ENDORSED
SACRAMENTO COUNTY

JUN 17 2026

FLORENCE EVANS, CLERK/RECORDER
BY _____ 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: Upper Westside Specific Plan

CONTROL NUMBER: PLNP2018-00284

STATE CLEARINGHOUSE NUMBER: 2020100069

PROJECT LOCATION: The project is located north of I-80, between the City of Sacramento and the Sacramento River within the Natomas Community.

APN: 274-0260-001, 005 to 009, 013 to 015, 024, 030, 032, 034, 036 to 039, 042 to 046; 274-0220-053 to 054, 058 to 059; 274-0250-002-006, 008 to 016, 021, 024, 034 to 035, 039-043; 274-0690- 003 to 004; 225-0210-001-010, 016 to 018, 020 to 029, 037, 039, 040 to 041; 225-0110-019-020, 024 to 028, 032, 033, 036 to 038, 052-054; 225-0190-008, 011, 014 to 015, 019 to 022; 274-0010-043, 049 to 050, 055-057, 069, 071, 079, 081; 225-0122-001 to 002; 225-1020-003 to 005, 008 to 012; 225-0220-020 to 021, 035, 039, 048, 051, 054 to 057, 060 to 062, 075 to 079, 103, 113, 115 to 116; 225-0121-001 to 005; 225-0131-001 to 009; 225-0132-002 to 005, and 008

DESCRIPTION OF PROJECT: The Specific Plan encompasses a 1,524 acre Development Area and a 542± acre Ag Buffer Area that is located west of the Development Area, providing a transition to the Garden Highway. Within the Development Area, the project proposes an urban, commercial mixed-use town center district near the intersection of El Centro Road and West El Camino Avenue surrounded by neighborhoods. The Development Area includes 9,356± dwelling units and 3,096,245± square feet of commercial uses, with three K-8 school sites, one high school site, and several parks. Other amenities include trail networks, a greenbelt and urban farm corridor, and a canal system that will all encourage pedestrian and bicycle use by providing connections between neighborhoods.

In addition to the adoption of the Specific Plan, the Project requires amendments to the Sacramento County UPA and USB boundaries. The Project also requires amendments to the General Plan to include the proposed policy amendments and land uses, streets and bikeways on the General Plan's Land Use Diagram, Transportation Plan, and Active Transportation Plan. The Project will also require adoption of a Water Supply Master Plan amendment, and a Water Supply Assessment pursuant to California Water Code.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Nick Avdis, Avdis & Cucchi, LLP; 1415 L Street, Suite 620, Sacramento, California 95814. navdis@avdiscucchi.com (916) 659-7500

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on June 16, 2026 and made the following determinations.

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 Wildlife Fees (Fish & Game Code Section 711.4)
   - **a. The project is not de minimis and is, therefore, subject to the following fees:**
   - **i. $4,227.50 for review of an Environmental Impact Report**
   - ii. **$50 for County Clerk processing fees.**

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, Room 113 Sacramento, CA 95814

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

Julie Newton June 16, 2026

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, Room 113 Sacramento, CA 95814

JV#111782991

Doc.Type : SA (G/L account document) Normal document					
Parked by	1017638	Posted by	WF-BATCH		
Doc. Number	111782991	Company Code	SAC1	Fiscal Year	2026
Doc. Date	04/21/2026	Posting Date	04/21/2026	Period	10
Calculate Tax	☐				
Ref.Doc.	PER JC				
Doc. Currency	USD				
Doc. Hdr Text	PLNP2018-00284				

Itm	PK	G/L	Account short text	Amount	BusA	Fund	Funds Ctr	Cost Center	Text	Order
1	40	20255200	ENVIRONMENTAL SVC	4,277.50	121E	121E	1210006		PLNP2018-00284 Fish and Wildlife fees	90009681
2	50	5500000	DEPOSITS FROM OTHERS	4,227.50-	073A	073A	0730778		PLNP2018-00284 Fish and Wildlife fee	
3	50	96969900	SVC FEES OTHER	50.00-	001A	001A	3243240	3243240047	PLNP2018-00284 Clerk Recorder fee	
*				0.00						