

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026010390
Project Title: North Watt Avenue Specific Plan

Lead Agency: Sacramento County

Contact Person: Julie Newton

Mailing Address: 827 7th Street, Room 225

Phone: 916-876-8502

City: Sacramento

Zip: 95814

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: North Highlands

Cross Streets: Watt Avenue and James Way/A Street

Zip Code: 95660

Longitude/Latitude (degrees, minutes and seconds): 38 ° 40 ' 7 " N / -121 ° 22 ' 59 " W Total Acres: 705

Assessor's Parcel No.: Multiple

Section: 00

Twp.: 9N

Range: 5E

Base: Mount Diablo

Within 2 Miles: State Hwy #: Interstate 80

Waterways: Robla Creek, Magpie Creek, and unknown creeks

Airports: McClellan Airport

Railways: Union Pacific

Schools: Twin Rivers Unified, San Juan Unified

Document Type:

CEQA: ☐ NOP	☒ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☐ Mit Neg Dec	Other: _____	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☒ Specific Plan	☒ Rezone	☐ Annexation
☒ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☒ Other: Community Plan Amendment

Development Type:

☒ Residential: Units 7,260 Acres 240	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 988,000 Acres 240 Employees 1,659	☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. 912,000 Acres 225 Employees 1,531	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☒ Recreational: Parks and open space areas	☒ Other: Public infrastructure improvements to support new infill development
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☐ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Transit Oriented Development; Commercial and Offices; Intensive Industrial; Low, Medium, and High Density Residential; Urban Development Area; and Recreation

Project Description: (please use a separate page if necessary)

The North Watt Avenue Specific Plan (Specific Plan) encompasses approximately 705 acres along a 4-mile segment of Watt Avenue, north of Interstate-80 (I-80) to Antelope Road/U Street, within unincorporated Sacramento County. The Specific Plan proposes three zoning districts, each with its own established allowable land uses and development and design standards. The zoning districts would allow a mix of residential and commercial retail and service uses, industrial uses and compatible uses focused south of the Union Pacific Railroad main line, and parks and open space areas. The Specific Plan also identifies the water, sewer, drainage, and stormwater infrastructure investments required to support infill development within the corridor and transportation improvements needed to ensure multi-modal access for residents, employees, and visitors.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 14, 2026 Ending Date September 28, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>Sacramento County</u>
Address: <u>2020 L Street, Suite 300</u>	Address: <u>827 7th Street, Room 225</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: <u>Matthew Gerken</u>	Phone: <u>916.875.3711</u>
Phone: <u>916.205.4385</u>	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
Date: 2026.08.17 10:01:55 -0700

Date: 8/17/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.