CITY OF WEST SACRAMENTO

September 10, 2025

**PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT**

| | |
|---|---|
| **Project Title:** | Brar Farms Residential Development Project |
| **Lead agency name and address:** | City of West Sacramento<br>1110 West Capitol Avenue, 2nd Floor<br>West Sacramento, CA 95691 |
| **Contact person and phone number:** | Seamus Laffey, AICP<br>916-617-4645<br>seamusl@cityofwestsacramento.org |
| **Review Period:** | September 10, 2025, to October 10, 2025 |

The City of West Sacramento has decided to prepare a draft Environmental Impact Report (DEIR) under the California Environmental Quality Act (CEQA) for the proposed Brar Farms Residential Development Project ("Proposed Project"). The purpose of this letter is to: (1) serve as a Notice of Preparation (NOP) of a DEIR pursuant to the State CEQA Guidelines Section 15082; (2) solicit comments and suggestions regarding the scope and content of the DEIR to be prepared for the Proposed Project; and (3) provide notice of the public Scoping Meeting to be held on October 6, 2025 (more details provided below).

**PROJECT DESCRIPTION AND LOCATION:** The City of West Sacramento (City) is the Lead Agency responsible for preparing an EIR addressing potential environmental impacts associated with the Brar Farms Residential Development Project ("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. The proposed residential lots would range in size from 5,000 to 7,200 net square feet. Landscaping, roadways, and utility improvements would also be installed within the project site.

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). The existing RE zoning district allows for development of up to one residential dwelling unit per 2.5 acres. The proposed zoning of R-1A provides 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). The Applicant has also requested a Development Agreement for the Proposed Project.

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 Development Agreement.

The project site is located at the southwest corner of Marshall Road and Otis Avenue, within the southern 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). The project site was the previous location of H & H Nishimura Farms and was historically used for agricultural purposes. The project site is currently undeveloped and relatively flat with a gentle slope toward the southwest.

**Discretionary Actions**: Required discretionary actions associated with the Proposed Project include the following:

- Certification of the EIR
- General Plan Amendment to the City's General Plan
- Southport Framework Plan Amendment
- Zoning Map/Code amendment
- Tentative Subdivision Map
- Design Review Approval of Brar Farms Design Guidelines
- Development Agreement
- Coverage under the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)

**POTENTIAL ENVIRONMENTAL IMPACTS:** The City of West Sacramento, as the Lead Agency for the Proposed Project, is undertaking environmental review under CEQA. The City has determined that an EIR is the appropriate level of environmental documentation pursuant to CEQA for the Proposed Project. The DEIR will examine potential environmental impacts generated by the Proposed Project in relation to the following environmental factors:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The DEIR will also discuss project alternatives that may reduce or avoid any significant adverse impacts resulting from the proposed project. The project site is not included on a list of hazardous

materials sites compiled pursuant to Government Code Section 65962.5.

**PROJECT SCOPING PROCESS:** Pursuant to California Code of Regulations, Title 14, Section 15082(b), circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the DEIR that begins on Wednesday September 10, 2025, and ends on October 10, 2025, at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the DEIR. Comments must be submitted no later than 5:00 p.m. on October 10, 2025.

The City of West Sacramento will host a scoping meeting on Monday, October 6, 2025, at the Bridgeway Lake Boathouse from 5:30 p.m. to 7:00 p.m. (address provided below). The City will accept verbal comments only during the scoping meeting, and written comments during the entire scoping period including at the scoping meeting.

Please submit written comments to the address below. Comments not submitted to the City of West Sacramento at the scoping meeting, or to the address below, will not be considered in preparation of the DEIR. Members of the public, public agencies, and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

**DOCUMENT AVAILABILITY:** Copies of this NOP have been transmitted to the California State Clearinghouse, a division of the Governor's Office of Land Use and Climate Innovation, and to each applicable responsible and trustee agency. Copies of this NOP and future environmental documents prepared in conjunction with the Proposed Project will be available for public review at:

*DIGITAL*
https://www.cityofwestsacramento.org/government/departments/community-development/planning-division/major-planning-projects

*PHYSICAL*
City of West Sacramento, West Sacramento City Hall, 1110 West Capitol Avenue, 95691

**SCOPING MEETING:** The City will conduct a Scoping Meeting to present the Proposed Project, the environmental review process, and to receive public comments. The City invites interested parties to attend the following public scoping meeting to learn more about the Project, ask questions, and submit verbal or written comments:

Date/Time: Monday, October 6, 2025, from 5:30 p.m. to 7:00 p.m.

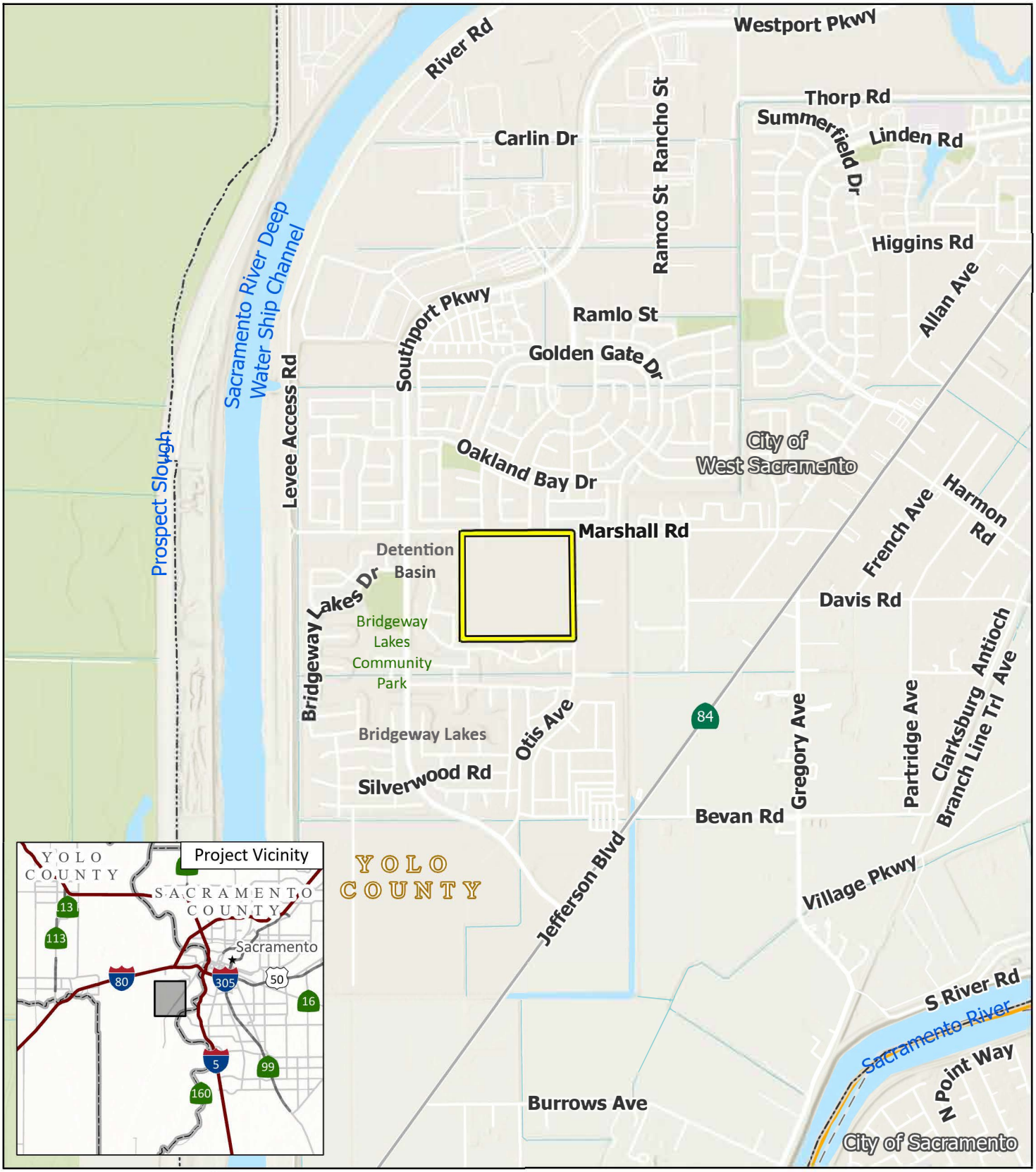
Location: The Boathouse at Bridgeway Lakes
3650 Southport Pkwy
West Sacramento, CA 95691

**Opportunity for Public Comment**
Interested individuals, groups, and agencies may provide the City of West Sacramento with written

comments on topics to be addressed in the EIR. In accordance with limits mandated by State law (e.g. minimum public review of a NOP), comments should be provided no later than 5:00 p.m. on Friday, October 10, 2025. Please send all written comments to:

City of West Sacramento Community Development Department
c/o Seamus Laffey,
1110 West Capitol Avenue, West Sacramento, CA 95691
seamusl@cityofwestsacramento.org

Att: Figure 1: Project Location and Regional Vicinity
Figure 2: Proposed Site Plan




LSA

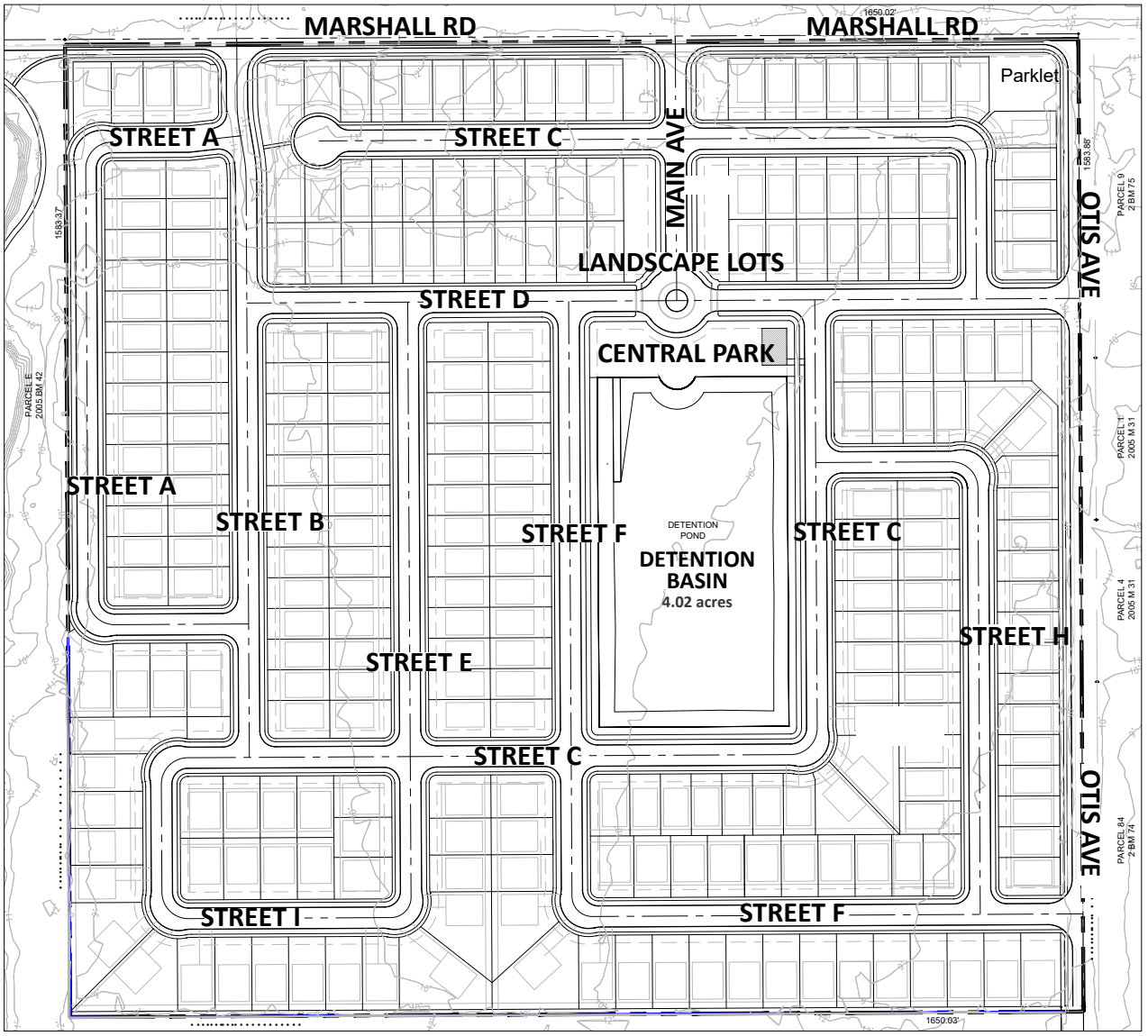
FIGURE 1

SOURCE: USGS 7.5' Quad - *[Enter quad name] ([Enter quad year])*, CA

*Brar Farms Residential Development Project*

Project Location and Regional Vicinity

I:\2025\20252264\GIS\Pro\Farms Residential Development Project\Farms Residential Development Project.aprx (4/2/2025)




LSA

FIGURE 2

0 200 400

FEET

SOURCE: HLA Landscape Architects

I:\2025\20252264\G\Proposed_Site_Plan.ai (4/2/2025)

*Brar Farms Residential Development Project*

Proposed Site Plan