, and ride-sharing services. A pedestrian, bike, and neighborhood electric vehicle tunnel has been proposed under Village Parkway located at the south end of the Sports and Recreation Complex. The under-crossing would be on the north side of the roundabout intersection and the median above would be open allowing light and fresh air to enter the tunnel. The tunnel will be
approximately 66 feet long with retaining walls at each entry. The tunnel will be lit during evening hours and kept dry with sump pumps and connect the Liberty community to the trail/auto system on the existing levee (S. River Road/Chicory Loop) where the Sacramento Yacht Club and Sherwood Harbor Marina & RV Park are located. This tunnel may be secured and locked with gates when not in use.

Parks and Recreation

Neighborhood and smaller pocket parks would be scattered throughout the development. A 9-acre sports and recreation complex (community 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 municipal water and sewer systems as generally described below.

Water Supply

West Sacramento obtains potable water from the Sacramento River, treats it to drinking water standards at the George Kristoff Water Treatment Plant, and distributes it to customers through an underground distribution system. According to design criteria set forth in the current city Water Master Plan (Figure 6), at full buildout the Liberty Specific Plan area would generate the domestic water demands (based on 1,503 units) shown below.

- Average daily demand—0.92 million gallons per day (mgd).
- Maximum daily demand—1.84 mgd.
- Peak hourly demand—2.48 mgd.

Development of the Liberty Specific Plan area would necessitate the installation of the new transmission mains listed below.

- P11—16-inch transmission main along Village Parkway.
- P12—12-inch transmission main along Liberty Drive.
- P15—16-inch transmission main along Davis Road.

Additional infrastructure requirements are listed below.

- Extension of the new 16-inch transmission main along Davis Road from the southwest corner of the Liberty Specific Plan area to Jefferson Boulevard.

A 2.1+/-million-gallon domestic water storage tank and a new booster pump station would be constructed in the northeast corner of the Liberty Specific Plan area. Construction of a second tank and expansion of the booster pump station are anticipated to be built for future offsite demand at a later date. At ultimate build out, the total onsite storage at the project site would be 4.2 million gallons of water.
**Sewer**

As part of the Southport Sewer Master Plan, sanitary sewer service for the Liberty Specific Plan area would be provided by the City through its existing agreement with the Sacramento Regional County Sanitation District (Regional San) (Figure 7). Wastewater flows from the Liberty Specific Plan area would be conveyed to Regional San’s Lower Northwest Interceptor (LNWI) and then to the Sacramento Regional Wastewater Treatment Plant.

Existing infrastructure installed specifically to serve future development in the Liberty Specific Plan area includes the LNWI (a 120-inch pipeline aligned north to south along the west side of the Liberty Specific Plan area), sewer maintenance access road (off Davis Road in the southwest corner of the Liberty Specific Plan area), and a 24-inch-diameter sewer lateral.

Almost all of the developed project area, with the exception of the northeast corner, will discharge wastewater flows to the existing 24-inch lateral via a network of onsite gravity sewer pipes. The northeast portion of the Liberty Specific Plan area—about 18% of the total area—would discharge wastewater flow north to Lake Washington Boulevard.

At full buildout, the Liberty Specific Plan area is expected to generate an equivalent peak design flow of 1.71 mgd. Roughly 1.4 mgd would be directed through onsite gravity sewer pipes to the 24-inch sewer lateral; 0.31 mgd would be directed to the Lake Washington Boulevard sewer system. The northern half of the Liberty Specific Plan area (excluding the portion draining to Lake Washington Boulevard) would gravity drain to the existing Parlin Ranch Sanitary Sewer Lift Station. A new sanitary sewer force main would be installed to convey sewage from the lift station to south of Liberty Drive where it would be discharged into the gravity system serving the southern portion of the Liberty Specific Plan area. The existing force mains from the Parlin Ranch lift station to Jefferson Boulevard would be abandoned in place. The project would also require coordination with Regional San regarding a modification of the usual depth requirements for sewer lines.

**Storm Drainage**

Stormwater runoff will be managed in accordance with the Southport Master Drainage Plan (Figure 8). The majority of the Liberty Specific Plan area would drain into the NC-10 and NC-11 drainage basins. The existing Parlin Ranch Temporary Detention Basin would extend to the south and be equipped with a new storm drain pump station that would discharge into the Morton East Drainage Canal. The existing pump station would be decommissioned. The northern half of the existing basin would be backfilled and developed into single-family residential lots.

The reconfigured basin would be deeper than the existing basin. An agricultural well would be used to maintain high water levels during summer to improve water quality, reduce tule growth, and control maintenance costs. An island in the basin would promote channelization of incoming flow, enhancing water quality and providing desirable habitat for nesting birds and other wildlife species. The storm drain pump station could be used to decrease water levels in advance of winter storms to maximize storage capacity.

The NC-11 drainage area would discharge directly to the Railroad Ditch along the west side of the Liberty Specific Plan area.

Additional stormwater runoff would be accommodated by facilities in the southern portion of the Liberty Specific Plan area. A small (approximately 11.5-acre) area in the northeastern corner of the
Liberty Specific Plan area would drain into a 42-inch-diameter storm drain pipe to be installed by the Linden Cove development along the north side of Linden Road.

A gravity fed underground storm drain system would ultimately be put in place to collect, convey, and discharge stormwater runoff.

In addition to these stormwater management facilities, Low Impact Development measures (e.g., grassy swales) would be incorporated into designs throughout the Liberty Specific Plan area to control and treat stormwater runoff prior to its discharge into retention basins.

**Energy Efficiency**

The Liberty Specific Plan 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: Phase 1 would in the north portion of the site, Phase 2 in the southwestern portion of the site, and Phase 3 in the southeastern portion.
## Figure Number

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<thead>
<tr>
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<tbody>
<tr>
<td>1</td>
<td>Vicinity Map</td>
</tr>
<tr>
<td>2</td>
<td>Location Map</td>
</tr>
<tr>
<td>3</td>
<td>Existing SACOG Blueprint, General Plan, Southport Framework Plan, &amp; Zoning Designations</td>
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<td>4</td>
<td>Proposed General Plan Amendment, Southport Framework Plan Amendment, &amp; Specific Plan</td>
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<tr>
<td>5</td>
<td>Site Plan</td>
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<td>6</td>
<td>Water Master Plan</td>
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<td>7</td>
<td>Sewer Master Plan</td>
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<td>8</td>
<td>Storm Drainage Master Plan</td>
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Liberty is located in the Southport area of the City of West Sacramento. It is bounded on the west by the Clarksburg Branch Line Pedestrian & Bike Trail; to the south by Davis Road; on the east by the new setback levee, West Sacramento Area Flood Control Agency area and the Sacramento River; and to the north by Linden Road, intervening Linden Acres community, and the Parlin Ranch residential development.

Liberty is located approx. 3.5 miles from downtown Sacramento as the crow flies.
Liberty is a +/- 341 acre diverse residential community within the Southport area of the City of West Sacramento.

Figure 2
Location Map
Figure 3

Existing SACOG Blueprint, General Plan, Southport Framework Plan, and Zoning Designations
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.

Source: Templeton Planning Group 2015

Figure 4
Proposed General Plan Amendment, Southport Framework Plan Amendment, and Specific Plan
Illustrative Site Plan

STONEGATE DRIVE
60'x100'
50'x100'
60'x100'

RECREATION CENTER
STATION
PUBLIC PARK
PUMP

RIVER CITY
CLARKSBURG BRANCH LINE PEDESTRIAN AND BIKE TRAIL (CLASS 1)

ESTATE LOTS
STONEGATE DRIVE

Source: Templeton Planning Group 2015

Figure 5
Site Plan
The City of West Sacramento water system is subdivided into two areas: (1) North Area; and (2) Southport Area. The Liberty site is part of the Southport Area.

For Liberty, the primary on-site water infrastructure requirements include the following water transmission mains: a 16" water transmission main along Village Parkway, a 12" transmission main along Liberty Drive, and a 16" water transmission main along Davis Road.

Additionally, two new water tanks and a new Pump Station will be built at the NE corner of the site. The total (on-site) storage at the Liberty site will be 4.2 million gallons of water at ultimate build out conditions of Southport.

Two transmission main stubs will be located under Village Parkway and Stonegate Drive connecting south, beyond Davis Road.

Figure 6
Water Master Plan
As part of the Southport Sewer Master Plan, sanitary sewer service for Liberty will be provided by the City of West Sacramento. Currently, a 120" diameter RCP pipeline (Lower Northwest Interceptor) runs in the north-south direction along the west side of Liberty. There is an existing sewer maintenance access road and an existing 24" diameter sewer lateral and manhole north of Davis Road at the southwest corner of the site. This 24" sewer lateral is the primary tie-in location of the site.

Based on the Southport Sewer Master Plan, almost all of Liberty (with the exception of the northeast corner) will discharge wastewater flows to the existing 24" lateral via a network of on-site gravity sewer pipes. The area in the northeast corner of the property (roughly 18% of the overall site) will discharge its flows north to Lake Washington Boulevard.

There are two crossings of the Lower Northwest Interceptor, as shown on the map.
Liberty lies within the NC-10 & NC-11 Southport Master Drainage Shed Areas. To mitigate for any increases in runoff, the existing Parlin Ranch basin will be expanded, moved south and reconfigured to be used as both a flood control and water quality detention facility for the drainage watershed area. Flows from the detention facility will then be pumped to the existing RD-900 Morton East Drain at a rate not to exceed City of West Sacramento standards. The NC-11 drainage area will discharge directly to the Railroad Ditch per Drainage Master Plan along the west side of Liberty. A gravity fed underground storm drain system will ultimately be put in place to collect, convey, and discharge storm water runoff. Each storm drain pipe shall be sized to handle the required design flow per City of West Sacramento standards and at the same time, adhere to the City's guidelines for allowable 100-yr HGL elevations of the region.