

SECTION 1. INTRODUCTION

1.1 INTRODUCTION

The Liberty Specific Plan has been prepared in accordance with California Government Code Section 65450 et seq. and provides the City of West Sacramento with a complete, sustainable and well-defined community that promotes a walkable and bikeable lifestyle complimented by exceptional offerings of amenities and conveniences. New residential neighborhoods expressed in farmhouse interpretive and contemporary cottage architecture will be enhanced by abundant parks, greenbelts and trails, and The Commons: a centrally located gathering place and private recreation. The Specific Plan defines the range of market-rate and affordable housing products that will meet the needs of residents; from their first apartment, to their first home, through their family formation, then empty-nesters, and finally seniors. This Specific Plan also maintains the land's natural beauty by preserving existing mature trees.

1.2 PROJECT LOCATION

The approximately 342-acre Liberty project site is located in the Southport area of West Sacramento, Yolo County, as shown on Exhibit 1-1, Vicinity Map. 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 which resides on property owned by the West Sacramento Area Flood Control Agency (WSAFCA), on the south by Davis Road, on the west by the regional Clarksburg Branch Line Trail (CBLT), and on the north by Linden Road, the intervening Linden Acres community/Linden South, and the Parlin Ranch residential development. As shown on Exhibit 1-2, Aerial Map, the Liberty project site consists of predominantly active and fallow agricultural land. Exhibit 1-3, Assessor's Parcel Numbers Map, shows the parcels within the Liberty project site.

Land uses surrounding the Liberty Specific Plan area to the north include a mixture of single-family homes in Parlin Ranch, large lot single-family homes near Redwood Avenue and Spruce Way, and a larger-lot residential development off Linden Road. Uses to the east include the West Sacramento Area Flood Control Agency (WSAFCA) area and new setback levee, Sacramento River, Sacramento Yacht Club, Sherwood Harbor Marina, and RV Park. Uses further to the east, across the Sacramento River and Interstate 5 (I-5), include residential neighborhoods within the City of Sacramento. Rural residential homes exist to the south along Davis Road and farther to the south a residential development known as River Park has been approved. To the west lies the Clarksburg Branch Trail (part of The Great California Delta Trail system), low-density rural residential similar to that found south of Davis Road, agricultural lands, the River City High School, and the City's Recreation Center.

As shown on Exhibit 1-2, Aerial Map, the northeasterly portion of the West Sacramento Area Flood Control Agency (WSAFCA) is characterized by dense trees and riparian vegetation, two existing ponds together known as Bees Lakes, and other wetlands. This area is owned, operated, and maintained by the West Sacramento Area Flood Control Agency and is not part of the proposed Specific Plan development area. The Specific Plan proposes development of 325 acres, although the Plan also covers WUSD property that will develop separately under the auspices of the School District; thus the total area covered by the Specific Plan is 342 acres.

1.3 AUTHORITY AND SCOPE

1.3.1 AUTHORITY FOR SPECIFIC PLANS

The California Government Code (Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457) authorizes local governments to adopt specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. Specific plans may be adopted by resolution or by ordinance, or by a combination of the two. Provisions of specific plans that establish the zoning for the specific plan area must, however, be adopted by ordinance. Public hearings are required by both the planning commission and the legislative body, after which the specific plan must be adopted by the legislative body to be in effect.

All development within the Liberty Specific Plan area shall conform to this Specific Plan and its development standards. A General Plan amendment and Southport Framework Plan amendment will be processed concurrently with the Liberty Specific Plan to modify the existing General Plan and Southport Framework Plan's Land Use plans. For issues not addressed by this Specific Plan, unless specifically noted, the Development Standards contained in the City of West Sacramento Municipal Code shall apply.

The Specific Plan will serve both as a planning and a regulatory document. The purpose of the Specific Plan is to provide policies, Development Standards for development and operation of a mixed-use community in accordance with the City of West Sacramento General Plan Goals and Policies.

1.3.2 REQUIREMENTS FOR SPECIFIC PLANS

Specific plans are permitted by California Government Code Section 65451 as a way to provide a greater level of specificity than a General Plan for planning areas of special interest or value to a city or county. California law creates the opportunity to plan a site comprehensively, based upon specific information about site conditions and the surrounding physical, environmental, regulatory and policy context. Specific plans establish the nature, character, and location of land uses, activities, and development, to guide the orderly growth of an area and to describe other planning aspects for that area.

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

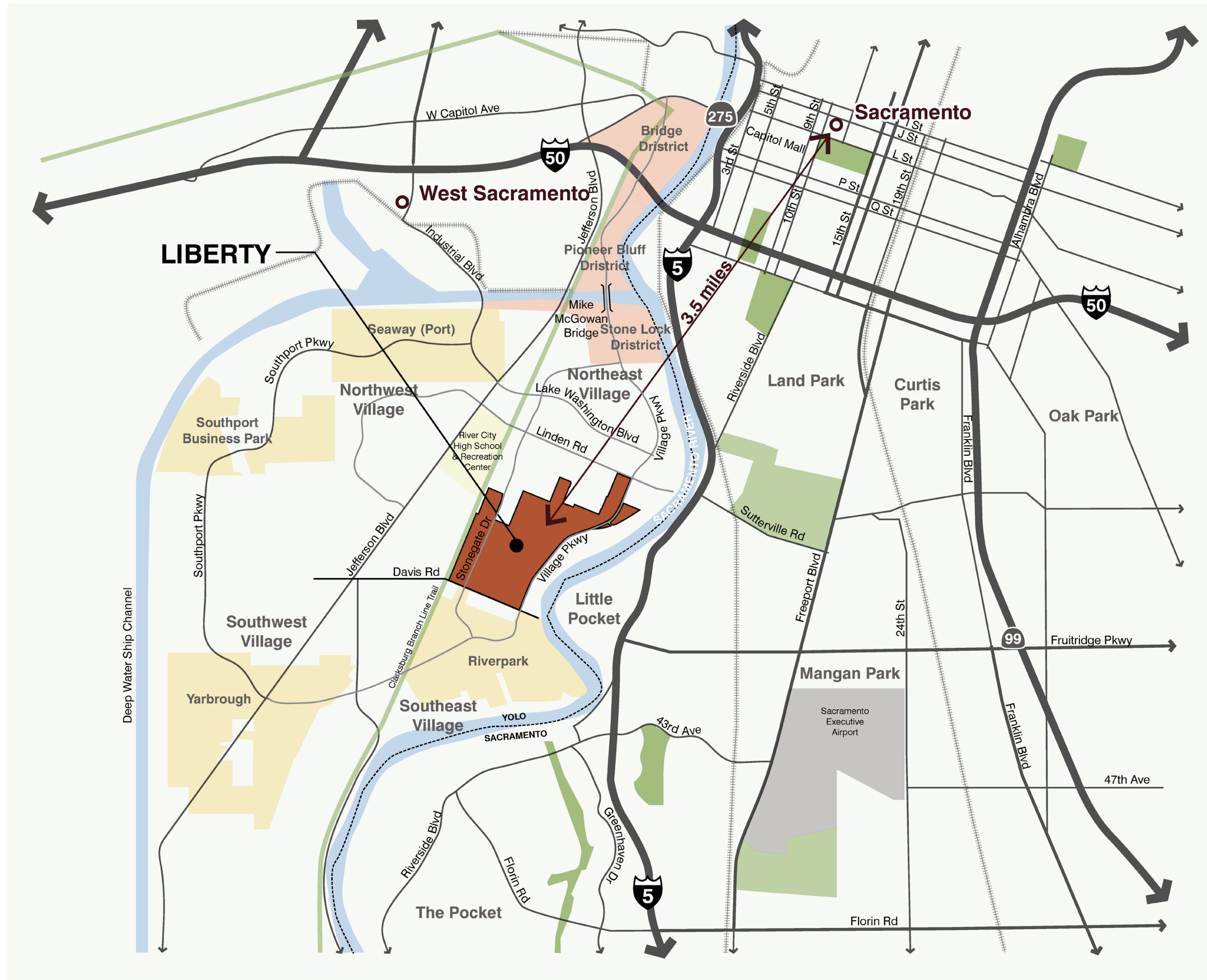
1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewer, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects, and the financing measures necessary to carry out paragraphs 1, 2, and 3 above; and
5. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

EXH 1-1 VICINITY MAP

Summary

Liberty is located in the Southport area of the City of West Sacramento. It is bounded on the west by the Clarksburg Branch Line 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.



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EXH 1-2 AERIAL MAP

Summary

Liberty is a 342 acre diverse residential community within the Southport area of the City of West Sacramento.



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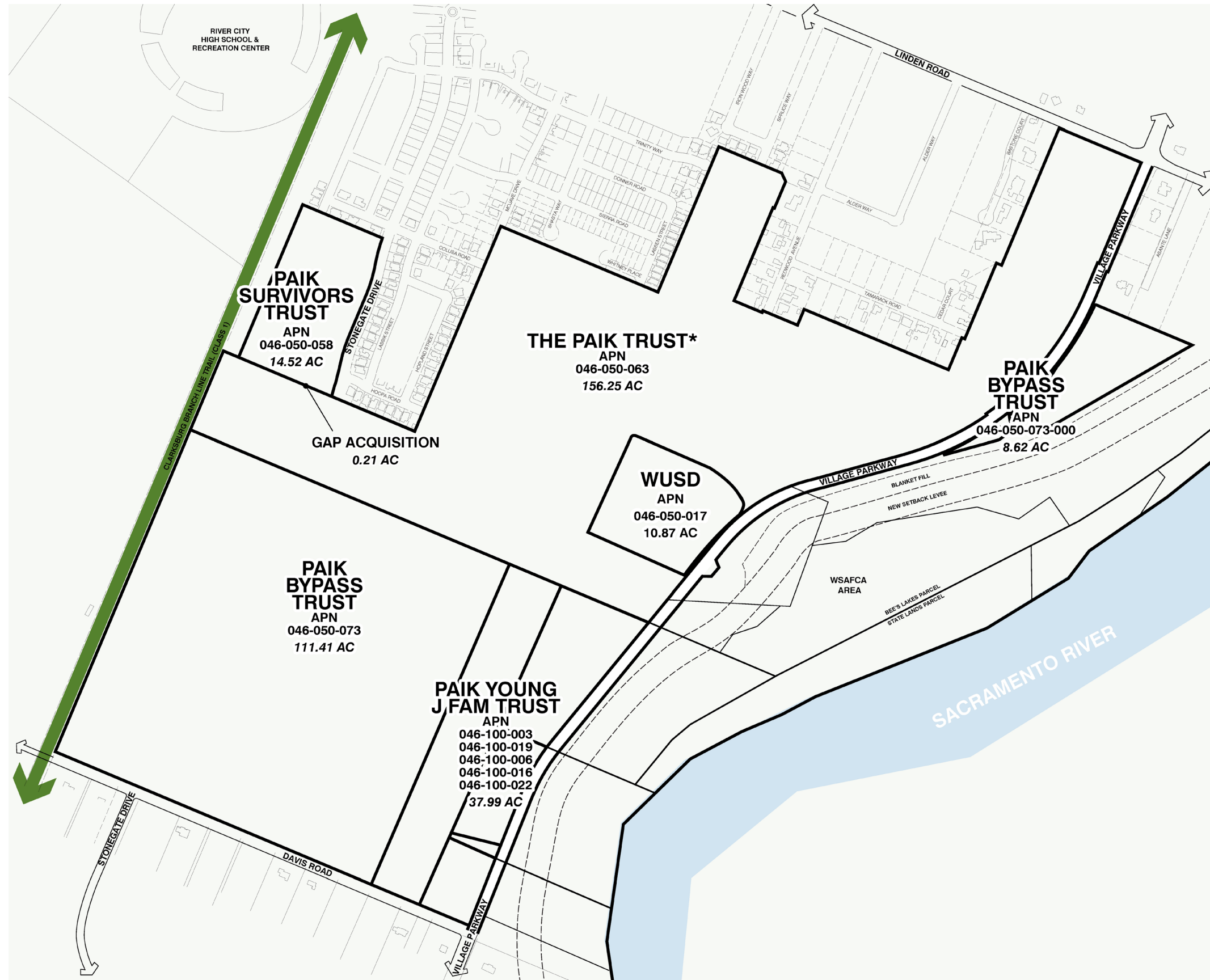
Legend

 Liberty Project Boundaries

NOTE:

- All acreages are approximate and includes public rights-of-way.

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EXH 1-3 ASSESSOR'S PARCEL NUMBERS MAP

Summary

The Assessor's Parcel Numbers Map is current as of 2024. The Grant deed between the Washington Unified School District and Sue Paik was recorded under Document # 2022-002730 and 2022-002731.

NOTE:

Property information received from West Sacramento Assessor's Parcel Map, Book. 46, Page 05 and Page 10 (2024) and Yolo County GIS website (2024).

* **The Paik Trust** - Sue K. Paik, as trustee of the Survivor's Trust created under the Young J. Paik Family Trust dated March 26, 1991.

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1.4 PROJECT BACKGROUND

There are several significant adopted regional and local plans, policies, and projects that are important to understand in context of the Liberty Specific Plan. These include the City of West Sacramento General Plan 2035 and EIR, which was adopted/certified in 2016; the Southport Framework Plan, which promotes the overall vision and guidance for development in Southport; the Southport Sacramento River Early Implementation Project, which repaired or replaced portions of the Sacramento River levee system within Southport; the construction of Village Parkway within Southport; and the most recent large land development planning and entitlement projects within Southport (e.g., River Park, Yarbrough).

1.4.1 SOUTHPORT FRAMEWORK PLAN

After the City of West Sacramento incorporated in 1987, the City adopted its first General Plan in 1990. The General Plan, which was updated in 2016 (as General Plan 2035), identifies general locations for arterial roadways, parks, pedestrian corridors, and major land uses within Southport. Under the General Plan, the primary land use designation for the Southport area (7,120 acres) was Planned Residential (PR). Development within the PR designation could only occur through adopted master development plans encompassing a minimum of 200 acres. The City subsequently received several applications requesting land development entitlements within Southport. The City soon realized that a more focused planning effort in Southport would ensure a cohesive, integrated, and well-planned Southport community. For these reasons, the City created the Southport Framework Plan for the entire Southport area to promote an overall vision and to act as a guide for development.

One of the Framework Plan's principles was to divide Southport into four distinct Villages (Northwest Village, Northeast Village, Southeast Village, and Southwest Village), each with its own character, lifestyle, and predominant architectural theme; the Liberty Specific Plan is located within the Northeast Village. Each Village was designed to contain its own community services, potential school sites, parks, and residential neighborhoods. As designated, the northern Villages contain higher density residential, while the southern Villages contain lower residential densities. In addition, each Village has a concentration of schools, parks, childcare facilities, and neighborhood shops to provide services to each Village's residents while reducing overall traffic. To date, that vision has not materialized, with a single large retail center surrounded mostly by suburban, single-family residential neighborhoods.

The Framework Plan, which was adopted in 1995 and amended in 1998, 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.

1.4.2 SACRAMENTO RIVER LEVEE

The Liberty Specific Plan is located along a portion of the almost 6-mile-long Sacramento River levee system in Southport. This stretch is considered the most vulnerable part of the City of West Sacramento's levee system. The West Sacramento Area Flood Control Agency (WSAFCA) (Lead Agency for the Levee) prioritized the Southport portion of the existing levee system for improvement once two other vulnerable levee segments in the city had been completed.

WSAFCA started investigating the integrity of the Southport levee in 2007. The original effort focused on collecting data about the levee and conducting a structural engineering analysis. This established a better understanding of the history of the levee's poor performance/vulnerability and determine what segments of the 6-mile stretch needed improvements to meet current United States Army Corps of Engineer (USACE) design and operational criteria. Preliminary improvement alternatives were developed in 2009.

The design process began in 2010 with studies that evaluated, identified, and suggested engineering solutions for levee deficiencies, all of which were made available to the public. WSAFCA proposed the Southport Sacramento River Early Implementation Project (EIP) in 2011 and in March 2012 the WSAFCA Board of Directors identified the preferred design alternative based upon technical evaluations and public outreach. In August 2011, WSAFCA issued a Notice of Preparation/Notice of Intent (NOP/NOI) for the EIR/EIS for the proposed levee improvement project and, due to the expansion of the study area, a supplemental NOP/NOI was issued in 2013. The EIR/EIS was certified by the WSAFCA board on August 14, 2014. Construction of the EIP, including a new setback levee east of Village Parkway, was completed in 2018.

The Liberty Specific Plan design team worked closely and collaboratively with WSAFCA's design consultants as well as the City of West Sacramento's staff to integrate the Specific Plan with the levee improvements. The resulting solutions and the necessary levee improvements had a significant role in shaping the land plan and land uses within the Liberty Specific Plan.

1.4.3 VILLAGE PARKWAY

Village Parkway, east of Jefferson Boulevard, along with its counterpart Southport Parkway, west of Jefferson Boulevard, are important arterial roadways which were designed to provide primary loop access through the four Villages within the Southport Framework Plan.

Village Parkway and a new bridge (Mike McGowan Bridge) over the deep-water ship channel have been constructed, providing a vital link to Highway 50/Interstate 80, as well as to other West Sacramento neighborhoods. The Mike McGowan Bridge (completed December 2014) was designed to accommodate vehicular, bicycle, and pedestrian traffic, as well as a potential rail transit extension to Southport.

As a result of the Southport Sacramento River Early Implementation Project, the construction of Village Parkway from Lake Washington Boulevard to Gregory Avenue (south of Liberty) was necessary to provide through public access due to the elimination of segments of South River Road on the levee. The alignment of Village Parkway and the adjacent EIP levee improvements established the eastern edge and subsequent land use areas within the Liberty Specific Plan, except for the +/- 9-acre parcel (Liberty Project Area 2). Full complete streets for Village Parkway along the project frontage is part of the infrastructure of the project.

1.5 PROJECT SUMMARY / DESCRIPTION

The Liberty Specific Plan provides for the establishment of a new community consisting of a variety of land uses including 1,503 low-, medium-, and high-density residential units in an array of single-family detached, single-family attached, and multi-family attached units on an area encompassing approximately 342 acres, as shown on Exhibit 1-4, Illustrative Site Plan. Many of the residences are alley loaded, de-emphasizing driveways and garages from the front elevation of homes. The Liberty Specific Plan includes a pedestrian friendly, centrally located recreation area known as "The Commons," containing a neighborhood commercial



EXH 1-4 ILLUSTRATIVE SITE PLAN

Summary

Liberty is a 1,503 home community on approximately 342 acres with parks and ample greenbelts with trails, creating a pedestrian focused community.

	PRODUCT	LOT SIZE	HOME TYPE	DU's
RESIDENTIAL PRODUCTS	1	75' x 100'	TRIPLEX - ALLEY	96
	2	30' x 100'	DUPLEX - ALLEY	113
	3	55' x 62.5'	SFD PASEO	169
	4	35' x 100'	SFD - ALLEY	188
	5	75' x 85'	SFD WIDE & SHALLOW	90
	6	50' x 100'	SFD ALLEY	148
	7	60' x 100'	SFD FRONT	155
	8	60' x 100'	SFD ALLEY	77
	9	1/5 - 9/10 AC	ESTATE LOTS	107
	10	+/- 3.68 AC	MULTI-FAMILY -- AFFORDABLE RENTALS	360*
	11	+/- 7.21 AC	MULTI-FAMILY -- SENIOR/APT/CONDO/TOWNHOMES	
DWELLING UNITS				1,503
NON-RESIDENTIAL USES	NON-RESIDENTIAL USES			AC's
		NEIGHBORHOOD COMMERCIAL <i>(Retail/Offices: up to 10,000 sf)</i>		0.69 AC
		GREENBELTS		27.7 AC
		NC-10 DETENTION BASIN <i>(water only)</i>		9.19 AC
		NEIGHBORHOOD PARKS		13.34 AC
		THE COMMONS <i>(Private Retail/Recreation: +/- 13,500 sf)</i>		2.84 AC
		COMMUNITY PARK <i>(Pavilion: +/- 4,500 sf structure)</i>		9.0 AC
	WUSD PROPERTY		16.4 AC	

* A minimum of 100 and a maximum of 120 Multi-Family Residential units in Phase 1 are required to be designated as Affordable Rental Units, as outlined in the Development Agreement. These units will be rented at 50-60% of the area median income and will be subject to a 55-year Restricted Covenant.

NOTE:

- All acreages are approximate and includes public rights-of-way.
- It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

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site, private recreational amenities, Liberty Orchard, and a proposed bus stop on Heirloom Drive. Also, a 16.4-acre site owned by Washington Unified School District is located between the Commons and Village Parkway. The Specific Plan allows for the development of approximately 59.1 acres of parks and greenbelts, which includes six (6) neighborhood parks, one (1) community park, four (4) pocket parks, and a network of approximately 5.5 miles of trails with regional connectivity to the Clarksburg Branch Line Trail which is part of The Great California Delta Trail system. The Specific Plan area also includes a redesign of the existing (temporary) NC-10 Stormwater Detention Basin, effectively stretching the basin to the south to improve water quality, put “eyes on” the Basin for safety, and optimize the discharge. The ultimate configuration is consistent with the Southport Drainage Master Plan.

The Liberty Specific Plan proposes a public roadway mobility system, augmented with public alleyways. Six (6) roundabouts are proposed, as shown on Exhibit 1-4, Illustrative Site Plan, to improve traffic flow and to ensure that posted traffic speed limits (35 miles per hour) are maintained on Village Parkway and primary project roadways (e.g., Heirloom Drive). Village Parkway is proposed as a two-lane divided roadway with median landscaping. Liberty will construct the remaining cross section and landscaping on the roadway as required by phased construction.

The Liberty Specific Plan also includes the installation of backbone infrastructure/utilities to serve the proposed project, including potable water, wastewater conveyance systems, storm drainage conveyance systems, electrical and natural gas lines, and telecommunication lines. This primarily involves installing infrastructure within the project site to serve the proposed development and establishing connections with existing facilities. This will occur along the proposed interior roadway system and existing roadways surrounding the site including Davis Road, Village Parkway, Stonegate Drive, and Linden Road.

Once the Specific Plan is adopted, any other development approval must be consistent with the Specific Plan. Projects that are found consistent with the Specific Plan will be deemed consistent with the City's General Plan and the Southport Framework Plan. Within the Specific Plan area, the Specific Plan will take the place of the City's zoning and development standards.

1.5.1 ENTITLEMENT APPROVAL PROCESS

To address the statutory requirements described in Section 1.3.2 and other substantive and procedural requirements, the adoption of the Liberty Specific Plan will be part of a collection of actions that the City of West Sacramento will take to ensure the successful implementation of the Plan. These actions are as follows:

- Certification of Environmental Impact Report
- General Plan Amendment adoption
- Southport Framework Plan Amendment adoption
- Specific Plan adoption
- Rezoning approval
- Approval of Development Agreement
- Vesting Tentative Map for the entire Liberty Property
- Phasing Plan for the entire Liberty Property
- Sub-Phasing Plan for Phase 1 of the Liberty Project

Some of these actions will occur simultaneously with Specific Plan adoption and some actions, such as grading permits, construction documents, final maps, and building permits will occur subsequent to Specific Plan adoption. Section 8 of this Plan outlines the anticipated phasing of development and the associated financial requirements and obligations. Following are the assumptions for the timing of the actions listed above within the phasing framework described in Section 8.

Concurrent with the Specific Plan adoption:

Request approvals for a General Plan Amendment, Southport Framework Plan Amendment, Specific Plan (zoning), Vesting Tentative Map for the entire Liberty Property, project level Environmental Impact Report, and Development Agreement.

Subsequent to Liberty Specific Plan approval:

Request approvals for Grading Plans, Improvement Plans, Final Maps. Development/Architectural approvals for multi-family and estate lots.

1.5.2 EXISTING PLANS AND PROPOSED DISCRETIONARY APPROVALS

1.5.2.1 CITY OF WEST SACRAMENTO GENERAL PLAN AMENDMENT

Exhibit 1-5, Existing General Plan, Southport Framework Plan, & Zoning Designations, shows the existing land use designations for the Liberty Specific Plan area. The project site has the following existing General Plan land use designations:

- RP (Recreation and Parks)
- RR (Rural Residential – 0.5-1 du/ac)
- LR (Low Density Residential – 1.1-6 du/ac)
- MR (Medium Density Residential – 6.1-12 du/ac)
- HR (High Density Residential – 20.1-50.0 du/ac)
- C (Commercial)
- PQP (Public/Quasi-Public)
- OS (Open Space)

To implement the proposed Specific Plan, an amendment to the City of West Sacramento General Plan is required as shown in Exhibit 1-6, Proposed General Plan Amendment, Southport Framework Plan Amendment, & Specific Plan. Proposed General Plan land use designations are as follows:

- RP (Recreation and Parks)
- LR (Low Density Residential – 1.1-6.0 du/ac)
- MR (Medium Density Residential – 6.1-12.0 du/ac)
- MHR (Medium High Density Residential – 12.1-20.0 du/ac)
- HR (High Density Residential – 20.1-50.0 du/ac)
- C (Commercial)
- PQP (Public/Quasi-Public)

1.5.2.2 SOUTHPORT FRAMEWORK PLAN AMENDMENT

When the City adopted its General Plan in 1990, the primary land use designation in the Southport area was Planned Residential (PR), which only allowed development that had an approved master plan or specific plan. Accordingly, the City received several applications for specific plans, including Gainsborough, Southport Keys, Newport Lakes, the Port of Sacramento, Southport Gateway, and Southport Industrial Park. With the numerous projects being proposed, City staff determined that there were no regulations in place that would ensure a cohesive well-planned community with integrated neighborhoods for the Southport area. In response, the City approved the Southport Framework Plan on May 10, 1995, and amended the Framework Plan on August 5, 1998, to provide land use designations, utilities and infrastructure, and regulations to guide development patterns and create a high-quality community within the Southport area. The project site has the following existing Southport Framework Plan land use designations, as shown on Exhibit 1-5, Existing General Plan, Southport Framework Plan, & Zoning Designations:

- NP (Neighborhood Park)
- RR (Rural Residential – 0.5 to 1.0 units per acre)
- LR (Low Density Residential – 1.1 to 5.0 units per acre)
- MR (Medium Density Residential – 5.1 to 12.0 units per acre)
- HR (High Density Residential – 12.1 to 25.0 units per acre)
- NC (Neighborhood Commercial)
- ES (Elementary School)
- MS (Middle School)

To implement the proposed Specific Plan, an amendment to the Southport Framework Plan is required as shown in Exhibit 1-6, Proposed General Plan Amendment, Southport Framework Plan Amendment, & Specific Plan. Southport Framework Plan land use designations are as follows:

- RP (Recreation and Parks)
- LR (Low Density Residential – 1.0-5.0 du/ac)
- MR (Medium Density Residential – 5.1-12.0 du/ac)
- MHR (Medium High Density Residential – 12.1-25.0 du/ac)
- NC (Neighborhood Commercial)
- PQP (Public/Quasi-Public)

1.5.2.3 REZONE

The Specific Plan takes the place of traditional zoning with its own standards. As shown on Exhibit 1-5 Existing General Plan, Southport Framework Plan, & Zoning Designations, the project site has the following Zoning Code designations:

- RP (Recreation and Parks)
- RRA (Rural Residential – 0.5-1.0 du/ac)
- R1-B (Residential One Family – 1.1 - 5.0 du/ac)
- R-2 (Residential One Family or Multi-Family – 5.1 - 12.0 du/ac)
- R-3 (Multiple-Family Residential – 12.1 - 25.0 du/ac)
- C (Commercial)

- PQP (Public/Quasi-Public)

Section 17.15.030.C of the City's Zoning Code is reserved for the Liberty Specific Plan. It will be updated to read, "See the Liberty Specific Plan on file with the City of West Sacramento." The Liberty Specific Plan land use designations as shown on Exhibit 5-3, Land Use Plan, and the standards included in Section 9, Development Standards, will act as the zoning for Liberty.

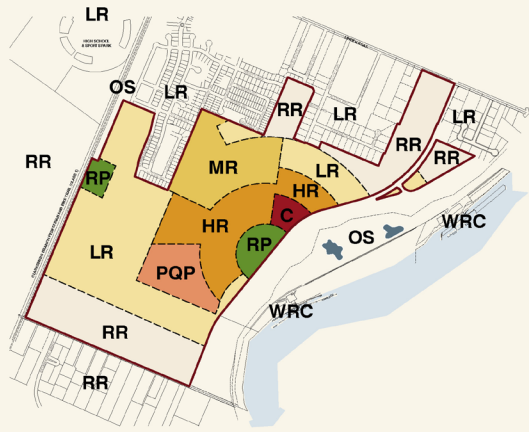
1.5.2.4 VESTING TENTATIVE SUBDIVISION MAPS

As indicated below, the Liberty Specific Plan will be accompanied by a vesting tentative subdivision map for the entire property. Submittal of the Vesting Tentative Subdivision Map will be made in compliance with requirements of Chapter 16.24 (Vesting Tentative Maps) of the City's Subdivision Ordinance (Title 16 of the West Sacramento Municipal Code). This Chapter stipulates, among other notations, filing and processing requirements for such maps. In addition, approval (or conditional approval) of the vesting tentative map will confer a vested right to proceed with development in substantial compliance with ordinances, policies, and standards described in the Subdivision Map Act (Section 66474.2). Even if Section 66474.2 is repealed, Section 16.24.080 of the City Municipal Code indicates "...the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved." The vesting tentative subdivision map will provide the option to file multiple subdivision final maps. The vesting tentative subdivision map will provide the option to file multiple subdivision maps.

1.5.2.5 DEVELOPMENT AGREEMENT

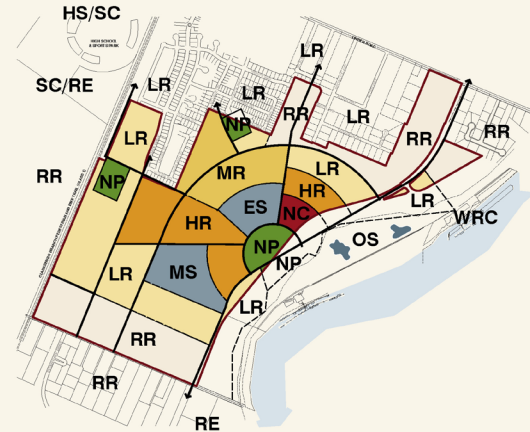
The Development Agreement establishes development rights for the Liberty Specific Plan. California Government Code Section 65864 et. Seq. (the "Development Agreement Statute") authorizes the City of West Sacramento and any person having a legal or equitable interest in the real property to enter into a development agreement that establishes certain development rights in the Property that is the subject of the development project application. The City Council of the City of West Sacramento approved the Liberty Development Agreement after conducting duly noticed Public Hearings on the Liberty Specific Plan and certifying the Environmental Impact Report for the Liberty Specific Plan project as adequate and complete, with specific adopted Mitigation Measures. The term of the Development Agreement commences on the Effective Date of _____, ____ for a period of ten (10) years and shall be extended for an additional five (5) years if the developer/builder has obtained a Building Permit for the Multi-Family Affordable Housing per the terms of the Development Agreement.

EXISTING GENERAL PLAN



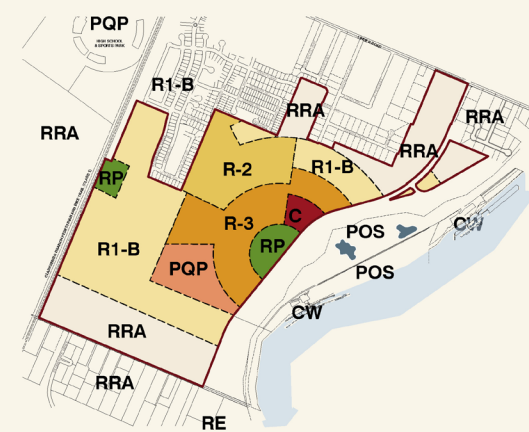
- RP** Recreation and Parks
- RR** Rural Residential (0.5-1.0 du/ac)
- LR** Low Density Residential (1.1-6.0 du/ac)
- MR** Medium Density Residential (6.1-12.0 du/ac)
- HR** High Density Residential (20.1-50.0 du/ac)
- C** Commercial
- PQP** Public/Quasi-Public
- Liberty Specific Plan Boundary
- OS Open Space
- WRC Water-Related Commercial

EXISTING SOUTHPORT FRAMEWORK PLAN



- NP** Neighborhood Park
- RR** Rural Residential
- LR** Low Density Residential (1.1 - 5.0 du/ac)
- MR** Medium Density Residential (5.1 - 12.0 du/ac)
- HR** High Density Residential (12.1 - 25.0 du/ac)
- NC** Neighborhood Commercial
- ES** Elementary School
- MS** Middle School
- Planned Roadway
- Liberty Specific Plan Boundary
- OS Open Space
- WRC Water Related Commercial
- RE Rural Estate (1.0 du/2.5 ac)
- SC Sports Complex
- HS High School

EXISTING ZONING



- RP** Recreation and Parks
- RRA** Rural Residential (0.5-1.0 du/ac)
- R1-B** Residential One Family (1.1 - 5.0 du/ac)
- R-2** Residential One Family or Multi-Family (5.1 - 12.0 du/ac)
- R-3** Multiple-Family Residential (12.1 - 25.0 du/ac)
- C** Commercial
- PQP** Public/Quasi-Public
- Liberty Specific Plan Boundary
- POS Public Open Space
- CW Commercial/Water Related
- RE Rural Estate (1.0 du/2.5 ac)

EXH 1-5 EXISTING GENERAL PLAN, SOUTHPORT FRAMEWORK PLAN, & ZONING DESIGNATIONS

Summary

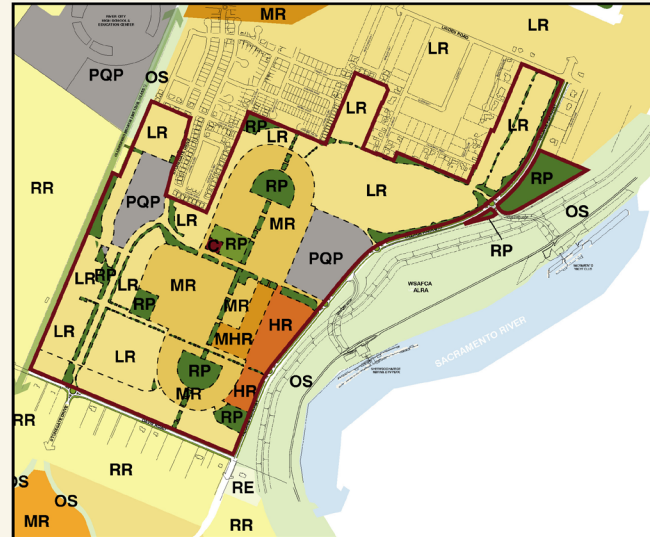
The existing land uses within Liberty are shown for the West Sacramento General Plan, Southport Framework Plan, and Zoning.

NOTE:

- It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

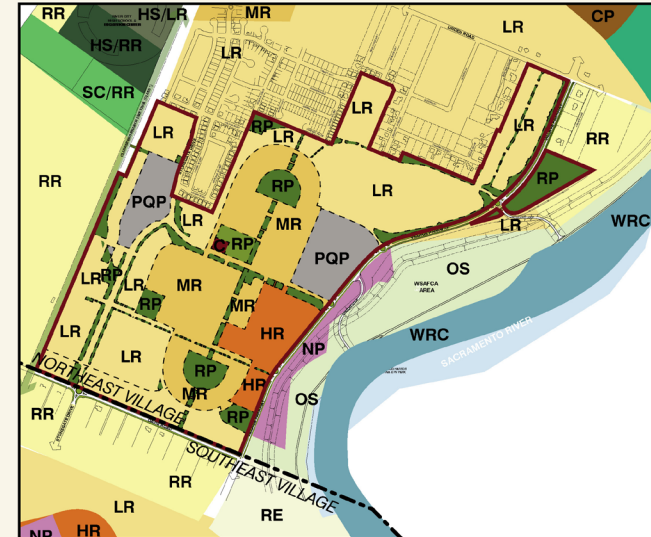
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PROPOSED GENERAL PLAN AMENDMENT



- RP** Recreation and Parks
- LR** Low Density Residential (1.1-6.0 du/ac)
- MR** Medium Density Residential (6.1-12 du/ac)
- MHR** Medium High Density Residential (12.1-20 du/ac)
- HR** High Density Residential (20.1-50.0 du/ac)
- C** Commercial
- PQP** Public/Quasi-Public
- RR** Residential Rural
- OS** Office
- RE** Residential Medium Density

PROPOSED SOUTHPORT FRAMEWORK PLAN AMENDMENT



- RP** Recreation and Parks
- LR** Low Density Residential
- MR** Medium Density Residential
- HR** High Density Residential
- NC** Neighborhood Commercial
- PQP** Public/Quasi-Public
- RR** Residential Rural
- OS** Office
- RE** Residential Medium Density
- WRC** Water Resources Conservation
- CP** Community Park
- HS/RR** High Density Residential/Residential Rural
- SC/RR** Single-Family Detached/Residential Rural

PROPOSED SPECIFIC PLAN



- TC** The Commons
- RP** Recreation and Parks
- SFD** Single-Family Detached
- SFA** Single-Family Attached
- MFR** Multi-Family Residential
- NC** Neighborhood Commercial
- PQP** Public/Quasi-Public

EXH 1-6 PROPOSED GENERAL PLAN AMENDMENT, SOUTHPORT FRAMEWORK PLAN AMENDMENT, & SPECIFIC PLAN

Summary

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.

NOTE:

- It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

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1.5.2.6 ENVIRONMENTAL IMPACT REPORT

The Environmental Impact Report (EIR) documents environmental impacts associated with implementation of the Liberty Specific Plan and identifies mitigation measures to offset those impacts. Per State Specific Plan law, once the EIR is certified, no further environmental reviews are necessary for residential development consistent with the Specific Plan. Because the Community Park is subject to further design and community input, subsequent environmental assessment may be needed.

1.5.3 PROJECT COMPONENTS

As shown on Exhibit 1-8, Design Fundamentals, and Exhibit 1-9, Community Features, project components that strengthen the community character throughout Liberty include the neighborhood commercial retail and office space, several neighborhood parks, greenbelts and trails connecting all the neighborhoods to The Commons and the property owned by Washington Unified School District, and an integrated bike and trail system connecting to the regional Clarksburg Branch Line Trail and the Sacramento River via the existing Sherwood Harbor Marina and RV Park and the Sacramento Yacht Club. These key project components are discussed below:

1.5.3.1 RESIDENTIAL

The Liberty Specific Plan provides for a maximum of 1,503 residential units in a wide range of residential products, including Estate Lots up to 9/10 of an acre, single-family detached homes, duplexes, triplexes, apartments, condominiums, and senior housing.

1.5.3.2 AFFORDABLE HOUSING

The residential component of the Liberty Specific Plan will comply with City's and state's affordable housing requirements. Consistent with the City Council's latitude under the City's Inclusionary Housing Policy, all 150 affordable units shall be constructed within the boundaries of the project. The Liberty project will provide land, infrastructure, and a subsidy to support the development of a multi-family rental project with 100 to 120 affordable rental units made available at 50 to 60 percent of the area median income, to be developed by an affordable housing builder to be selected with concurrence of the City. The affordable rental units are subject to the following requirements as outlined in the Development Agreement:

1. **Unit Count.** The Multi-Family Affordable Housing Development shall include at least 100 affordable units but may include additional affordable units. The Landowner will not receive credit for more than 120 affordable units from the Multi-Family Affordable Housing Development, regardless of the actual number of affordable units constructed as part of the Multi-Family Affordable Housing Development.
2. **Level of Affordability.** Affordable units in the Multi-Family Affordable Housing Development shall be made available at 50 to 60 percent of area median income.
3. **Duration of Recorded Affordability Restriction.** Affordable rental units shall be subject to a recorded affordability restriction of 55 years.
4. **Market Rate Rental Units.** To aid in the financial viability of the Multi-Family Affordable Housing Development, the Multi-Family Affordable Housing Development may include additional rental units

offered at market rates so long as Multi-Family Affordable Housing Development complies with all applicable density and height requirements for the site.

5. **Affordable Housing Developer.** Landowner is encouraged, but not required, to work with an affordable housing developer to construct the Multi-Family Affordable Housing Development.
6. **Timing.** No building permit shall be issued for a Production Unit unless and until a building permit has been issued for the Multi-Family Affordable Housing Development. No building permit shall be issued for any Production Unit beyond the 350th Production Unit—excluding units in the Multi-Family Affordable Housing Development—until a Certificate of Occupancy has been issued for the Multi-Family Affordable Housing Development.

The Liberty project will also include 30 to 50 affordable for-sale, single-family units to be constructed concurrently with all remaining units of the project. The affordable for sale units are subject to the following requirements:

1. **Unit Count.** The affordable for sale unit count shall be 30 to 50 units, depending on the number of affordable units provided through the Multi-Family Affordable Housing Development.
2. **Unit Type.** Affordable for sale units shall not be constructed on estate lots or triplex lots.
3. **Level of Affordability.** Affordable for sale units shall be offered to moderate income households (110% of the area median income) at an “affordable housing cost,” as defined in Health and Safety Code Section 50052.5(b)(4).
4. **Promissory Note.** Affordable for sale units shall be subject to a Secured Shared Promissory Note that entitles the City to a portion of any future appreciation in value that is proportional to the equity share held by the City, as determined by the purchase price as compared to the market value at the time of purchase. The Note will be due on sale.
5. **Timing.** Affordable for sale units shall be constructed contemporaneously with market rate for sale units throughout Project buildout.

The mix of units will be determined by the affordable housing developer and may include some market rate units. Any required GAP financing will occur privately; no public funds will be used or authorized.

1.5.3.3 THE COMMONS

Included within Liberty is a pedestrian-friendly, community gathering area known as “The Commons.” The Commons encompasses the Neighborhood Commercial site (separate legal parcel), Wellness Center, private recreational amenities for Liberty residents, and public amenities. The Wellness Center may include a lap pool, spas, exercise room, yoga room, and restrooms. Private recreational amenities such as a central pool, spa, recirculated water play area, outdoor kitchen, barbeque, fire pit, bocce ball court, a multi-purpose room with outdoor space, and HOA office may be included. Public amenities at The Commons may also include an outdoor kitchen, barbecue equipment, a dog park, and the Liberty Orchard. See Table 9-1, Statistical Land Use Summary, for total land area of The Commons and total approximate building square footage.

1.5.3.4 NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial site is located in the center of Liberty, within The Commons (separate legal parcel), to encourage walking and biking. A list of permitted and alternative uses is included in Section 9.3.4.1. All uses that would aid in Vehicle Miles Traveled (VMT) will have priority and be at the discretion of the City. See Table 9-1, Statistical Land Use Summary, for total land area of the Neighborhood Commercial and total approximate building square footage.

EXH 1-7 CONCEPT PLAN THE BIG PICTURE

Summary

The Commons

As conceptually envisioned, a centrally located Commons will serve as a community gathering place and will host many community events. The Commons contains private amenities and limited neighborhood serving commercial.

1.7 Mile Liberty Loop

A 1.7-mile, tree-lined Class 1 multi-use 12' trail that follows the outside edge of Liberty Loop and provides safe pedestrian routes to the WUSD Property and The Commons. Alley-loaded homes fronting the loop create garage free front opportunities for front porches, livable front yards, and architectural features.

Front Doors on Stonegate Drive

60' and 50' wide alley-loaded residential lots front Stonegate Drive and create a garage and wall-free pedestrian friendly street scene. Generous landscaping line both sides of Stonegate Drive with safe guest parking and on-street bike lanes.

Large Estate Lots

107 Estate Lots are designed along the southwest and northeast edges of Liberty to compliment the existing large residential neighboring lots.

Higher Density Located Along Village Parkway

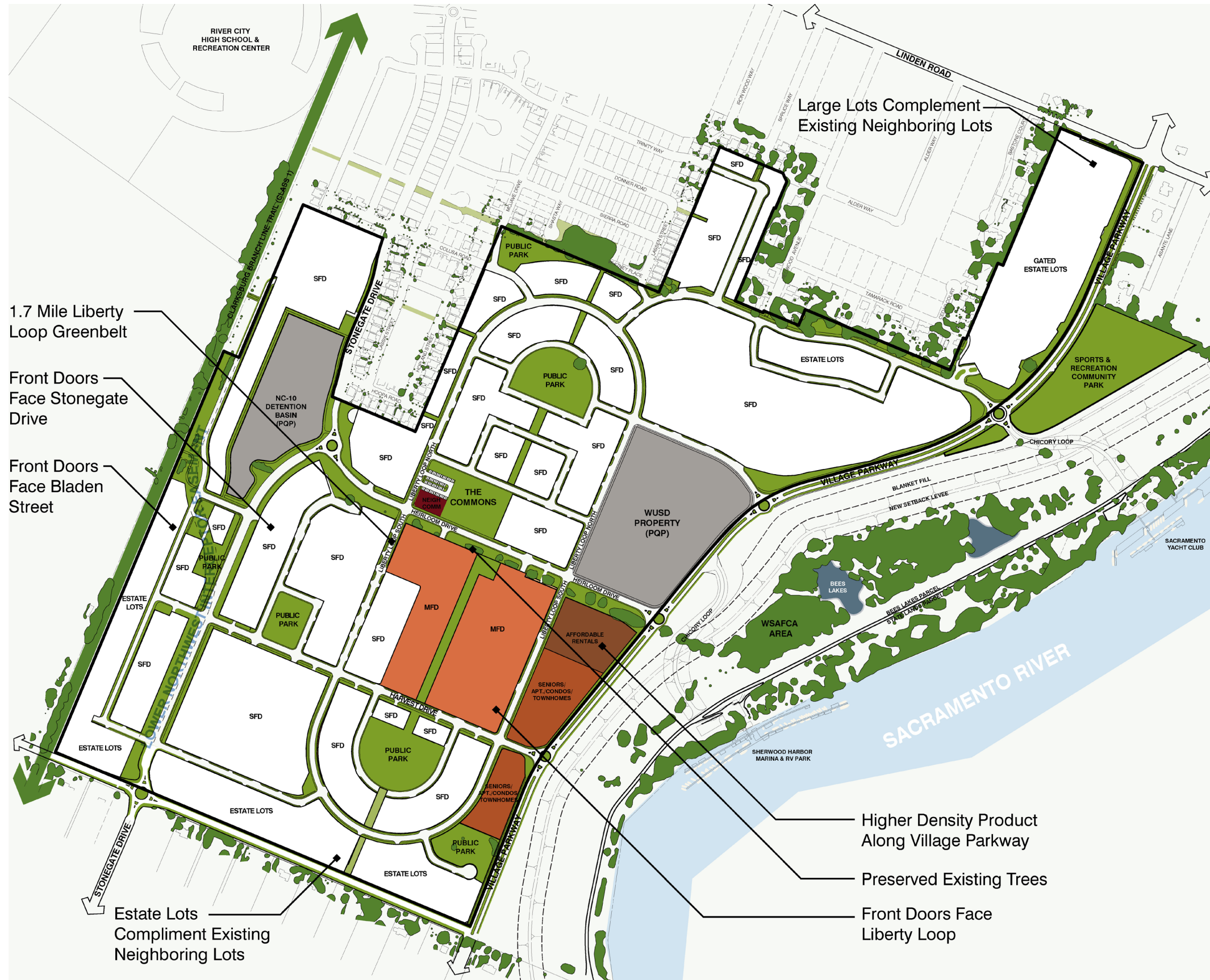
Affordable Rentals and Seniors/Apt./Condo/Townhomes units are provided along Village Parkway.

WUSD Property

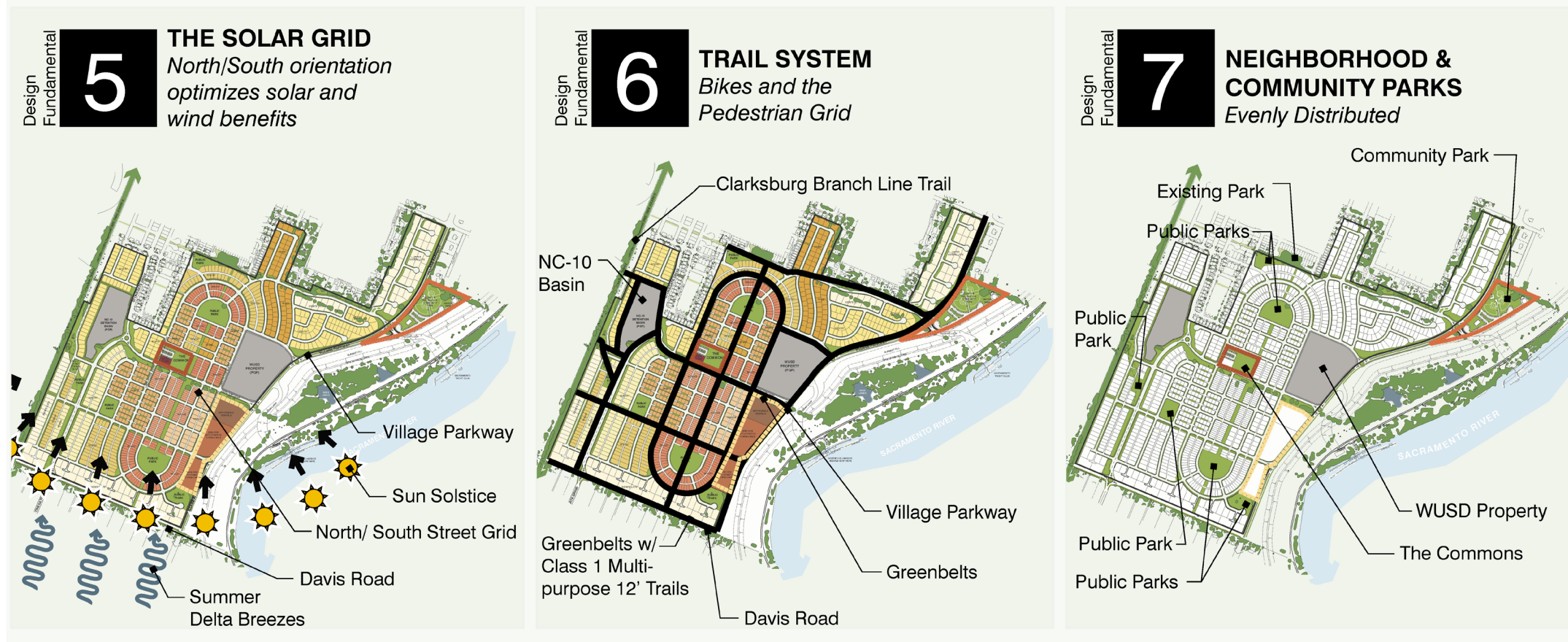
A 16.4-acre property is owned by the Washington Unified School District. Greenbelts with trails and sidewalks throughout the community safely link pedestrians and bikers to the property.

NOTE:

- All acreages are approximate and includes public rights-of-way.
- It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.



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EXH 1-8 DESIGN FUNDAMENTALS

Summary

These seven design fundamentals are the foundation for the community of Liberty.

By viewing these simple graphic ideas, the plan can be easily understood.

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EXH 1-9 COMMUNITY FEATURES

Summary

Trail Connections

Visual and physical connections are made to adjacent regional Clarksburg Branch Line Trail and local trails.

Pedestrian / Bike Focus

Pedestrian and Bike trails/lanes as well as wide sidewalks are designed throughout the community creating a network of pedestrian and bike friendly routes.

6 Roundabouts

Keep traffic flowing, reduce vehicle emissions from idle time, slow vehicle speeds and improve safety.

Residential Estate Lots

107 Estate Lots are designed along the southwest and northeast edges of Liberty to compliment the existing large residential neighboring lots.

Community Park

This Sports & Recreation Community Park is a 9.0-acre public park including baseball fields, picnic areas and a dog park.

Parks and Pocket Parks

Neighborhood and pocket parks are located throughout the community and provide ample recreation and open space.

Greenbelts

Greenbelts create safe and pleasant pedestrian and bike connections throughout the community.

The Commons

This 2.84-acre central gathering place includes private facilities for residents and a small neighborhood commercial/office area.

Liberty Loop Parkway

An approximately 1.7-mile parkway with a Class 1 multi-purpose 12' trail connecting key locations within the community.

Commercial

Maximum 10,000 sq ft neighborhood serving commercial/office.

Housing Variety

10 different housing types create variety in the street scene and choices for home buyers.

NOTE:

- It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

Legend

- NC-10 Detention Basin
- The Commons
- Neighborhood Parks
- Greenbelts
- WUSD Property
- Neighborhood Commercial (Up To 10,000 sqft)
- The Commons (Private Clubhouse & Pool)
- Roundabouts (6 Total)
- Proposed Trail Connection
- Pocket Parks
- Private Recreation Center (Senior/Apt./Condo/Townhomes)
- Liberty Loop Greenbelt (Class 1 - 1.7 mile Loop)
- Class 1 Multi-Use Bike Path (Off-Street, Shared With Pedestrians)
- Class 2 Bike Lane (On-Street, Painted Bike Lane)
- Class 3 Bike Route (On-Street, Shared With Vehicles, Bicycle Signage)

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1.5.3.5 WASHINGTON UNIFIED SCHOOL DISTRICT-OWNED SITE

The Washington Unified School District (WUSD) once owned a 20.0-acre parcel located in the Liberty Specific Plan area as shown on Exhibit 1-3, Assessor's Parcel Map. This parcel was greatly impacted by the alignments of Village Parkway, the new levee blanket fill, and the new setback levee along the Sacramento River. Due to these constraints, the 20.0-acre parcel was reduced to an oddly-shaped remainder parcel along Village Parkway. In order to make use of this oddly-shaped remainder parcel, the Landowner entered into a Memorandum of Understanding (MOU) with the WUSD on August 8, 2013, and negotiated a land exchange and property reconfiguration resulting in the rectangular-shaped 16.4-acre site as shown within this Specific Plan as WUSD Bees Lakes Property. On March 10, 2022, WUSD and the Landowner effected a land exchange agreement covering the northern 10.8 acres of the site. The southern 5.5 acres of the site will remain undeveloped and under the control of the Landowner until transferred to WUSD in accordance with the land exchange agreement.

1.5.3.6 PARKS AND OPEN SPACE

Liberty will include a variety of public parks throughout the Project Area, as described below.

Community Park (Sports and Recreation Community Park)

The Sports and Recreation Community Park will be a public community park and has been conceptually designed with 3 lighted baseball and soccer fields, concession building with restrooms, event pavilion building, dog park, off-street parking, and one City water tank site. Large existing trees have been preserved at the northern property line. No parking will occur on Village Parkway for the Sports and Recreation Community Park. It is envisioned that the Sports and Recreation Community Park will be constructed during Phase 2 of Liberty. See Table 9-1, Statistical Land Use Summary, for total land area of the Sports and Recreation Community Park and total approximate building square footage. The proposed illustration for the community park was based on discussions with the City's Parks & Recreation Director at the time. A design with additional review will be required to include needed programming in the City parks system.

Neighborhood and Pocket Parks

A series of formal neighborhood parks of varied sizes are provided at strategic locations throughout Liberty. Except for the Sports and Recreation Community Park, all parks are surrounded by homes. Park and trail areas are shown in Exhibit 1-9, Community Features.

Greenbelts and Trails

A highly integrated network of greenbelts and trails is designed throughout Liberty. Proposed trail connections provide regional connectivity to the Clarksburg Branch Line Trail. Greenbelts are shown in Exhibit 1-9, Community Features.

1.5.3.7 TREE PRESERVATION

The City's Tree Preservation Ordinance is found in the West Sacramento Municipal Code, Title 8 (Health and Safety), Chapter 24 (Tree Preservation). The City protects heritage and landmark trees, as defined in the ordinance, and requires tree permits for activities that would affect such trees. Tree permits require the developers/builders to replace a removed tree or to pay an in-lieu fee to the City. There are 371 existing

trees within the Liberty Specific Plan area. Existing, healthy, and mature trees will be preserved to the maximum extent physically and financially feasible. The larger tree grove areas have been thoroughly designed into park areas, greenbelts, and private individual lots to preserve existing trees to the maximum extent practicable. Refer to Exhibit 10-7, Tree Preservation Plan.

1.5.3.8 PHASING PLAN

Project development phasing, including the location of individual product/neighborhood model complexes are shown in Exhibit 8-1, Phasing and Model Locations. As shown, the Liberty Specific Plan is proposed to be developed in three (3) phases beginning in the north portion of the site in Phase 1, moving to the southwest for Phase 2, and to the southeastern portion of the site for Phase 3. Requirements for infrastructure and obligations for the future developer are subject to timing based on final maps and building permits. Phasing is likely to change once a developer is involved. Any proposed changes to the phasing and or development as originally approved will be subject to City review and approval prior to any alteration. The basis or review of certain infrastructure and CFD expenses are directly tied to the adopted phasing plans. All phasing shall include the affordable housing requirements as stated in the Development Agreement. These requirements shall remain as stated in the Specific Plan through the entirety of the implementation of the Plan.

1.5.3.9 DESIGN AND DEVELOPMENT STANDARDS

The Liberty Specific Plan provides for residential and small, neighborhood-serving commercial/office development. Section 9, Section 10, Section 11, and Section 12 contain development and design standards that ensure the Liberty community will be built out as planned. These standards encompass site planning and design, landscaping, placemaking and wayfinding, architectural theme, lighting, and community character.

1.5.3.10 NC-10 STORMWATER DETENTION BASIN AND WATER STORAGE TANK

The existing NC-10, Parlin Ranch temporary Stormwater Detention Basin located within the Liberty Specific Plan will be reshaped and moved southward. The basin will be used as both a flood control and water quality detention facility. The existing storm drain pump station adjacent to this basin will be decommissioned and replaced with larger pumps capable of discharging 25 percent of the 2-year, 24-hour storm event. One new 2.1-million-gallon water reservoir tank and a new booster pump station will be built at the northeast corner of the site, within the Sports and Recreation Community Park.

1.5.3.11 MOBILITY SYSTEM / MULTI-MODAL TRANSPORTATION

The Liberty roadway network combines features of a grid system with a limited number of curvilinear streets to accomplish a high level of local street connectivity while enhancing the neighborhood feel and aesthetic quality of the community. The roadway network will include a series of roundabouts along Village Parkway and at key project intersections, with cross-street stops and all-way stops at smaller intersections. The integrated bike and trail system connects all on-site neighborhoods to The Commons, WUSD-owned property, and to the regional Clarksburg Branch Line Trail. The Liberty mobility system has been designed to accommodate bus and ride-sharing services by incorporating complete and curvilinear streets. Exhibit

6-1, Vicinity Circulation Map, illustrates how Liberty connects to existing neighborhoods through Village Parkway, Linden Road, and Stonegate Drive. By utilizing complete streets, the system improves pedestrian safety between bus stops. Transit service will be coordinated with the Yolo County Transportation District (YCTD) and may include longer range services (such as a regional express bus) as well as local service to supplement the current Via West Sac microtransit service.

1.5.3.12 ENERGY NEUTRAL COMMUNITY

The Liberty Specific Plan will comply with all federal, state, regional, and local energy conservation regulations. Liberty will employ the latest technologies feasible to become an energy neutral community. Sustainable community-scale design elements include a north/south street pattern to take advantage of solar orientation efficiencies. The north/south orientation of the streets allows the delta breezes to move freely throughout the community. In addition, the consistent delta breezes from the south/southwest cool summer afternoon temperatures by as much as 15 degrees. Integrated alleys and Paseo driveways have landscaped areas which reduce the amount of heat-absorbing paving, and collectively total approximately 3.9 miles in length. Trees will be planted along streets to reduce the urban heat island effect by shading surfaces like pavement and buildings that would otherwise be much hotter in direct sunlight.

Green building-scale features include wiring for electric vehicles and all electric homes as well as solar panels on buildings to generate at least 1.5 times their average energy usage, drought-tolerant landscaping, underground irrigation systems, and energy efficient appliances. Developers/Builders may elect to install battery backup systems. In addition, Liberty Specific Plan residential products will be designed according to the most contemporary Title 24 (CalGreen) standards. The design components menu may include features selected among the following:

- Electric cooking features such as induction ranges;
- ENERGY STAR lighting, HVAC, and water heating appliances, particularly Heat Pump water heaters;
- High performance windows;
- High performance wall design;
- Cool roofs;
- Connections for Electric Vehicle charging; and,
- Electric clothes dryers.

Elimination of natural gas use in residential buildings can reduce construction costs and, pertaining to cooling features, reduces impacts to indoor air quality while increasing safety for residents.

Energy collection systems including wind can be reviewed on a case-by-case basis through a staff level review and building permit.

1.5.4 IMPLEMENTATION STAKEHOLDERS

The City of West Sacramento will have regulatory authority over the implementation of the Liberty Specific Plan, including ensuring that development is consistent with the Plan. In exercising this authority, the City will account for the interests of the community stakeholders, including current and future residents of the area. A variety of private sector stakeholders will also play key roles in implementing the vision of the Plan,

ranging from the original Landowner/Applicant to an assortment of successors in interest. The following definitions explain the general roles and responsibilities of these stakeholders.

The Landowner/Applicant is the original owner of the entire Project and the applicant requesting City of West Sacramento approval of the following discretionary actions associated with the Specific Plan:

- Certification of Environmental Impact Report
- General Plan Amendment adoption
- Southport Framework Plan Amendment adoption
- Specific Plan adoption
- Rezoning approval
- Approval of Development Agreement
- Vesting Tentative Subdivision Map approval for the entire project

Following these actions, the Landowner/Applicant assumes responsibility for all legal commitments associated with them, including construction of community infrastructure (e.g., roadways, water lines, sewer disposal lines, streetlights, parks, trails) and development of all phases of the Specific Plan. The Landowner /Applicant could sell all or part of the land covered by the Specific Plan to successors in interest that would assume responsibility for actions related to implementation of the Specific Plan. This could include a Master Developer that would purchase the entire area and assume responsibility for construction of community infrastructure and oversight of development. It could also include individual developers, including land developers, that would acquire and assume responsibility for parts of the area, either from the Landowner/Applicant or the Master Developer. Such developers could secure building permits and construct housing and other uses entitled by the Specific Plan and associated actions or they could sell land to builders who would do so. Developers and builders would be required to comply with obligations established in conjunction with adoption of the Specific Plan.

Maintenance of community areas and commonly-owned structural elements will be the responsibility of homeowners association(s) (HOAs). The HOAs will also make and enforce rules and guidelines for the residential areas. Community residents (usually owners of individual properties within the community) will contribute financially to the ongoing administration of the HOAs and will be voting members of the HOAs. The HOAs will be administered by boards of directors that will collect monthly or annual fees to pay for maintenance of common areas and community facilities. The HOA boards, which will be elected by the membership, will also be responsible for ongoing compliance with covenants, conditions, and restrictions (CC&Rs) established to protect the individual property as well as the general public regarding appearance, construction, placement and maintenance of buildings and common areas.

1.6 PROJECT OBJECTIVES

The objectives established for the project in preparation of the Specific Plan are to:

1. Provide comprehensive planning for Liberty to allow for the development of a predominantly low-to medium-density residential configuration within the Northeast Village of the Southport Framework Plan, with a variety of housing types ranging in density and design.

2. Provide a wide range of housing opportunities close to transit and existing and future employment centers to help fulfill the City's need to meet its regional housing, including affordability goals and to enhance its jobs-housing balance.
3. Provide greater connectivity for existing residents to neighborhood commercial/office facilities and downtown Sacramento through the completion of Village Parkway and the Clarksburg Branch Line Trail.
4. Provide neighborhood commercial/office site.
5. Provide public recreation opportunities through the development of parks, greenbelts and trails, which meet the General Plan's Parkland Dedication requirement.
6. Encourage walking and bicycling by creating a comprehensive trail system.
7. Promote community through the creation of the pedestrian-friendly, centrally located Commons, which will include private recreational amenities, neighborhood commercial, Liberty Orchard, dog park, exercise room, yoga room, outdoor kitchen, event area, and a proposed bus stop on Heirloom Drive.
8. Provide connectivity by providing 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) and increased connectivity to CBLT.
9. Become an energy neutral community by incorporating appropriate levels of "green" programming methods identified in Building Code Title 24 (CalGreen), and advanced technology into Liberty's community, neighborhood, and building designs. In addition, a more detailed discussion pertaining to achieving this project objective is indicated in Section 3 of the Specific Plan.
10. Foster water conservation by utilizing landscaping that emphasizes limited turf areas and encourages drought-tolerant plants, all while recalling the region's agricultural past, and embraces water efficient techniques and appliances within the homes to further reduce water consumption.
11. Provide for increased public safety by implementing Crime Prevention Through Environmental Design (CPTED) methods at the community and building level.

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SECTION 2. PLANNING GOALS, OBJECTIVES, AND POLICIES

2.1 PLANNING GOALS, OBJECTIVES, AND POLICIES

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450 to 65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, standards, and programs with the goals and policies set forth in the general plan. Due to the expansive nature of a general plan, not all goals and policies will be relevant to every project.

2.2 RELATIONSHIP TO SACOG BLUEPRINT

2.2.1 BLUEPRINT PROJECT

The Sacramento Area Council of Governments (SACOG) has undertaken a major effort to link transportation and land development more closely as part of its Regional Blueprint Project and the Sustainable Communities Strategy. The Blueprint provides a vision for regional growth that promotes compact, mixed-use development with more transit and active transportation choices.

For the SACOG region, the 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) was adopted April 2012. The SCS is meant to provide growth strategies that will achieve the regional greenhouse gas emissions reduction targets. The SCS does not require that local general plans, specific plans, or zoning be consistent with the SCS, but SACOG provides incentives for consistency for governments and developers.

Blueprint Category	Consistency Analysis
Reduce vehicle travel.	<p>The Liberty Specific Plan will provide a well-planned community with a diversity of land uses, including The Commons, one community park, six neighborhood parks, and neighborhood commercial located within walking distance to each home. “Complete streets” have been designed throughout Liberty to encourage multi-modal transportation. Class 1 multi-purpose bike trails are provided along four (4) major east/west trails, three (3) major north/south paths, and Liberty Loop to provide connectivity between neighborhoods and regional access to the Clarksburg Branch Line Trail west of Liberty.</p> <p>The carbon footprint is reduced through an environmentally sensitive design of the vehicle mobility utilizing six (6) roundabouts that increase traffic flow. The most comprehensive and recent studies show overall reduction of 35 percent in total crashes and 76 percent in injury causing crashes. Simulations indicate that a 40 percent reduction in vehicle idling emissions can be expected in comparison to average vehicular delays associated with typical stop signs or signal controls. In addition, although currently no Yolo Bus routes serve the area directly, routes 37, 40, 41, 240, 42A, and 42B extend near the Liberty Specific Plan project site. Each home in Liberty will be wired for an electric</p>

Blueprint Category	Consistency Analysis
	vehicle and include solar panels/battery backup. Wind is an option to further climate action goals.
Provide an adequate supply of housing.	The Liberty Specific Plan provides 1,503 residential dwelling units with a diversity of home types, including seniors, apartments, condominiums, triplex, duplex, and single-family detached homes on varied lot sizes and configurations. Refer to Section 9.2, Development Types and Standards, for more details.
Reduce impacts on valuable habitat.	Approximately 98.9 acres along the easterly edge of Liberty, which was acquired by WSAFCA, is characterized by dense trees and riparian vegetation, two existing ponds collectively known as Bees Lakes, and other wetlands. Additionally, existing healthy and mature trees on the Liberty project site will be preserved by designing parks and greenbelts in key areas, as shown on Exhibit 10-7, Tree Preservation Plan. Existing drainage ditches located along Davis Road and Clarksburg Branch Line Trail, and existing tree rows will be preserved.
Increase resource use efficiency.	The existing 14.9-acre Parlin Ranch temporary Stormwater Detention Basin located within Liberty will be moved southward and expanded and used as both a flood control and stormwater detention basin facility; this will provide better water quality. A new City water storage tank (2.1 million gallons capacity) and a new water booster pump station will be constructed in the northeast portion of Liberty as part of the City of West Sacramento Water Master Plan. The site plan is designed in a north/south street pattern to take advantage of solar orientation efficiencies. In addition, the consistent cooling from the south/southwest delta breezes cool summer afternoon temperatures by as much as 15 degrees, and the north/south orientation of the streets allows the delta breezes to move freely throughout the community. All homes will be wired for an electric vehicle and include solar electric photovoltaic (PV) systems and battery backup systems. Residential wind capturing systems are also permitted with a building permit and staff level design review. Also, six (6) traffic roundabouts designed on Village Parkway and the intersections of Stonegate Drive with Heirloom Drive and Davis Road will improve traffic flow throughout the community while reducing greenhouse gas (GHG) emissions and providing safer travel for pedestrians, bicyclists, and motorists.

2.3 RELATIONSHIP TO GENERAL PLAN & SOUTHPORT FRAMEWORK PLAN

This section includes an abbreviated discussion of the goals of each of the General Plan elements that are relevant to the Specific Plan project. Pursuant to California Government Code Section 65454, the Liberty Specific Plan must be consistent with existing General Plan goals. An analysis of applicable General Plan goals and their relationship to the Liberty Specific Plan is given below. The Complete General Plan Consistency Analysis discussing the goals and policies of each General Plan element in a separate document. A General Plan and Southport Framework Plan amendment will be processed concurrently with the Liberty Specific Plan to ensure consistency.

2.3.1 GENERAL PLAN

Element/Goal	Consistency Analysis
Land Use Element	
<p>Goal LU-1: To 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.</p>	<p>The approximately 342-acre Liberty Specific Plan Project (Project) site will contain a maximum 1,503 residential units, comprised of a range of residential products: estate lots (each up to 9/10 of an acre in area); single-family detached homes; duplexes; triplexes; optional Accessory Dwelling Units; apartments; condominiums; and senior housing. The Project will provide a multi-family residential development that will contain at least 100-120 affordable rental units, and will provide 30-50 affordable for sale units. The 100-120 affordable rental units are required in Phase 1 as outlined in the Development Agreement. The Affordable Rental Units will be rented at 50-60 percent area median income and will be subject to a 55-year Restricted Covenant. The 30-50 affordable for sale units will be constructed contemporaneously with market rate for-sale units throughout Project buildout. The for-sale units shall be offered to moderate income households (110% of the area median income) and cannot not be constructed on estate lots or triplex lots.</p> <p>The Project is located within the Southport Framework Plan – Northeast Village, which was designated to contain higher density residential uses, schools, parks, childcare facilities, and neighborhood shops to provide services to future residents and to reduce overall vehicular traffic. Project development will replace vacant, agriculturally-used land with residential, commercial, recreational, and infrastructure uses.</p> <p>Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an integrated bicycle and trail system that will connect to the regional Clarksburg Branch Line Trail (CBLT) and the Sacramento River.</p> <p>The Project is anticipated to be developed in three phases over a five- to ten-year timeframe and will provide the City of West Sacramento with a sustainably-designed community that incorporates and encourages a walkable and bikeable lifestyle.</p> <p>Specific Plan Exhibit 1-7, Concept Plan – The Big Picture, depicts the Project development areas. Infrastructure necessary for the Project will be provided as depicted and is explained in the Mobility and Utility Plan Sections of the Specific Plan.</p> <p>The Liberty Specific Plan will comply with all Federal, State, Regional, and City of West Sacramento energy conservation regulations and will employ contemporary technologies to become an energy neutral community. Street patterns, landscaping, and shade structures will be part of community design. In addition, green building-scale features being considered for every Liberty residence include wiring for an electric vehicle and all electric homes required by the City Building Code, drought-tolerant landscaping, underground irrigation systems, and energy efficient appliances. Residents may install</p>

Element/Goal	Consistency Analysis
	<p>battery backup systems for their homes. An application for LEED certification for the non-residential portion of the Specific Plan community may follow.</p> <p>As indicated above, the Liberty Specific Plan community is designed to be environmentally responsible. The healthy and mature species among the 371 existing trees within the Specific Plan area to the maximum physical and feasible extent. Larger grove areas are designed into park areas, greenbelts, and private individual lots to preserve existing trees to the maximum extent practicable. Furthermore, the Specific Plan Project is designed to facilitate pedestrian and bicycle travel through an extensive network of walking and biking trails linking residential and recreational components of the Project. The Specific Plan also encourages multi-modal transportation by designing “complete streets” and Class 1 multi-use, 12-foot-wide trails to reduce GHG emissions.</p>
<p>Goal LU-2: To 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.</p>	<p>The Project site will contain a maximum 1,503 residential units, comprising a range of residential products: estate lots (each up to 9/10 of an acre in area); single-family detached homes; duplexes; triplexes; optional Accessory Dwelling Units; affordable housing (for-sale and rentals); apartments; condominiums; and senior housing. The Liberty Specific Plan will comply with all Federal, State, regional, and City of West Sacramento energy conservation regulations and will employ contemporary technologies in order to become an energy neutral community.</p> <p>The SACOG Blueprint, to be finalized in early 2025, is SACOG members’ plan to build a connected region that includes transportation options for residents, affordable housing for the region’s growing population, and equitable investments that give all community members access to a safe and healthy region.</p>
<p>Goal LU-3: To promote the development of 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.</p>	<p>The wide range of Project dwelling unit types and sizes, as well as rental affordable units, will ensure housing needs of various age and socio-economic people will find residential opportunities in the Liberty Specific Plan. The residential breakdown of the Project is as follows (Reference Exhibit 5-3, Liberty Specific Plan – Land Use Plan):</p> <ul style="list-style-type: none"> ▪ Triplex (75’ X 100’ - Alley Load) – 96 dwelling units ▪ Duplex (30’ X 100’ - Alley Load) – 113 dwelling units ▪ Single-Family Detached (55’ X 62.5’ - Paseo) – 169 dwelling units ▪ Single-Family Detached (35’ X 100’ - Alley Load) – 188 dwelling units ▪ Single-Family Detached (75’ X 85’ - Wide & Shallow) – 90 dwelling units ▪ Single-Family Detached (50’ X 100’ - Alley Load) – 148 dwelling units ▪ Single-Family Detached (60’ X 100’ - Front Load) – 155 dwelling units ▪ Single-Family Detached (60’ X 100’ - Alley Load) – 77 dwelling units

Element/Goal	Consistency Analysis
	<ul style="list-style-type: none"> ▪ Estate Lots (1/5 – 9/10 acre lots) – 107 dwelling units ▪ Affordable Rental Housing – 100-120 dwelling units ▪ Senior/Apartments/Condominiums/Townhomes – 240-260 dwelling units
<p>Goal LU-7: To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.</p>	<p>The Project will contain planning, land use, lifestyle, sustainability, and placemaking attributes that are unique to West Sacramento while supporting and continuing to build upon the guiding principles of the Southport Framework Plan. The Liberty Specific Plan development plan includes the following public and quasi-public uses:</p> <ul style="list-style-type: none"> ▪ The Commons ▪ Parks ▪ Trails ▪ WUSD-Owned Bees Lakes Property
<p>Goal LU-8: To protect open space for its recreational, agricultural, safety, and environmental value and provide adequate parks and open space areas throughout the city.</p>	<p>In support of Specific Plan residential uses, approximately 59.1 acres (17 percent) of the approximately 342-acre Project site will contain six (6) neighborhood parks, a community park and four (4) pocket parks. In addition, there will be an approximate five-and-a-half-mile (5.5-mile) trails network that will connect to the regional CBLT (that in turn is part of The Great California Delta Trail system) within the 59-acres. The pedestrian and bicycle trails also will connect community parks and greenbelts internal to the Project. Furthermore, the Project site is bordered by open space/levees that separate the Project site from the Sacramento River to the east.</p>
Urban Structure and Design Element	
<p>Goal UD-1: To 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.</p>	<p>The Project will contain a maximum of 1,503 residential units, comprised of a range of residential products. Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an integrated bicycle and trail system that will connect to the regional CBLT and the Sacramento River.</p>
<p>Goal UD-2: To provide a distinct and visually-pleasing experience for residents and visitors entering gateways to West Sacramento and entryways to the city's unique neighborhoods, districts, and corridors.</p>	<p>The multiple residential product types, many of which are alley-loaded to create an attractive street scene, will ensure a distinct and attractive experience for Project residents and visitors. The Project will provide a multi-family residential development that will contain at least 100-120 affordable rental units and 30-50 affordable for sale units. The 100-120 affordable rental units are required in Phase 1 as outlined in the Development Agreement. The Affordable Rental Units will be rented at 50-60 percent area median income and will be subject to a 55-year Restricted Covenant. The 30-50 affordable for sale units will be constructed contemporaneously with market rate for-sale units throughout Project buildout. The units shall be offered to moderate income households (110% of the area median income) and cannot be</p>

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	<p>constructed on estate lots or triplex lots. Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an integrated bicycle and trail system that will connect to the regional CBLT and the Sacramento River. In addition, there will be a series of formal neighborhood parks at strategic locations and a highly integrated network of greenbelts and trails to provide connectivity to the CBLT.</p> <p>Project development is anticipated to occur in three (3) phases over a 10+ year period, according to residential market conditions and demand. The Specific Plan contains Design Requirements that will control residential, recreational, and the small amount of commercial development on the Project site. Design Requirements within the Specific Plan encompass site planning and design, landscaping, placemaking, wayfinding, lighting, architectural theme, and community character.</p>
<p>Goal UD-4: To 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.</p>	<p>The Liberty community will contain an extensive network of bicycle and pedestrian trails that will connect to Project parks and to the regional trail system extending beyond the Project site. Easy pedestrian access to trails and to points within the community will encourage walking and a healthier lifestyle for Project residents.</p> <p>The Liberty Specific Plan depicts smaller, intimate residential neighborhoods within the large Specific Plan community. The residential neighborhoods will be situated around two (2) central public neighborhood parks.</p>
<p>Goal UD-5: To 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.</p>	<p>The Liberty Specific Plan promotes contemporary farmhouse and contemporary cottage residential architectural styles. These styles can celebrate the former agricultural character and history of the Project site and area.</p> <p>In addition, the Project development will preserve as many of the existing healthy and mature trees on the Project site and include such trees within parks and greenbelts in areas of the community. The park in the southeast corner of the Project site will preserve mature and healthy trees.</p>
Economic Development Element	
<p>Goal ED-1: Maintain and expand a strong, diverse, and sustainable local economy that provides abundant employment opportunities, a high quality of life, and a sound tax base.</p>	<p>Project development (site preparation, grading, infrastructure, landscaping, and building construction) and operation (maintenance, sales personnel, etc.) will provide many short-term and long-term employment opportunities. In addition, the high quality of development required in the Specific Plan will ensure that a substantial property tax base for the City of West Sacramento will be created and maintained.</p>

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<p>Goal ED-2: To make available suitable sites with adequate infrastructure to meet the needs of businesses and real estate development opportunities.</p>	<p>The Development Agreement for the Liberty Specific Plan requires the landowner to provide a source of funding for infrastructure improvements associated with the Project. In addition, the Landowner/developers will be required to construct roadway, water, sewer, drainage, and other infrastructure improvements that would support the Specific Plan community and nearby area, as the City determines necessary.</p>
Mobility Element	
<p>Goal M-1: To develop and maintain a multi-modal integrated 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 (GHG) emissions.</p>	<p>Liberty Specific Plan mobility design conforms to the City General Plan and to the Southport Framework transportation network. Village Parkway is designed as a two-lane divided roadway that will serve as the primary entry to the Liberty community by providing a north/south corridor along the east side of the Project site. Liberty Drive is a Collector Road that extends from Stonegate Drive to Village Parkway and will accommodate bicycle lanes along its north side. The south side of Liberty Drive will feature a five-foot-wide (5') sidewalk that will extend opposite the landscaped parkway that will border the roadway. Other roadways are described in Section 6, Mobility, of the Specific Plan and are depicted on Exhibit 6-1, Vicinity Circulation Map with Street Sections depicted on Exhibit 6-2 through 6-9.</p> <p>Village Parkway and Stonegate Drive will incorporate vehicle roundabouts, each of which will have a diameter of approximately 130 feet. The Federal Highway Administration Office of Safety promotes roundabouts as a key way to improve traffic distribution, reduce vehicle conflicts, and reduce automobile crashes by eliminating some conflicting traffic movements that cause crashes at traditionally designed intersections. Use of roundabouts can reduce greenhouse gas emissions significantly (as indicated in the Specific Plan EIR). CalTrans also supports roundabout use as an alternate traffic circulation design to address safety issues at vehicle intersections. Specific Plan Exhibit 6-10, Vehicular Mobility, depicts locations of traffic roundabouts in the Liberty Specific Plan community.</p>
<p>Goal M-2: To 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.</p>	<p>The Project roadway system is designed according to the context of “complete streets.” That is, Village Parkway, Liberty Drive and other Collector and Local Roadways will be constructed to accommodate automobile traffic (via 11-foot and 12-foot travel lanes) and nine-foot-wide (9') bicycle lanes separated from the automobile lanes by a three-foot-wide (3') buffer.</p> <p>In addition, the west side of Village Parkway will contain a Class 1 multi-purpose 12-foot-wide trail and a six-foot-wide (6') sidewalk from the Community Park northward to Linden Road. The north side of Liberty Drive also has a Class 1 multi-purpose, 12-foot-wide trail. The south side of Liberty Drive has a five-foot-wide (5') sidewalk.</p> <p>The Project roadway network will accommodate neighborhood electric vehicles (NEV), which are low-speed motor vehicles that will provide alternatives to automobile traffic for short-distance trips. The Project street system will support NEV travel within neighborhoods, between</p>

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	neighborhoods, and to nearby external destinations. NEV are allowed on any roadway with a posted maximum speed limit of 35 miles per hour.
<p>Goal M-3: To 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 GHG emissions, and minimizes noise impacts.</p>	<p>The Project roadway system is designed according to the context of “complete streets.” That is, Village Parkway, Heirloom Drive and other Collector and Local Roadways will be constructed to accommodate automobile traffic (via 11-foot and 12-foot travel lanes) and nine-foot-wide (9’) bicycle lanes separated from the automobile lanes by a three-foot-wide (3’) buffer.</p> <p>In addition, Davis Road will be improved and maintained as a minor arterial road with a 12-foot Class 1 multi-purpose, and an eight-foot (8’) equestrian trail on its north side adjacent to the Specific Plan property. Also, Linden Road will contain five-foot-wide (5’) sidewalks on each of its two sides.</p>
<p>Goal M-4: To 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.</p>	<p>As indicated previously, the Liberty Specific Plan design includes multiple options for travel across the Project site and for travel to surrounding areas. The roadway system of “complete streets” will accommodate vehicle traffic, bicycle traffic, adjacent pedestrian traffic, and equestrian traffic in one particular area. The traffic roundabouts will facilitate vehicle movement to/from Project site boundaries and will calm such movement through the Liberty Specific Plan community and thereby increase vehicular safety through speed reduction and yield-at-entry rules.</p> <p>At present, no Yolo Transit Buses proceed through the Project site. However, it is likely that a transit route through the Liberty community will occur after Project buildout. This will include the following: bus stops integrated into roadway designs; accessible and convenient pathways to potential bus stops; and, good multi-modal connectivity to The Commons.</p> <p>Specific Plan Section 3.3.2, Regional Connectivity, indicates Specific Plan connectivity is organized according to the following contexts:</p> <ul style="list-style-type: none"> ▪ Multi-Modal Transportation Options (Village Parkway, CBLT, West Sacramento Transit Center, YOLOBUS, and Light Rail); ▪ Education Access (River City High School, Washington Unified School District, Sacramento City College, West Sacramento Center, California State University – Sacramento, and University of California – Davis); ▪ Retail Access (Southport Town Center and Westbridge Plaza); and ▪ Recreation Access (Sacramento Yacht Club, Sherwood Marina Harbor and RV Park, West Sacramento Recreation Center, and CBLT).
<p>Goal M-5: To develop and maintain a safe, comprehensive, and integrated bicycle system and bicycle support facilities throughout the city.</p>	<p>The Specific Plan bicycle network is designed to be consistent with the 2018 <i>City of West Sacramento Bicycle, Pedestrian, and Trails Master Plan</i>. This Plan emphasizes Low-Stress Bicycling and Network Connectivity, which determines the Level of Traffic Stress for roadway segments, intersection approaches, and roadway crossings. All bikeways within the Liberty Specific Plan community have a Level of Traffic Stress (LTS) of LTS-2; that is, little traffic stress, relaxed ride, and more attention required during bicycle travel.</p>

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<p>Goal M-6: Develop and maintain a safe, accessible, and integrated pedestrian system that promotes walking.</p>	<p>The Liberty Specific Plan Project design recognizes the connection needs of adjacent neighborhoods and thereby incorporates design features, such as an extensive pedestrian trail network.</p> <p>Although the Village Parkway trail system makes sidewalks unnecessary along that roadway, pedestrian sidewalks will be located along one or both sides of all other collector and local roads within the Liberty Specific Plan community. (Refer to Street Sections in Section 6 of the Specific Plan).</p>
<p>Goal M-7: To develop and manage both on- and off-street parking systems that balance citywide goals of economic development, livable neighborhoods, and public safety.</p>	<p>On-street parallel parking will be available along the majority of Lambert Drive, all of Harvest Drive, both sides of Stonegate Drive, Liberty Loop, the northwestern 330 feet of Misty Drive, and other local roads.</p> <p>Residential off-street parking for each unit will be provided according to City of West Sacramento Municipal Code stipulations pertaining to driveway length and placement, and numbers of required parking spaces.</p>
<p>Goal M-8: To 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.</p>	<p>The City of West Sacramento has adopted the Transportation System Management Ordinance to promote alternative commuting modes and to reduce the total number of vehicle trips. As indicated above, the Liberty Specific Plan design incorporates a roadway system that accommodates automobiles, bicycle trails, and pedestrian trails that function together to comprise an efficient transportation network and provide various travel options for residents of Liberty and visitors to the community.</p>
Public Facilities And Services Element	
<p>Goal PFS-1: To ensure the provision of adequate and efficient facilities and services that maintain service levels, are adequately funded, and strategically allocated.</p>	<p>The Liberty Specific Plan Development Agreement recognizes that Project development and operation will result in a need for municipal services and facilities (some of which the City will provide, subject to performance of the specified Landowner's obligations). In return, the Landowner is obligated to construct some and/or contribute to the costs of other public facilities and services required to mitigate impacts of Project development on the community. Southport Setback Levell Trail;</p> <ul style="list-style-type: none"> ▪ Contribution to City future design and construction of Enterprise Bridge Crossing; ▪ Reimbursement to City for previous expenditures for design and construction of McGowan Bridge and Village Parkway North; ▪ Reimbursement of City's previous expenditures for design and construction of Village Parkway South; ▪ Contribution to City toward improvement on south side of Linden Road at CBLT and north side of Linden Road from CBLT to Stonegate Drive; ▪ Contribution toward installation of high intensity activated crosswalk beacons (HAWK Lights) at Village Parkway/Bear River Court-Redding Road intersection;

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	<ul style="list-style-type: none"> ▪ Pre-payment toward City traffic impact fee; ▪ Contribution toward update of City’s Evacuation and Emergency Management Plan; ▪ Secure all infrastructure improvements by delivering payment and performance bonds to City; and, ▪ Completion of the following specified infrastructure improvements: <ul style="list-style-type: none"> - Design, improve, and subsequently offer for dedication to City, Davis Road from the CBLT in the west to Village Parkway in the east. - Installation of a sewer stub at border of Project site and Redwood Street - Installation of Radar feedback-enabled speed limit signs at locations within Project that are approved by City - Streetlights compatible with and enable installation of small cell antennas and associated infrastructure at City-specified locations within the Project - Installation of bi-level motion-sensing lighting on all through-block trails and greenbelts within the Project - Design and construct a community park at the approximately 9-acre site conceptually described as a community park in the Liberty Specific Plan - Installation of solar parking covers and associated
<p>Goal PFS-2: To 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.</p>	<p>For the Liberty Project, primary on-site water infrastructure requirements (reference depictions on Exhibit 7-2, Water Master Plan) include the following water transmission mains:</p> <ul style="list-style-type: none"> ▪ P11 – a 16-inch water transmission main extending along Village Parkway; ▪ P12 – a 12-inch water transmission main extending along Heirloom Drive; and, ▪ P15 – a 16-inch water transmission line extending along Davis Road. <p>In addition, a new 2.1-million-gallon reservoir tank and new pump station will be required at the northeast corner of the Project site and will be located within the Sports & Recreation Community Park in the far northeast corner.</p>
<p>Goal PFS-3: To maintain an adequate level of service in the City’s wastewater collection and conveyance system to meet the needs of existing and future development.</p>	<p>The Lower Northwest Interceptor extends in a north-south direction along the west side of the Liberty Specific Plan Project site and there is an existing sewer maintenance access road and an existing 24-inch diameter sewer lateral and manhole north of Davis Road at the southwest corner of the Project site. This sewer lateral is the primary tie-in location for the Project site. Almost all of the Project site will discharge wastewater flows into the 24-inch lateral via a network of on-site gravity sewer pipes; the remainder will discharge its flows north to Lake Washington Boulevard. Both discharge locations will be gravity fed from the Project site; so a sewer lift station will not be required to serve the Liberty Project. Some of Phase 1 of Project development will be gravity fed to the existing Parlin Rach sanitary sewer lift</p>

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	station and transmitted through an existing short force main until Phase 2 sewer infrastructure is in place.
<p>Goal PFS-4: To 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.</p>	<p>The Project site is located within the NC-10, NC-11, and MC-10 Southport Master Drainage Shed Areas. The existing Parlin Ranch basin will be expanded, moved south, and reconfigured to serve as both a blood control and water quality detention facility for the drainage watershed area to accommodate runoff increases.</p> <p>Flows from the detention facility will be pumped to the existing Reclamation District 900 (RD-900) Morton East Drain in compliance with City of West Sacramento rate standards. The NC-11 drainage area will discharge directly to the Railroad Ditch along the west side of the Project site, per City Drainage Master Plan standards.</p> <p>A gravity fed underground storm drain system ultimately will be constructed to collect, convey, and discharge stormwater runoff. Each storm drainpipe will be of a size to accommodate the required design flow, per City of West Sacramento standards, and will adhere to the City guidelines for allowable 100-year hydraulic grade line (HGL) elevations of the region.</p>
<p>Goal PFS-5: To minimize the generation of waste, increase recycling, and provide for the collection and disposal of solid waste.</p>	<p>The Specific Plan Project development (site preparation, grading, building construction, landscape installation, roadway/right-of-way installation, etc.) will generate various components of organic and inorganic wastes. Project operation also will generate various forms of waste associated with residential, recreational, and limited commercial uses. Waste recycling and disposal will conform to State and City requirements.</p>
<p>Goal PFS-6: To ensure the provision of adequate utilities including gas, electric, and broadband 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.</p>	<p>Plans for extension of electric, natural gas, and telephone service for the Project will be coordinated with the appropriate following service providers:</p> <ul style="list-style-type: none"> ▪ Sewer – City of West Sacramento ▪ Water – City of West Sacramento ▪ Storm Drainage – City of West Sacramento ▪ Electricity – Pacific Gas and Electric Company ▪ Natural Gas – Pacific Gas and Electric Company ▪ Telephone – AT&T ▪ Cable (CATV) – Wave Communications
<p>Goal PFS-8: To maintain an adequate level of police service as new development occurs to protect residents, visitors, and property.</p>	<p>Buildout of the Project would result in an increase in population of approximately 3,863 persons by 2035. This increase would concomitantly increase demand for police services. However, the approximate population growth is not substantially different from that contemplated and allowed by the current Southport Framework Plan and City General Plan. Thereby, overall planning for provision of police protection services would not change. At this time, no police station is proposed on the Project site or would be necessary as a result of Specific Plan development.</p>

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<p>Goal PFS-9: To 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.</p>	<p>The West Sacramento Fire Department provides fire protection and emergency services within West Sacramento. Fire Station No. 45 services the Liberty Specific Plan property. The Landowner/Developers will be required to remit Fire Facilities Development Fees to finance new fire protection and emergency services facilities associated with demands of new development. This includes new fire apparatus as specified in the Development Agreement. At this time, no fire station is proposed on the Project site or as a direct result of Specific Plan Project development and operation.</p>
Parks and Recreation Element	
<p>Goal PR-1: To establish and maintain a public park system and recreation facilities suited to the needs of West Sacramento residents and visitors.</p>	<p>The Project will contain a 9-acre public community park (Sports and Recreation Community Park) in the northeast portion of the Specific Plan property. The Commons will contain private recreational (Homeowners Association owned and maintained) amenities that will include a swimming pool, outdoor kitchen, fire pit, bocce ball, and an event room with outdoor space. The private wellness center will contain the lap pool, spas, exercise room, and yoga room. In addition, The Commons will include neighborhood-serving commercial and the Liberty Orchard, which will provide healthy, locally grown produce for residents and visitors.</p> <p>The Sports and Recreation Community Park will be a 9-acre public community park (refer to Exhibit 5-6, Conceptual Sports & Recreation Community Park Schematic). As conceived, this park may contain lighted baseball and soccer fields, a picnic pavilion, concession stand, restrooms, and a dog park. Precise design will be determined as the Project is constructed.</p> <p>In addition, the Liberty Specific Plan community will contain a series of neighborhood parks and greenbelts/trails (refer to Exhibit 5-7, Public Parks & Greenbelts Plan and Exhibit 5-8, Public Trails Plan).</p>
<p>Goal PR-2: To provide a continual system of parks and open space corridors that connect destination points within and beyond the city of West Sacramento.</p>	<p>The Commons, the Sports and Recreation Community Park, and the series of neighborhood parks and greenbelts/trails at strategic locations throughout the Project site provide a network of recreational facilities and a trails system that connect to off-site roadways and trails.</p>
<p>Goal PR-5: To promote the provision of private recreational facilities and opportunities.</p>	<p>The Project will include The Commons, which will provide private recreational amenities that will include a swimming pool, outdoor kitchen, fire pit, bocce ball, and an event room with outdoor space, as well as a private wellness center with a lap pool, spas, exercise room, and yoga room. The Commons will be Homeowners Association owned and maintained.</p>
Natural and Cultural Resources Element	
<p>Goal NCR-2: To protect sensitive native vegetation and wildlife communities and habitat in West Sacramento.</p>	<p>The Project site contains sparse vegetation in areas previously disked and sparse annual grassland habitat along irrigation ditches and access roads. The irrigation ditches also typically support wetland vegetation. In addition, the Project site supports suitable foraging and/or nesting habitat for a variety of species, including some that are classified as threatened. The Project EIR</p>

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	contains a detailed analysis of special status species that may inhabit or use the Project site and indicates that Project compliance with City General Plan policies would ensure protection of identified sensitive native vegetation and wildlife communities.
<p>Goal NCR-3: To protect existing mature trees and encourage the development of a healthy urban forest.</p>	There are 371 healthy and mature trees on the Project site. The Specific Plan is designed to preserve the maximum number of such trees as feasible by incorporating the trees within greenbelts and parks or within other areas in the most southerly portion of the Project site. New trees will be planted along streets, as depicted in Exhibit 10-7 (Tree Preservation Plan).
<p>Goal NCR-4: To preserve and protect water quality in the City's natural water bodies and drainage systems and the area's groundwater basin.</p>	The existing Parlin Ranch basin will be expanded, relocated southward, and reconfigured to be used as a flood control and water quality detention facility.
<p>Goal NCR-5: To preserve and protect West Sacramento's water resources and supply.</p>	The primary on-site water infrastructure requirements for Liberty include three (3) water transmission mains, a 16-inch main along Village Parkway, a 12-inch main along Heirloom Drive, and a 16-inch main along Davis Road. Liberty will require, and provide, a new 2.1-million-gallon water reservoir tank and new pump station at the northeast corner of the Project site during Phase 1 of construction. The new storage tank will be located in the Sports & Recreation Community Park, scheduled for development of Phase 2 of the overall Project.
<p>Goal NCR-7: To increase energy independence and reduce greenhouse gas emissions through the use of renewable energy sources and improved energy conservation and efficiency.</p>	<p>The Liberty Specific Plan is proactively designed to be energy efficient, become a zero net energy community, and achieve reductions in emissions of greenhouse gases.</p> <p>The State of California has established aggressive greenhouse gas emissions reduction goals that prescribe for a reduction in Statewide greenhouse gas emissions to 80 percent below 1990 levels by year 2050. Liberty helps the State achieve State goals in the following ways:</p> <ul style="list-style-type: none"> ▪ Incorporating required and advisable energy efficiency in structural and infrastructure design; ▪ Incorporating on-site renewable energy generation; ▪ Implementing community and building design that can easily accommodate future additional on-site renewable energy generation; ▪ Incorporating zero net energy (or zero net energy-ready) buildings into the community through the requirement of solar panels, green roofs, and setback requirements for optimal energy efficiency; public awareness and education of financial incentive programs; and revising the building codes and regulations to require or incentivize zero net energy construction; ▪ Implementing water efficiency techniques; ▪ Facilitating alternative transportation modes; ▪ Creating a walkable community; and,

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	<ul style="list-style-type: none"> ▪ Assisting to meet regional housing needs. <p>Furthermore, Project development and operation will optimize house designs and other community design features such as urban heat island mitigation to create an energy neutral community. This will be achieved by the following: building increase efficiency insulated homes (windows/radiant barriers/higher efficiency insulation in walls and attics); roof-top solar required to be 1.5 times Title 24 minimum requirements; providing electric vehicle charging and battery backup systems; and, potentially adding wind generated power. In addition, Liberty will comply with all California Code Title 24 (2022, or future amended) Residential Mandatory Measures. Furthermore, Liberty will comply with City of West Sacramento requirements for residential and non-residential land uses that include the following:</p> <ul style="list-style-type: none"> ▪ Planning and Design; ▪ Energy Efficiency; ▪ Water Efficiency and Conservation; ▪ Material Conservation and Resource Efficiency; and, ▪ Environmental Quality.
<p>Goal NCR-8: To protect significant scenic resources.</p>	<p>There are no Federally-, State-, or locally-designated scenic roadways within the City of West Sacramento that would be affected by Project development or operation. In addition, there are no rock outcroppings or historic buildings on the Project site.</p>
<p>Goal NCR-9: To preserve and enhance West Sacramento's important historical, archaeological, and paleontological resources to increase awareness of the City's heritage.</p>	<p>Peak and Associates conducted a cultural resources inventory of the Project site, which did not reveal any historical resources within the Project site. Peak and Associates also conducted an archaeological resources inventory, which also did not reveal any archaeological resources within the Project site. Most of the Specific Plan site is underlain by soils that are likely too young to contain fossils. However, deeper soils typically are considered highly sensitive for paleontological resources. Future developers will be required to retain a qualified professional paleontologist to monitor Project development activities that could disturb sensitive paleontological resources. The Project EIR contains Mitigation Measures that ensure preservation of any sensitive paleontological resources and Native American cultural resources that may be discovered during Project development.</p>
Safety Element	
<p>Goal S-1: To ensure that City emergency response procedures are adequate in the event of natural or man-made disasters.</p>	<p>West Sacramento Fire Department Fire Station No. 45 services the Liberty Specific Plan property. The Landowner/Developers will remit Fire Facilities Development Fees to finance new fire protection and emergency services facilities associated with demands of new development.</p>
<p>Goal S-2: To prevent loss of life, injury, and property damage due to flooding.</p>	<p>The West Sacramento Area Flood Control Agency is a Joint Powers Authority goal is to achieve the State-mandated minimum 200-year level of flood protection for West Sacramento by modifying approximately 50 miles of levees surrounding West Sacramento. The new Sacramento River setback</p>

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	<p>levee generally forms the eastern boundary of the Project site. The Project EIR indicates Project implementation still could be subject to flooding in the event of levee failures elsewhere that would inundate the entire Southport area. The Project EIR identifies mitigation measures that would reduce the Project impact, but it would be still be significant and unavoidable, at least until all of the improvements called for in the West Sacramento Levee Improvement Program (WSLIP) are implemented.</p>
<p>Goal S-3: To prevent loss of life, injury, and property damage due to geologic and seismic hazards.</p>	<p>The Liberty Specific Plan Project EIR identifies mitigation measures that would lessen geology and soils-related impacts to less than significant levels.</p>
<p>Goal S-4: To alleviate the effects of climate change by reducing greenhouse gas emissions and adapting to expected climate change impacts.</p>	<p>The Liberty Specific Plan is proactively designed to be energy efficient, become a zero net energy community, and achieve reductions in emissions of greenhouse gases.</p> <p>The State of California has established aggressive greenhouse gas emissions reduction goals that prescribe for a reduction in Statewide greenhouse gas emissions to 80 percent below 1990 levels by year 2050. Liberty helps the State achieve State goals in the following ways:</p> <ul style="list-style-type: none"> ▪ Incorporating required and advisable energy efficiency in structural and infrastructure design; ▪ Incorporating on-site renewable energy generation; ▪ Implementing community and building design that can easily accommodate future additional on-site renewable energy generation; ▪ Incorporating zero net energy (or zero net energy-ready) buildings into the community through the requirement of solar panels, green roofs, and setback requirements for optimal energy efficiency; public awareness and education of financial incentive programs; and revising the building codes and regulations to require or incentivize zero net energy construction; ▪ Implementing water efficiency techniques; ▪ Facilitating alternative transportation modes; ▪ Creating a walkable community; and, ▪ Assisting to meet regional housing needs <p>Furthermore, Project development and operation will optimize house designs and other community design features such as urban heat island mitigation to create an energy neutral community. This will be achieved by the following: building increase efficiency insulated homes (windows/radiant barriers/higher efficiency insulation in walls and attics), roof-top solar required to be one-and-one-half (1.5) times Title 24 minimum requirements, providing electric vehicle charging, and potentially adding wind-generated power and battery backup systems. In addition, Liberty will comply with all California Code Title 24 (2022, or future amended) Residential Mandatory Measures.</p>

Element/Goal	Consistency Analysis
	<p>Furthermore, Liberty will comply with City of West Sacramento requirements for residential and non-residential land uses that include the following:</p> <ul style="list-style-type: none"> ▪ Planning and Design; ▪ Energy Efficiency; ▪ Water Efficiency and Conservation; ▪ Material Conservation and Resource Efficiency; and, ▪ Environmental Quality.
<p>Goal S-5: To improve air quality in West Sacramento and the Sacramento Region, and protect residents from the potential effects of decreased air quality.</p>	<p>The Project is subject to Yolo-Solano Air Quality Management District rules, which have been adopted to reduce emissions throughout the Project vicinity. The Project site/area in Yolo County is in Federal and State non-attainment status for eight-hour (8-hour) Ozone, is in State non-attainment status for PM10, and is in Federal non-attainment status for PM2.5. Implementation of mitigation measures specified in the Project EIR will assist in lessening the impacts of Project development and operation to air quality, but CEQA thresholds of significance would still be exceeded and air quality impacts would be significant and unavoidable.</p>
<p>Goal S-6: To minimize exposure to the potentially harmful effects of hazardous materials and waste on West Sacramento residents.</p>	<p>Liberty Specific Plan implementation would involve transport, use, or disposal of hazardous materials and wastes that could result in release of hazardous materials into the environment. However, the Project EIR specifies mitigation measures that would reduce identified potential impacts to less than significant levels.</p>
<p>Goal S-7: To protect city residents from the harmful effects of excessive noise and vibration.</p>	<p>Liberty Specific Plan development (grading, infrastructure, and building construction) would expose persons to, or generate, noise levels in excess of established standards, even after implementation of mitigation measures identified in the Project EIR. Thus, the Project would result in a significant and unavoidable noise impacts. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels would, however, be reduced to less than significant levels with implementation of specified mitigation measures.</p>
Healthy Community Element	
<p>Goal HC-1: To 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.</p>	<p>The Liberty Specific Plan community will contain 150 affordable dwelling units, most of which will be constructed in Phase 1 of development. In addition, the development plan for the Project incorporates many features according to Crime Prevention Through Environmental Design (CPTED) Standards as identified in Section 12 and depicted/explained on Exhibit 12-1, Crime Prevention Through Environmental Design – CPTED, of the Specific Plan. The CPTED Standards are to be implemented for residential and non-residential uses within the community and pertain to natural surveillance; territorial reinforcement; maintenance and management; and natural access control.</p>
<p>Goal HC-2:</p>	<p>The Commons, the Sports and Recreation Community Park, and the series of neighborhood parks and greenbelts/trails (refer to Exhibit 5-7, Public Parks &</p>

Element/Goal	Consistency Analysis
<p>To support active living through a built environment, a network of parks and open space, and programs that promote physical activity, connectivity, and reduce vehicle miles traveled.</p>	<p>Greenbelts Plan, and Exhibit 5-8, Public Trails Plan) at strategic locations throughout the Project site provide a network of recreational facilities and a trails system that connect to off-site roadways and trails.</p> <p>The Specific Plan bicycle network is designed to be consistent with the 2018 City of West Sacramento Bicycle, Pedestrian, and Trails Master Plan. This Plan emphasizes Low-Stress Bicycling and Network Connectivity, which determines the Level of Traffic Stress for roadway segments, intersection approaches, and roadway crossings. All bikeways within the Liberty Specific Plan community have a Level of Traffic Stress of LTS-2; that is, little traffic stress, relaxed ride, and more attention required.</p> <p>In addition, the Liberty Specific Plan Project design recognizes the connection needs of adjacent neighborhoods and thereby incorporates design features, such as an extensive pedestrian trail network.</p> <p>Furthermore, although the Village Parkway trail system makes sidewalks unnecessary along that roadway, pedestrian sidewalks will be located along one or both sides of all other collector and local roads within the Project community (refer to Street Sections in Section 6 of the Specific Plan).</p>
<p>Goal HC-3: To promote healthy eating habits.</p>	<p>The Commons will include neighborhood-serving commercial and the Liberty Orchard, which will provide healthy, locally grown produce for residents and visitors.</p>
Housing Element	
<p>Goal HE-1: Adequate land for a balanced range of housing (encompasses Government Code Sections 65583(c)(1), (2), & (3).</p>	<p>The Liberty Specific Plan community will contain 1,503 residential units, including single-family detached, single-family attached, and multi-family residences of varying sizes. Although configurations and specific land uses in the built-out Project would differ from designs set forth in the Southport Framework Plan, the Framework Plan did envision intensive development in the Project area.</p> <p>The approximately 342-acre Project site will contain a maximum 1,503 residential units, comprised of a range of residential products: estate lots (each up to 9/10 of an acre in area); single-family detached homes; duplexes; triplexes; optional Accessory Dwelling Units; apartments; condominiums; and senior housing. The Project will provide a multi-family residential development that will contain at least 100-120 affordable rental units and will provide 30-50 affordable for sale units. The 100-120 affordable rental units are required in Phase 1 as outlined in the Development Agreement. The Affordable Rental Units will be rented at 50-60 percent area median income and will be subject to a 55-year Restricted Covenant. The 30-50 affordable for sale units will be constructed contemporaneously with market rate for-sale units throughout Project buildout. The units shall be offered to moderate income households (110% of the area median income) and cannot not be constructed on estate lots or triplex lots. Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an</p>

Element/Goal	Consistency Analysis
	integrated bicycle and trail system that will connect to the regional CBLT and the Sacramento River.
<p>Goal HE-3: Community health, energy conservation & sustainability.</p>	<p>The Commons area of the Liberty community will include neighborhood-serving commercial and the Liberty Orchard, which will provide healthy, locally grown produce for residents and visitors.</p> <p>The Liberty Specific Plan Project design incorporates design features, such as an extensive pedestrian trail network. Although the Village Parkway trail system makes sidewalks unnecessary along that roadway, pedestrian sidewalks will be located along one or both sides of all other collector and local roads within the Liberty Specific Plan community. (Refer to Street Sections in Section 6 of the Specific Plan).</p> <p>Specific Plan development and operation will optimize house designs and other community design features such as urban heat island mitigation to create an energy neutral community. This will be achieved by the following: building increase efficiency insulated homes (windows/radiant barriers/higher efficiency insulation in walls and attics), roof-top solar required to be 1.5 times Title 24 minimum requirements, providing electric vehicle charging, and potentially adding wind generated power and battery backup systems. In addition, Liberty will comply with all California Code Title 24 (2022, or future amendments adopted by City Council). Furthermore, Liberty will comply with City of West Sacramento requirements for residential and non-residential land uses that include the following:</p> <ul style="list-style-type: none"> ▪ Planning and Design; ▪ Energy Efficiency; ▪ Water Efficiency and Conservation; ▪ Material Conservation and Resource Efficiency; ▪ Environmental Quality; and ▪ Climate Change
<p>Goal HE-5: Adequate services for residential development.</p>	<p>The Liberty Specific Plan Development Agreement recognizes that Project development and operation will result in a need for municipal services and facilities (some of which the City will provide, subject to performance of the specified Landowner’s obligations). In return, the Landowner is obligated to construct some and/or contribute to the costs of other public facilities and services required to mitigate impacts of Project development on the community. Section 1.5.2.5 (Development Agreement) contains a summary of public benefits and Landowner funding commitments. The Landowner funding commitments in support of Project development and operation are as listed under Goal PFS-1.</p>

2.3.2 SOUTHPORT FRAMEWORK PLAN

The Southport Framework Plan is a refinement of the City’s General Plan and establishes the foundation for a village-oriented mixed-use development. It is designed to guide the pattern of development in a cohesive manner as an alternative to uncoordinated suburban sprawl. The Liberty Specific Plan is located in the Northeast Village of the Southport Framework Plan. The Liberty Specific Plan is a pedestrian oriented village

with a highly connected network of greenbelts/trails with connection to the Clarksburg Branch Line Trail. The Plan provides its own community services, including The Commons. Amenities in public parks may include the programable sports fields, sports courts, themed playgrounds, and covered picnic areas. Other amenities in the Liberty Specific Plan include up to 10,000 square feet of neighborhood commercial, and a community park (Sports & Recreation Community Park). Additionally, the Specific Plan encourages multi-modal transportation through the use of “complete streets” and multi-use trails to encourage healthy lifestyle opportunities and reduce greenhouse gas emissions. The Framework Plan is divided into two main documents, the Implementation Plan and the Design Guidelines. The following tables compare the key provisions of those documents with the features of the Liberty Specific Plan.

2.3.2.1 IMPLEMENTATION PLAN

Implementation Plan	Consistency Analysis
<p>To encourage a development pattern that is an alternative to suburban spread, accomplished by creating four pedestrian-oriented villages along a backbone loop circulation system.</p>	<p>The Project site is located within the Southport Framework Plan – Northeast Village, which was designated to contain higher density residential uses, schools, parks, childcare facilities, and neighborhood shops to provide services to future residents and to reduce overall vehicular traffic. Liberty Specific Plan development will replace vacant agricultural land with residential, commercial, recreational, and infrastructure uses.</p> <p>The Project will provide a multi-family residential development that will contain at least 100-120 affordable rental units, and will provide 30-50 affordable for sale units. The 100-120 affordable rental units are required in Phase 1 as outlined in the Development Agreement. The Affordable Rental Units will be rented at 50-60 percent area median income and will be subject to a 55-year Restricted Covenant. The 30-50 affordable for sale units will be constructed contemporaneously with market rate for-sale units throughout Project buildout. The units shall be offered to moderate income households (110% of the area median income) and cannot not be constructed on estate lots or triplex lots. Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an integrated bicycle and trail system that will connect to the regional Clarksburg Branch Line Trail and the Sacramento River.</p> <p>There will be a series of formal neighborhood parks at strategic locations and a highly integrated network of greenbelts and trails to provide connectivity to the CBLT.</p> <p>The Liberty Specific Plan proposes a public roadway system that will be augmented with public alleyways to provide access to residential product types. Six (6) traffic roundabouts are proposed (see Exhibit 6-10, Vehicular Mobility). The roundabouts will improve traffic flow, ensure reasonable traffic speed limits (35 mph) are maintained on Village Parkway and primary Project roadways (e.g., Heirloom Drive), and will aid in reducing air quality impacts resulting from automobiles idling and starting from traditionally-designed roadway intersections.</p>

Implementation Plan	Consistency Analysis
	<p>The Project is anticipated to be developed in three phases over a five-year to ten-year timeframe and will provide the City of West Sacramento with a sustainably-defined community that incorporates and encourages a walkable and bikeable lifestyle.</p>
<p>To create a strong sense of place through a number of community-wide design elements. Streetscapes, a community-wide trail system, and architectural guidelines provide continuity between villages. The land use concept is intended to promote a mass transit system.</p>	<p>The approximately 342-acre Liberty Specific Plan Project site is located within the Northeast Village of the Southport Framework Plan. The Northeast Village, as required by the Framework Plan, was designed to contain its own community services, residential neighborhoods, community facilities, parks, trails, and open space amenities. The Northeast Village was designated to contain higher residential densities than the southern villages.</p> <p>The Liberty Specific Plan complies with these overall provisions of the Framework Plan by providing the following:</p> <ul style="list-style-type: none"> ▪ 1,503 residential units of varying product types (single-family; multi-family; Accessory Dwelling Units), densities (low-density; medium-density; high-density), and affordability (for-sale and rentals); ▪ A centrally located neighborhood commercial retail and offices; ▪ The Commons, which will have services such as 10,000 square feet of commercial uses, private recreational amenities, Liberty Orchard, and a proposed bus stop; ▪ 59.1 acres of parks and greenbelts, including six neighborhood parks, one community park, four pocket parks, and a 5.5-mile network of trails that will enable bicyclists/pedestrians to access different components of the Liberty community as well as the Clarksburg Branch Line Trail and the larger The Great California Delta Trail system; ▪ A public roadway system augmented with public alleyways that will provide access to residential product types; ▪ Six (6) roundabouts to improve traffic flow and help reduce vehicular-caused air pollution; and, ▪ An extensive backbone utility system. <p>It is intended that the Architectural Design Standards in the Liberty Specific Plan will replace the attendant Design Standards in the Framework Plan.</p>

2.3.2.2 DESIGN GUIDELINES

Design Guidelines	Consistency Analysis
<p>To encourage a development pattern that is an alternative to suburban sprawl</p>	<p>The Liberty Specific Plan will establish development parameters and intensity for the approximately 342-acre Project site. Proposed Amendment to Southport Framework Plan includes the following new land uses:</p> <ul style="list-style-type: none"> ▪ HR (High Density Residential – 12.1 – 25 dwelling units/acre) ▪ MR (Medium Density Residential – 5.1 – 12 dwelling units/acre) ▪ LR (Low Density Residential – 1.1 – 5 dwelling units/acre) ▪ NC (Neighborhood Commercial)

	<ul style="list-style-type: none"> ▪ PQP (Public/Quasi-Public) <p>RP (Recreation and Parks)The Project will provide a multi-family residential development that will contain at least 100-120 affordable rental units and will provide 30-50 affordable for sale units. The 100-120 affordable rental units are required in Phase 1 as outlined in the Development Agreement. The Affordable Rental Units will be rented at 50-60 percent area median income and will be subject to a 55-year Restricted Covenant. The 30-50 affordable for sale units will be constructed contemporaneously with market rate for-sale units throughout Project buildout. The units shall be offered to moderate income households (110% of the area median income) and cannot not be constructed on estate lots or triplex lots.</p> <p>Other components of the Project include neighborhood commercial retail and offices (10,000 square feet within The Commons), several neighborhood parks, greenbelts and trails that will connect all the Project neighborhoods to The Commons, and an integrated bicycle and trail system that will connect to the regional Clarksburg Branch Line Pedestrian and Bike Trail and the Sacramento River.</p> <p>The Liberty Specific Plan will provide a series of formal neighborhood parks at strategic locations and a highly integrated network of greenbelts and trails to provide connectivity to the Clarksburg Branch Line Trail.</p>
<p>To create pedestrian friendly street designs and trail connections while locating neighborhood services to that waling and hiking is convenient, fun, and safe through the design guidelines following, special use of the drainage canals, and by designing village cores with direct linkages to surrounding neighborhoods.</p>	<p>Exhibit 1-7, Concept Plan – The Big Picture, depicts the Project development areas. The Liberty Specific Plan Project design incorporates design features, such as an extensive pedestrian trail network. Although the Village Parkway trail system makes sidewalks unnecessary along that roadway, pedestrian sidewalks will be located along one or both sides of all other collector and local roads within the Liberty Specific Plan community (refer to Street Sections in Section 6 of the Specific Plan).</p> <p>The Commons, the Sports and Recreation Community Park, and the series of neighborhood parks and greenbelts/trails (as shown in Exhibit 5-7, Public Parks & Greenbelts Plan, and Exhibit 5-8, Public Trails Plan) at strategic locations throughout the Specific Plan Project site provide a network of recreational facilities and a trails system that connect to off-site roadways and trails. In addition, the 10,000-square foot Neighborhood Commercial site is located in the center of the community.</p> <p>The Liberty Specific Plan Project bicycle network is designed to be consistent with the 2018 City of West Sacramento Bicycle, Pedestrian, and Trails Master Plan. This Plan emphasizes Low-Stress Bicycling and Network Connectivity, which determines the Level of Traffic Stress for roadway segments, intersection approaches, and roadway crossings. All bikeways within the Liberty Specific Plan community have a Level of Traffic Stress (LTS) of LTS-2; that is, little traffic stress, relaxed ride, and more attention required when traveling by bicycle.</p> <p>The Liberty Specific Plan roadway system is designed according to the context of “complete streets.” Village Parkway, Heirloom Drive and other Collector and Local Roadways will be constructed to accommodate automobile traffic (via 11-foot and 12-foot travel lanes) and nine-foot-wide</p>

	<p>(9') bicycle lanes separated from the automobile lanes by a three-foot-wide (3') buffer.</p> <p>In addition, Davis Road will contain a 12-foot Class 1 multi-purpose trail and an eight-foot (8') equestrian trail on its north side adjacent to the Liberty Specific Plan property. Also, Linden Road will contain five-foot-wide (5') sidewalks on each of its two sides.</p>
<p>Allow Southport to be built in a manner which enhances the quality of daily life for the residents as they live, work, and play within the community by creating a balance between auto and non-auto community spaces and by strategically locating all support facilities necessary for a healthful, secure lifestyle in convenient proximity to most residents.</p>	<p>The series of parks and greenbelts/trails are strategically located throughout the Project site to provide a network of recreational facilities and a trails system that connect to off-site roadways and trails. Although the Village Parkway trail system makes sidewalks unnecessary along that roadway, pedestrian sidewalks will be located along one or both sides of all other collector and local roads within the Liberty Specific Plan community (refer to Street Sections in Section 6 of the Specific Plan).</p>

2.4 DIVERSITY OBJECTIVES

Liberty will provide a wide range of activities, amenities, services, and housing types to support the diverse needs and desires of a wide spectrum of future residents of the community, as shown on Exhibit 2-1, Community Diversity. Careful land use planning has placed amenities strategically throughout the community to facilitate access for residents of Liberty as well as visitors.

Residential opportunities for a variety of lifestyles and life stages will allow buyers and renters, young and established families, retired persons and seniors to live within the same community, contributing vibrancy and a sense of place. The unique mix of residential product types will likewise add vibrancy to the streetscape. The architectural character of Liberty will draw inspiration from the common vernacular of West Sacramento's and California's architectural tradition, generating visual interest and inspiration. Liberty has embraced the farmhouse interpretive and contemporary cottage architectural designs that are expressed in Section 11, Architectural Design Standards, of this Specific Plan.

EXH 2-1 COMMUNITY DIVERSITY THE LIFE CYCLE OF HOUSING

Summary

A diversity of housing, recreation, and landscaped areas create a pleasant variety within the community.

Liberty offers housing for all life stages, from a resident's first apartment, to first home, move up home, executive home, multi-generational home, age in place home and senior living. By providing a diversity of housing types, Liberty will attract a vibrant and diverse population.



Variety of Walking & Biking Options
 - 1.7 Mile Liberty Loop Greenbelt
 - Greenbelts
 - Pedestrian Friendly Streets
 - Class 1 Multi-Use Bike Paths
 - Class 2 & 3 Bike Lanes

Variety of Green Space
 Neighborhood and Pocket Parks throughout Liberty provide ample and diverse recreational opportunities.

Landscape Variety
 A carefully selected plant and building materials palette provides variety while still maintaining unity within the landscape.

Housing Variety
 Liberty has a wide variety of housing options, ranging from apartments, condos and senior housing to large Estate Lots. This provides options for buyers and will invite a diverse population.

Street Scene Variety
 Front doors, porches, patios and a mix of housing types will create a strong architectural curb appeal with garages located away from street view.

NOTE:
 • It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

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2.5 SUSTAINABILITY OBJECTIVES

Liberty is planned as a sustainable community which will allow residents to enjoy a high quality of life while minimizing their impact on the environment. The Liberty project is the first zero net energy project in Pacific Gas & Energy (PG&E) service area and the Liberty community is committed to sustainable practices.

During the design phase, the Liberty team partnered with PG&E to prepare an Energy Neutral study, which identified strategies that will help Liberty achieve the goal of being an Energy Neutral community. Some of the topics that were explored and included in the Liberty community design are:

- Passive Heat/Cooling:
- Use of Deciduous Shade Trees
- Capture Delta Breezes
- Reflective Roofs
- Building Efficiencies
- Heat Island Mitigation
- Shade Trees
- Community Lighting
- LED Lights
- Smart Technology
- Layers of Light Based on Need And Safety
- Energy Efficiency
- Tight Building Envelope
- Energy Star Appliances
- Smart Controls
- User Education
- Water Heaters
- 6 Roundabouts
- Energy Generation
- Use of Solar Arrays

Additionally, the Liberty design meets the current and projected Green Building Code:

- Water Conservation
- Stormwater detention basin on-site
- Drought tolerant landscaping
- Be Water Wise program
- Recycling programs
- Health & Wellness
- Extensive framework of parks and recreational resources/amenities
- Extensive network of trails for walking and biking
- Soft programming and social infrastructure

Green programming has been utilized to maximize efficiency by conserving water, minimizing construction impacts, minimizing energy use, and reducing construction and post-construction waste. Furthermore, the Community Plant Palette consists of drought-tolerant landscaping. The use of a water quality system will be constructed via a new stormwater detention basin which will eliminate on-site flooding. This new facility will maximize efficiency and improve the existing stormwater system in the area. RD-900 will manage this flood control facility. The multi-modal community design is intended to promote walking and cycling, and thus reduce reliance on vehicles.

The extensive framework of parks, greenbelts/trails, and recreational resources found within easy access will promote health and wellness while reducing vehicle miles traveled. Liberty's carbon footprint is reduced through an environmentally sensitive design including roundabouts to optimize traffic flow. Additionally, homes will be wired for electric vehicles and include solar electric photovoltaic (PV) systems on each roof. Any other green energy shall be encouraged including wind power and increased buildings efficiency and increased insulation. No turf will be planted within the project with the exception possibly for programmable fields at the community park. Any proposed element to advance the climate action goals can be reviewed at staff level design review and building permit.

2.6 MOBILITY OBJECTIVES

The Liberty Specific Plan – Land Use Plan (Exhibit 5-3) is designed to encourage walking and bicycling. Based upon a traveling speed of three miles per hour, almost all residents can walk from their home to the heart of the community within 10 minutes. The distance of the farthest home to The Commons is a little over three-quarters of a mile. Over 78 percent of the homes within Liberty are located less than one-half mile, or a 10-minute walk from The Commons. All residential dwelling units within the community are located within one-quarter mile, or a 5-minute walk to neighborhood recreational amenities, such as parks and the multi-purpose trail system, and within a 10-minute walk of connections to off-site pathways. For pedestrian and bike path locations see Exhibit 6-11, Pedestrian Mobility Plan, and Exhibit 6-12, Low-Stress Bikeways. The Liberty Specific Plan is designed with “complete streets” to encourage safe, multi-modal transportation. The use of electric vehicles and E-bikes is highly encouraged. Homes will include solar electric photovoltaic (PV) systems on each roof and wiring for electric vehicle charging and battery backup systems.