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

ENDORSED
SACRAMENTO COUNTY
NOV 19 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

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: North Watt Avenue Specific Plan

CONTROL NUMBER: PLNP2023-00256

STATE CLEARINGHOUSE NUMBER: 2026010390

PROJECT LOCATION:

The North Watt Avenue Specific Plan Area (Specific Plan) encompasses approximately 705 acres along a 4-mile segment of Watt Avenue from Antelope Road / U Street in the north to Interstate 80 (I-80) in the south, within unincorporated Sacramento County.

APN: Various

DESCRIPTION OF PROJECT: The North Watt Specific Plan identifies allowable land uses, development standards, and design standards for future development within the Specific Plan Area, along with public investments required to support infill development and strategies to advance the consensus vision in the North Watt Avenue corridor. 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET**
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sacramento County Community Development Department, Planning and Environmental Review Division, 827 7th Street, Room 225, Sacramento, CA 95814 CEQA@saccounty.gov 916-874-6141

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on November 17, 2026 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. A **Final 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 has been found by CDFW to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**
   b. **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.**

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

Julie Newton

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