



**ENDORSED**  
SACRAMENTO COUNTY

JUN 12 2025

DONNA ALLRED, CLERK/RECORDER  
BY: *[Signature]* DEPUTY

RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

**COUNTY OF SACRAMENTO**  
PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON  
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

**PROJECT TITLE:** West Jackson Highway Master Plan

**CONTROL NUMBER:** PLNP2008-00240

**STATE CLEARINGHOUSE NUMBER:** 2013092021

**PROJECT LOCATION:** The Project is located along State Route 16 (Jackson Highway), generally the geographic center of Sacramento County. The Project boundaries are generally Jackson Highway, Kiefer Boulevard and Goethe Road to the north, portions of Elder Creek Road and Florin Road to the south, the City of Sacramento to the west and Excelsior Road to the east.

**APN:** 062-0030-004 through 030, 062-0041-003 through 027, 062-0042-018 through 028, 063-0012-025, 063-0013-002 through 023, 063-0030-005 through 018, 063-0040-029 through 061, 063-0051-008 through 023, 063-0052-001 through 033, 063-0060-011 through 051, 063-0070-004 through 028, 063-0080-001 through 027, 063-0090-013 through 014, 063-0100-018 through 028, 063-0110-010 through 013, 063-0130-006 through 023, 063-0150-002 through 034, 063-0170-003 through 019, 063-0180-009 through 029, 063-0190-039, 063-0200-001 through 012, 063-0260-015, 066-0030-004 through 020, 066-0050-011 through 015, 066-0060-001 through 014, 067-0150-024 through 057, 067-0160-011 through 098.

Description of Project: The West Jackson Highway Master Plan (WJHMP) establishes a framework and strategy for development of the Plan Area, including proposed land use designations, policies to guide development and ongoing operations, and plans for infrastructure and public services. The primary purpose of the Master Plan is to transition the plan area from the existing patchwork of mining, industrial, and rural residential properties into a developed community with urban services. The WJHMP includes fifteen Guiding Goals that informed the preparation of the proposed land use plan and policy document. The project site consists of 484 parcels totaling approximately 5,913 acres. The WJHMP provides for 16,484 residential dwelling units; 988 acres of commercial, employment and industrial land; 2,101 acres of parks and open space; and six elementary schools, one middle school, and one high school. The requested entitlements include:

1. A General Plan Amendment to move the UPA boundary south and east to include the WJHMP area.
2. A General Plan Amendment to amend the Land Use Diagram from Agricultural- Urban Reserve, General Agriculture, Extensive Industrial, Intensive Industrial, Commercial and Offices and Cemetery, Public/Quasi Public, to Low Density Residential, Medium Density Residential, Mixed Use, Commercial and Office, Recreation, Intensive Industrial, Extensive Industrial, General Agriculture, Agricultural-Urban Reserve, and Cemetery, Public/Quasi Public for approximately 5,913 acres. Note: Amendments to the land use designations listed above will not affect the designation of the existing Aggregate Resource Area Overlay, which will remain in place.
3. Amend the General Plan Transportation Plan to show proposed roadway alignments as shown in the Transportation General Plan Amendment Diagram dated January 2017.
4. Amend the Active Transportation Plan to add on- and off-street bikeways as shown in the Active Transportation Plan Amendment Diagram dated January 2017.
5. A Community Plan Amendment to amend the Cordova Community Plan to add a West Jackson Highway Master Plan Overlay and apply it to the approximately 1,112 acres of the WJHMP area located within the boundaries of the Cordova Community Plan.
6. A Community Plan Amendment to amend the Vineyard Community Plan to add a West Jackson Highway Master Plan Overlay and apply it to the approximately 3,779.5 acres of the WJHMP area located within the boundaries of the Vineyard Community Plan.
7. Adoption of the West Jackson Highway Master Plan for approximately 5,913 acres.
8. A Development Agreement for District 1 by and between the County of Sacramento and Teichert Land Company.
9. A Development Agreement for District 2 by and between the County of Sacramento and Granite Construction Company.

**Copy To:**

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
 State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814

10. Affordable Housing Strategy for District 1 by and between the County of Sacramento and Teichert Land Company.
11. Affordable Housing Strategy for District 2 by and between the County of Sacramento and Granite Construction Company.
12. Adoption of a Public Facilities Financing Plan for West Jackson Highway that includes a Capital Improvement Program and Financing Plan.
13. Adoption of an Urban Services Financing Plan for West Jackson Highway.
14. A Water Supply Master Plan Amendment to amend the Existing Zone 40 Water Supply Master Plan to include provision of water service to the WJHMP area.
15. Approve the Water Supply Assessment for the WJHMP: Required by the California Water Code to link land use and water supply planning activities.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Mike Isle Director of Planning & Development ,Teichert Land Company, 3500 American River Drive Sacramento, CA 95864, 916-296-3884, [misle@teichert.com](mailto:misle@teichert.com) and Yasha Saber Consulting Project Manager ,Copass Land Group 4110 Truxel Road Suite130 Sacramento, CA 95814, [ysaber@compassland.net](mailto:ysaber@compassland.net),916-825-4997.

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on June 11, 2025 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. An **Environmental Impact Report was prepared and certified** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - a. **The project is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$4,123.50 for review of an Environmental Impact Report**
    - ii. **\$50 for County Clerk processing fees.**

The Final Environmental Impact Report and record of project approval are available to the General Public at the physical and internet addresses located above.

**[Original Signature on File ]**

**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

**Copy To:**

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
X State of California LCI, 1400 Tenth Street, Room121 Sacramento, CA 95814

**COUNTY OF SACRAMENTO  
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW  
INTER-DEPARTMENT CORRESPONDENCE**

June 12, 2025

**TO: County Recorder Office**

**FROM: Kim Reading  
Planning and Environmental Review**

**SUBJECT: DOCUMENT HANDLING FEES FOR  
EXEMPTIONS**

**ENDORSED**

SACRAMENTO COUNTY

JUN 12 2025

DONNA ALLRED, CLERK/RECORDER  
BY: Donna A. Allred DEPUTY

**NOTICE OF DETERMINATIONS**

PLNP2008-00240

WEST JACKSON HIGHWAY MASTER PLAN

Authorization for "house charge" of \$50.00 (document handling fee) to be added to the following account for each attached document (referenced above):

Index	5725722100
Expenditure Detail	20259100

Please date stamp a copy of this transmittal and return to this office with carrier.

**Display Document: Overview**

Display Currency

Document Number	111512636	Company Code	SAC1	Fiscal Year	2025
Document Date	04/30/2025	Posting Date	04/30/2025	Period	10
Reference	PER JC	Cross-CCode No.			
Currency	USD	Texts exist	<input type="checkbox"/>		

**Items in Document Currency**

Item	Account	Allocation	Description	Amount in	USD
001	20255200	1210004	ENVIRONMENTAL SVC	3,422.27	
002	20255200	1210004	ENVIRONMENTAL SVC	751.23	
003	5500000	0730778	DEPOSITS FROM OTHERS	4,123.50-	
004	96969900	3243240	SVC FEES OTHER	50.00-	

Item 1 / 4      Debit/Credit      4,173.50

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SACRAMENTO COUNTY

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