SECTION 4. EXISTING CONDITIONS

4.1 EXISTING CONDITIONS

The Liberty Specific Plan has been designed with sensitivity to existing constraints and opportunities. The design is responsive to existing adjacent neighborhoods and large trees; with greenbelts/trails, large lots, setbacks, preserved trees, and single-story homes where appropriate. This includes mimicking the scale of existing single story residential the lots within Liberty to avoid new two-story structures looming over existing one-story structures. The following discussion outlines the existing environmental and policy framework that has shaped the Liberty Specific Plan.

4.2 EXISTING VEGETATION

The Liberty project site contains a total of 371 trees. The inventoried trees consist of a majority of Valley Oaks (Quercus lobata), along with scatterings of the following species: California Black Walnuts (Juglans californica), English Walnuts (Juglans regia), Pecans (Carya illinoensis), Eucalyptus (Eucalyptus sp.), Almond (Prunus dulcis), Black Willows (Salix gooddingii), Sandbar Willow (Salix exigua), Ash (Fraxinus sp.), Box Elder (Acer negundo), and Privet (Ligustrum sp.).1 The arborist reports prepared for the Project determined that the trees are in relatively good health. Their locations and photographs of several of these trees are shown on Exhibit 4-1, Existing Trees.

The majority of the project site is leveled land that has been historically ditched, drained, and irrigated for row crops but there have also been dry crops including winter wheat and oats. The land is disked on an annual basis for weed abatement. Several irrigation ditches bisect the project site including perimeter ditches. Due to the historically continual farming on the property, the trees are primarily confined to the perimeters of the site and along internal agricultural ditches that have been filled, as shown on Exhibit 4-1, Existing Trees. The vast majority of the surveyed trees are located along the northern edges of the property.

4.3 BIOLOGICAL RESOURCES

Sparse vegetation in the disked areas include Tall Fescue (Festuca arundinacea), Bermuda Grass (Cynodon dactylon), and Wild Radish (Raphanus sativus). Sparse annual grassland habitat occurring along the irrigation ditches and access roads is characterized by Rip-Gut Brome (Bromus diandrus), Soft Chess (Bromus hordeaceus), Bermuda Grass, Mustard (Brassica sp.), Prickly Lettuce (Lactuca serriola), and Tall Fescue. The shallow irrigation ditches in the project site typically support wetland vegetation characterized Dallis Grass (Paspalum dilatatum), Tall Flatsedge (Cyperus eragrostis), Smartweed (Polygonum sp.) and Curly Dock (Rumex crispus). A portion of the central ditch also supports a mix of riparian scrub and emergent wetland habitat including Coyote Willow (Salix hindsiana), Arroyo Willow (Salix lasiolepis), Fremont

[1] Sierra Nevada Arborists. Arborist Report and Tree Inventory. June 28, 2016.

Cottonwood (Populus fremontii), and Hardstem Bullrush (Scirpus acutus). Portions of the ditches also support potential habitat for special status plants including Rose Mallow and Sanford's Arrowhead.

The project site supports suitable foraging and/or nesting habitat for a variety of species including Swainson's Hawk (which is protected by the California Endangered Species Act), Sharp-Shinned Hawk, Cooper's Hawk, White-Tailed Kite, Northern Harrier, Burrowing Owl, Hoary Bat, Tri-Colored Blackbird, Great Egret, Great Blue Heron, Ferruginous Hawk, Merlin, Purple Martin, Bank Swallow, and Yellow-Headed Blackbird. The irrigation ditches may also provide suitable habitat for the Federal and State threatened Giant Garter Snake during the irrigation season.

The off-site Bees Lakes area, owned by WSAFCA, is a densely vegetated area located east of the project site, immediately adjacent to the Sacramento River. The trees and understory vegetation also provide ideal nesting habitat for raptors and other migratory birds, including Swainson's Hawk. The vegetation survey completed for the Project EIR also identified four elderberry shrubs were identified that provide suitable habitat for the Valley Elderberry Longhorn Beetle, all of which are located in the area that was acquired by WSAFCA for the levee and Village Parkway project (see Exhibit 4 2, Existing Biology).

4.4 LAND USE

Surrounding land uses include a mixture of single-family homes near Redwood Avenue and Spruce Street and a larger-lot residential development off Linden Road to the north. The Sacramento Yacht Club and the Sherwood Harbor Marina and RV Park are to the east. Low-density rural residential homes, are found south of Davis Road. Jefferson subdivision, agricultural lands, and the River City High School and Recreation Center are located to the west.

4.4.1 SOUTHPORT FRAMEWORK PLAN

The Liberty project site is located in the Northeast Village of the Southport Framework Plan. The project site has the following Southport Framework Plan land use designations, as shown on Exhibit 1-5, Existing General Plan, Southport Framework Plan, & Zoning Designations:

- HR (High Density Residential)
- MR (Medium Density Residential)
- LR (Low Density Residential)
- RR (Rural Residential)
- NC (Neighborhood Commercial)
- PQP (Public/Quasi-Public)
- NP (Neighborhood Park)

Surrounding designations include the following:

- To the north: LR (Low Density Residential) and RR (Rural Residential)
- To the south: RR (Rural Residential) and RE (Rural Estate)
- To the west: RR (Rural Residential); HS (River City High School); SC (Sports Complex); and RE (Rural Estate)
- To the east: LR (Low Density Residential); WRC (Water Related Commercial); and OS (Open Space)

EXH 4-1

EXISTING TREES

Summary

A Sierra Nevada Arborists certified arborist conducted a tree survey of the Liberty project site. The species, size, and condition of all trees with a trunk diameter of six inches or greater were recorded.

A total of approximately 371 trees were inventoried on the property. In general, the trees are in relatively good heath.

Great efforts have been taken in the design of Liberty to preserve as many trees as possible.

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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Exh 4-2
Existing Biology

Summary

A Jurisdictional Delineation and Special Status Species Evaluation report prepared by Gibson & Skordal, LLC. identified four elderberry shrubs east of the Liberty boundary within the WSAFCA area.

The study also identified outside the Liberty boundary the large stands of trees within the WSAFCA and Bees Lakes area as suitable foraging and/or nesting habitat for a variety of raptors including Swainson's Hawk, Sharp-Shinned Hawk, Cooper's Hawk, White-Tailed Kite, Northern Harrier, and Burrowing Owl.

Legend

- Data Points for Tree Survey
- Elderberry Shrubs (off-site)

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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4.4.2 CITY OF WEST SACRAMENTO ZONING CODE

The City of West Sacramento Zoning Code land use designations are shown on Exhibit 1-5, Existing General Plan, Southport Framework Plan, & Zoning Designations. The Liberty project site has the following Zoning Code designations:

- R-3 (Multiple-Family Residential)
- R-2 (Residential One Family or Multi-Family)
- R1-B (Residential One Family)
- RRA (Rural Residential)
- NC (Neighborhood Commercial)
- RP (Recreation and Parks)
- PQP (Public/Quasi-Public)

Surrounding designations include the following:

- To the north: RRA (Rural Residential) and R1-B (Residential One Family)
- To the south: RRA (Rural Residential) and RE (Rural Estates)
- To the west: RRA (Rural Residential) and R1-B (Residential One Family)
- To the east: POS (Public Open Space)

4.5 VEHICULAR, BIKE, AND PEDESTRIAN CIRCULATION

Regional access to the City of West Sacramento is provided by U.S. Route 50 (US-50), Interstate 80 (I-80), Interstate 5 (I-5), and State Route 99 (SR-99), as shown on Exhibit 1-1, Vicinity Map. US-50 is the primary east/west regional transportation facility in proximity to the site. The nearest point of access to Liberty is from Linden Road and Village Parkway to the north, Davis Road to the south, with connections to Jefferson Boulevard located to the west. Village Parkway, a two-lane undivided roadway, is the only paved road to the east of the project site. This road connects to Linden Road to the north and Davis Road to the south. Liberty is committed to construct the remaining improvements for Village Parkway along the project frontage, including sidewalks and lighting. No bike or pedestrian trails currently exist on the project site, but the unimproved right-of-way for the Class 1 Clarksburg Branch Line Trail (CBLT) is located adjacent to the property's western boundary. In addition, trails will connect Liberty directly to the CBLT. The multipurpose trail on the south side of the project, along Davis Road, will provide bike and pedestrian access from Village Parkway to the CBLT. The Project will contribute to the north/south roadway network by providing four linkages to existing roads to the north. The Yolo County Transportation District's Southport Local line and Southport Commute line currently service areas to the north and west of the project site, with no bus service on-site.

4.6 RIGHTS-OF-WAY/EASEMENTS

The following easements traverse the project site:

- PG&E Pole Line Easements (2) - located along the central /eastern portion of the project site.
- 97.5' wide Sewer Easement (120" diameter pipe) to Sacramento Regional County Sanitation District (SRCSD). Generally located south of the existing Parlin Ranch temporary NC-10 Stormwater Detention Basin adjacent to the Clarksburg Branch Line Trail (east side).

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