

APPENDIX INT-1
NOTICE OF PREPARATION AND
RESPONSES TO NOTICE OF PREPARATION

Todd Smith, Planning Director
Planning and Environmental Review



Troy Givans, Director
Department of Community Development

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
NOTICE OF PREPARATION

JANUARY 9, 2026

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR NORTH WATT AVENUE SPECIFIC PLAN (PLNP2023-00256)

Sacramento County will be the California Environmental Quality Act (CEQA) Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as North Watt Avenue Specific Plan. This Notice of Preparation (NOP) has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent as soon as possible, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at:

<https://planning.saccounty.gov/Programs/Pages/NorthWattAvenueSpecificPlan.aspx>

Please send your Agency's response to this notice to:

Julie Newton, Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Jessie Shen, Infill Coordinator, at shenj@saccounty.gov for further information.

COMMENT PERIOD:

The County requests your comment on or before February 9, 2026.

SCOPING MEETINGS:

Two scoping meetings have been scheduled for the proposed project. Interested parties and agency representatives are invited to learn more about the proposed project and submit comments and suggestions concerning the analysis in the EIR.

Agency Scoping Meeting

Thursday, January 22, 2026, 10:00 – 11:00 AM

Location: Virtual Meeting via Microsoft Teams

Meeting ID: 285 128 090 454 59

Passcode: BF2Qq72Z

Phone: 916-245-8966 | Conference ID: 372 484 823#

Public Scoping Meeting

Thursday, January 22, 2026, 5:00 – 6:00 PM

Location: Virtual Meeting via Microsoft Teams

Meeting ID: 245 307 738 497 20

Passcode: Lj2Nz2Nd

Phone: 916-245-8966 | Conference ID: 490 310 246#

PROJECT TITLE: NORTH WATT AVENUE SPECIFIC PLAN

CONTROL NUMBER: PLNP2023-00256

PROJECT DESCRIPTION AND LOCATION:

The *Sacramento County General Plan of 2005-2030* (General Plan) emphasizes improving streetscapes along the County's commercial corridors, including north Watt Avenue, and promoting compact residential, commercial, and mixed-use development. The North Watt Avenue Specific Plan (Specific Plan) will be designed to implement the General Plan for this corridor, and to accelerate infill development that will increase local economic activity, improve transit ridership, add housing near jobs and services, and create new public gathering spaces.

The Specific Plan is intended to remove regulatory constraints to infill development, consistent with the County Board of Supervisors' (Board's) 2024 Resolution regarding Housing and Infill Development, which directs staff to increase corridor development that can be built by-right, and to provide a flexible framework for development that allows innovation and encourages creative approaches.

The Specific Plan identifies public infrastructure improvements needed to support new infill development, along with strategies to fund and implement these improvements in ways that can attract private investment in both existing properties and future infill projects.

The Specific Plan area 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 (see **Plate NOP-1**). The project encompasses the existing North Watt Avenue Corridor Plan area and North Highlands Town Center Special Planning Area (SPA) with minor exclusions and new inclusions (see **Plate NOP-2**).

The Specific Plan area is within the Urban Policy Area and Urban Services Boundary.

REQUESTED ENTITLEMENTS:

The proposed project includes the following entitlement requests:

1. General Plan Amendments to:

- Create a "North Watt Avenue Specific Plan" General Plan land use designation, including a description and intent of this new land use designation and primary allowed land uses, as well as reflecting this new land use designation on the General Plan Land Use Diagram.
- Amend the General Plan Circulation Diagram to change U Street between Watt Avenue and

34th Street from a one-way couplet Smart Growth Street to a 4-lane arterial, Watt Avenue between Antelope Road/U Street and Palm Avenue from a one-way couplet Smart Growth Street to a 6-lane thoroughfare Smart Growth Street, 34th Street between Antelope Road/U Street and Palm Avenue from a one-way couplet Smart Growth Street to a major collector, and Palm Avenue between Watt Avenue and 34th Street from a one-way couplet Smart Growth Street to a major collector.

2. **Zoning Code Amendment** to amend the Sacramento County Zoning Code (Zoning Code) such that the zoning district classifications and development standards for the Specific Plan would supersede some development and design standards in the County's Zoning Code within the Specific Plan area.
3. **Community Plan Amendment** to amend the North Highlands Community Plan to establish a Community Plan designation of "North Watt Avenue Specific Plan" and amend Community Plan map, as appropriate, to be consistent with the Specific Plan.
4. **Adoption of the North Watt Avenue Specific Plan**, which would establish Specific Plan zoning districts with specified allowable uses, required entitlements for specific proposed uses, development standards and design standards; proposed major components of public infrastructure and facilities, including open space, required to support the development anticipated under the Specific Plan; a financing strategy for the proposed public infrastructure required to serve development anticipated under the Specific Plan; and a program of implementation actions required to facilitate development within the Specific Plan area.

The Specific Plan proposes three zoning districts (Mixed-Use Corridor [MU-C], Mixed-Use Neighborhood [MU-N], and Employment Flex [EMP-Flex]) within the Specific Plan area (see **Plate NOP-3**). Each proposed zoning district would establish allowable land use and include 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 will identify 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. The Specific Plan will also identify importation implementation strategies – actions the County will take to encourage infill development in this corridor and improve the area for existing and future residents, employees, and visitors.

PROJECT OBJECTIVES:

The primary objectives of the proposed project include:

- Identify and implement public infrastructure improvements necessary to support infill development.
- Enhance streetscapes with shade trees and landscaping features to create safe, attractive, and climate-resilient public realms that encourage walking, biking, and transit.
- Remove regulatory constraints and increase opportunities for by-right approval of infill development, consistent with the Board's 2024 Housing and Infill Resolution.
- Accelerate private investment, including infill development that will add housing near jobs and services, increase local economic activity, and catalyze additional investment.
- Create new public gathering spaces, including new parks and open spaces areas, that provide passive recreational opportunities, increase community connectivity, and can host regular and special events.

ENVIRONMENTAL/LAND USE SETTING:

Surrounding land uses include the former McClellan Air Force Base to the west, single-family residential neighborhoods to the north and to the east, and I-80 to the south.

The Specific Plan area consists of developed, low-scale retail and commercial service uses with expansive, underutilized parking areas fronting the corridor, offices, multi-family residential development, a small number of single-family residential uses, places of worship, public uses, light industrial uses and warehousing, and some vacant land. The portion of the Specific Plan area known as the North Highlands Town Center, located along Freedom Park Drive between Watt Avenue and 32nd Street, consists of several large vacant parcels and a mix of low-density residential, automotive sales and service-related uses, and the Aerospace Museum of California. The southern portion of the Specific Plan area, south of the Union Pacific Railroad main line, consists of light industrial, warehousing, retail, and office uses, and the North Area Recovery Station west of Watt Avenue.

The General Plan designates the Specific Plan area as Transit Oriented Development (580 acres), Commercial and Offices (1.2 acres), Intensive Industrial (8.9 acres), Low Density Residential (0.26 acres), Medium Density Residential (11.5 acres), High Density Residential (9.8 acres), Urban Development Area (6.7 acres), and Recreation (0.4 acres).

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

Preliminary review indicates that potentially significant impacts may be associated with, but not limited to, the following topic areas: aesthetics, air quality, biological resources, climate change, cultural resources, energy, hazards and hazardous materials, hydrology and water quality, land use, noise and vibration, population and housing, public services and recreation, transportation, tribal cultural resources, and utilities and service systems. A brief discussion is provided below.

Aesthetics

The EIR will document the existing visual conditions along the north Watt Avenue corridor and describe substantial changes to the visual character and impacts resulting from new sources of light and glare attributable to development anticipated under the proposed Specific Plan.

Air Quality

The EIR will evaluate potential short-term and long-term air quality impacts during construction and operation of new development and supporting infrastructure anticipated under the proposed Specific Plan.

Biological Resources

The EIR will identify areas where proposed land use changes and infrastructure improvements may affect biological resources. The analysis will discuss impacts to general wildlife populations and habitats but will focus on special-status species and sensitive habitats.

Climate Change

The EIR will quantify and analyze potential greenhouse gas emissions that would occur with implementation of the proposed Specific Plan and evaluate cumulative contribution to the significant cumulative impact of climate change.

Cultural Resources

The EIR will identify areas where proposed land use changes and infrastructure improvements may impact cultural, historical, and archaeological resources.

Energy

The EIR will evaluate potential energy consumption impacts during construction and operation of new development and supporting infrastructure anticipated under the proposed Specific Plan.

Hazards and Hazardous Materials

The EIR will identify hazardous materials sites in the vicinity of the Specific Plan area and provide an analysis of any potential significant impacts related to hazards or hazardous materials, including the provision of recommended mitigation measures (as warranted) to avoid or reduce potentially significant effects to a less-than-significant level.

Hydrology and Water Quality

The EIR will evaluate the impacts of implementation of the proposed Specific Plan on local and federal floodplains, surface water quality, and groundwater resources. It will also examine potential groundwater sustainability impacts based on existing standards and the additional impervious surfaces added by new development.

Land Use

The EIR will evaluate potential conflicts with land use plans, policies, or regulations that were adopted for the purpose of avoiding or mitigating environmental impacts.

Noise and Vibration

The EIR will analyze the potential for proposed new uses and construction of infrastructure improvements to generate significant noise, including temporary impacts during construction, and operational impacts from future development anticipated under the proposed Specific Plan.

Population and Housing

The EIR will describe changes in population, housing, and employment resulting from implementation of the proposed Specific Plan and the potential for secondary environmental impacts from those changes.

Public Services and Recreation

The EIR will evaluate whether implementation of the proposed Specific Plan would increase demand for public services, such as fire protection and police protection, and will identify any potential environmental impacts. Potential effects to existing parks and recreational facilities will also be assessed.

Transportation

The EIR will evaluate whether implementation of the proposed Specific Plan and General Plan amendments to the roadway classifications for portions of Watt Avenue, U Street/Antelope Road, 34th Street, and Palm Street¹ would result in transportation impacts, including potential conflicts with applicable transportation plans and policies, increased vehicular travel demand, hazardous roadway design features, or inadequate emergency access.

Tribal Cultural Resources

The EIR will summarize background on tribal cultural resources and mitigation to avoid effects, if necessary, in the context of future projects within the Specific Plan area. Further, pursuant to Assembly Bill 52 (AB 52), consultation with tribal entities will be initiated to determine potential impacts to inform the tribal cultural resources analysis. Information obtained through the AB 52 consultation process will be summarized in the EIR.

¹ As directed by the Board as part of approving the Hybrid Urban Boulevard Alternative for the County Department of Transportation's (SacDOT's) Re-Imagine North Watt Complete Street Plan.

Utilities and Service Systems

The EIR will summarize required changes to water supply, wastewater treatment, stormwater drainage, solid waste management, and energy infrastructure and identify the potential for secondary physical impacts associated with these changes.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board will use the information contained in the EIR in evaluating the proposed project and rendering a decision to approve or deny the requested entitlements. The EIR will serve as an information document for the public, as well. Responsible agencies may also use the EIR as needed for subsequent discretionary actions for future development projects and infrastructure improvements anticipated under the Specific Plan. Responsible agencies may include but not be limited to:

- Sacramento Municipal Utility District
- Sacramento Metropolitan Air Quality Management District
- Regional Water Quality Control Board – Central Valley Region
- California Department of Fish and Wildlife
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- Sacramento Metropolitan Fire District
- Airport Land Use Commission
- Central Valley Flood Protection Board
- Sacramento Suburban Water District
- Sacramento Area Sewer District

Plate NOP-1: Vicinity Map

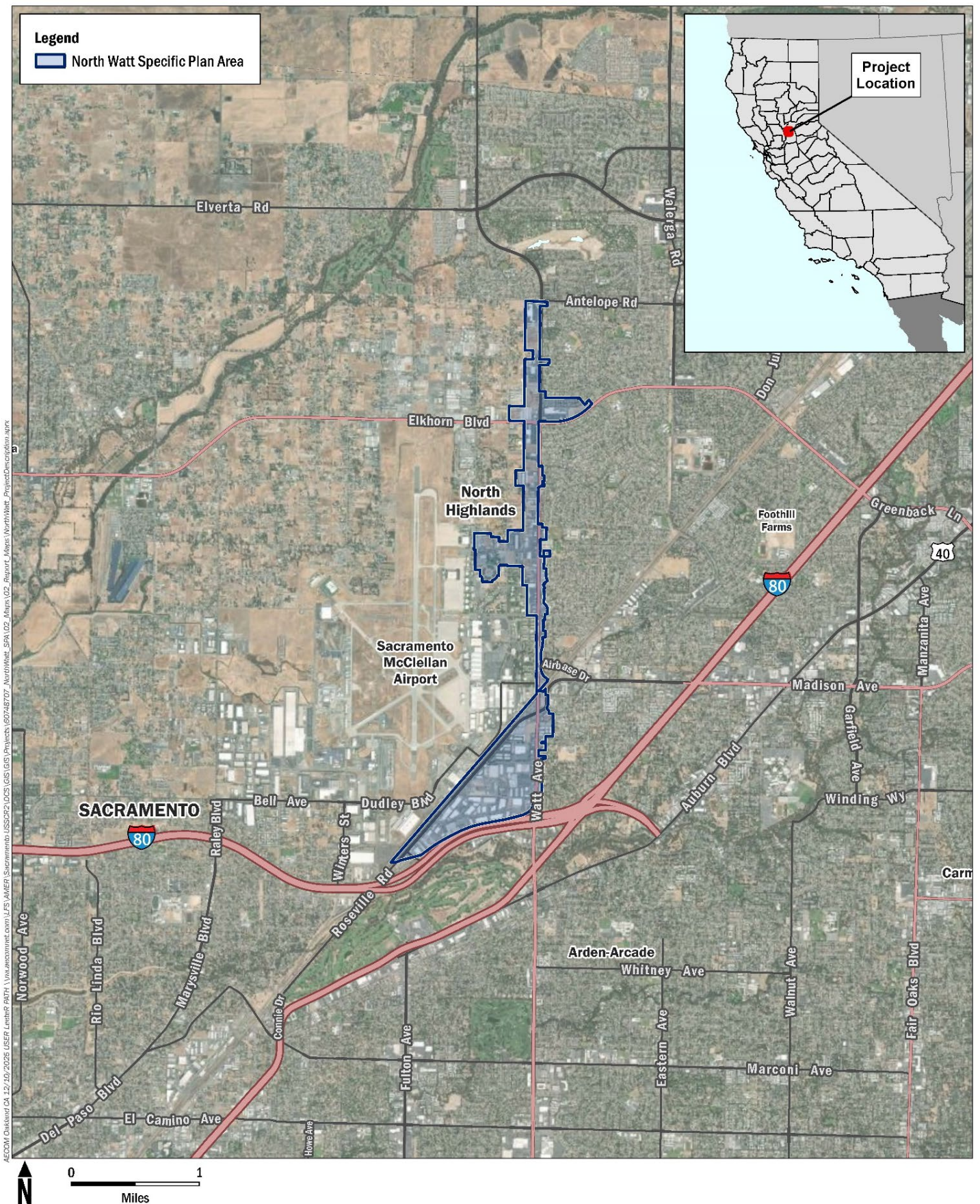


Plate NOP-2: Planning Areas

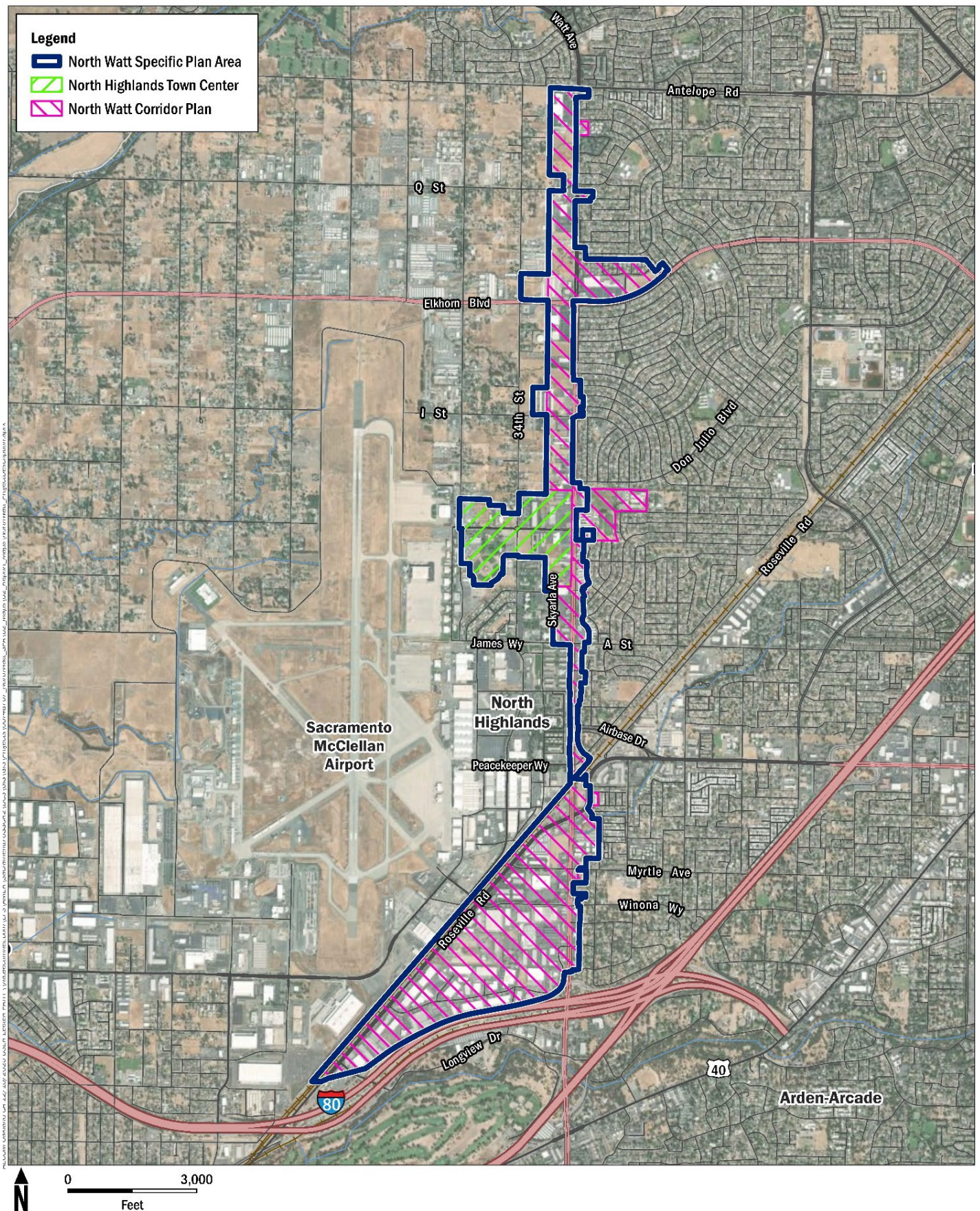
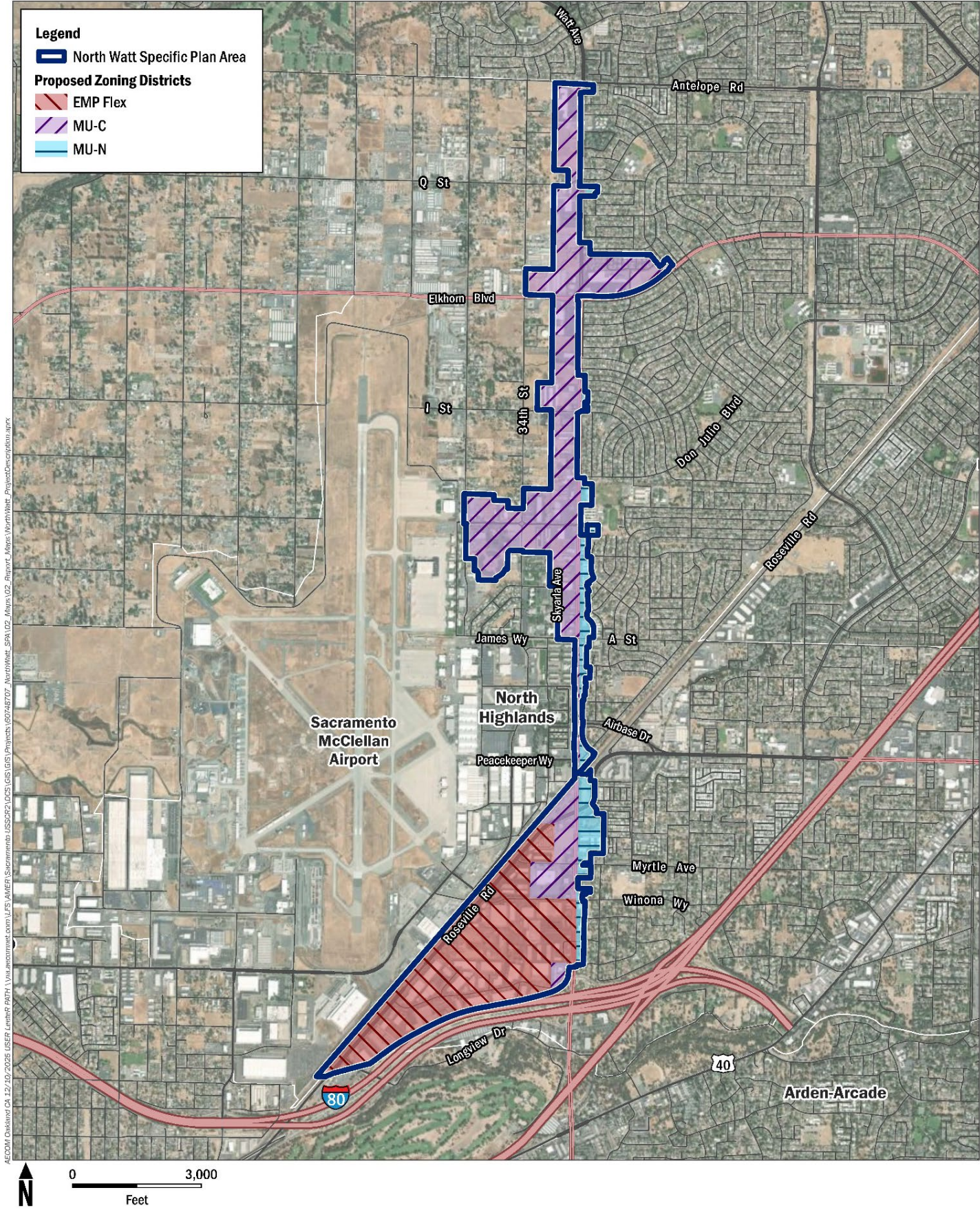


Plate NOP-3: Proposed Zoning Districts





Board of Directors:

Travis Dworetzky
Trinity Gleckler
Dianna Harris
Ashley Henderson
Scott Miller

Staff:

Brandy Hosack
Thomas Kessler
Juanita Peterson
Doug Payne

**ACRPD Mission
Statement:**

Arcade Creek
Recreation and Park
District enhances the
quality of life for District
residents, through the
provision of well-
maintained, safe parks,
facilities, natural
resources, and by
offering meaningful
family oriented
recreation
experiences.

To: Julie Newton, Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
FROM: Brandy Hosack, ACRPD General Manager
Subject: Comments on Notice of Preparation for North Watt Avenue
Specific Plan (PLNP2023-00256)
DATE: January 26, 2026

Dear Ms. Newton,

The Arcade Creek Recreation & Park District appreciates the opportunity to provide comments on the Notice of Preparation for the Environmental Impact Report (EIR) for the North Watt Avenue Specific Plan.

As a provider of parks and recreational services in the North Highlands area, we have a vested interest in ensuring that the proposed plan supports community recreation needs and protects natural resources. We respectfully request that the EIR address the following considerations:

1. Impacts on Existing Parks and Recreational Facilities

- The Specific Plan anticipates significant infill development, which will increase population density and demand for recreational amenities. Please evaluate whether existing parks within and adjacent to the plan area, including those managed by our District, have sufficient capacity to meet this demand.
- Identify potential mitigation measures, such as park expansion or new facilities, to avoid overburdening current resources.

2. Integration of New Public Spaces

- The plan proposes new public gathering spaces and open areas. We encourage coordination with local park districts to ensure these spaces are designed for long-term community benefit and integrated into the regional park system.
- Please include strategies for maintenance funding and partnerships with local agencies.

3. Environmental and Hydrological Considerations

- Increased impervious surfaces and infrastructure improvements may alter stormwater runoff patterns, potentially impacting Arcade Creek and other natural areas. The EIR should analyze these effects and propose measures to protect water quality and riparian habitats.



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ACRPD Mission

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4. Connectivity and Access

- Evaluate opportunities to enhance pedestrian and bicycle connectivity between new development areas and existing parks. Safe, accessible routes will be critical to promoting active transportation and equitable access to recreation.

5. Public Services and Funding

- The EIR should assess whether additional funding mechanisms or developer impact fees will be necessary to support expanded recreational services resulting from population growth.

We appreciate your consideration of these comments and look forward to continued collaboration to ensure that the North Watt Avenue Specific Plan enhances the quality of life for residents while preserving and expanding recreational opportunities.

Sincerely,

Brandy Hosack

Brandy Hosack

General Manager
brandy@arcadecreekrpd.gov
Phone: 916-743-2281



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670-4599
(916) 358-2900
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
VALERIE TERMINI, Acting Director



February 2, 2026

Julie Newton
Environmental Coordinator
Sacramento County Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CEQA@saccounty.net

Subject: North Watt Avenue Specific Plan
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
SCH No. 2026010390

Dear Julie Newton:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Preparation of an Environmental Impact Report (EIR) from Sacramento County for the North Watt Avenue Specific Plan (Project) in Sacramento County pursuant to the California Environmental Quality Act (CEQA) statute and guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, plants and their habitats. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that it, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802.). Similarly, for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project site is located along a 4-mile segment of Watt Avenue, north of Interstate-80 (I-80) to Antelope Road/U Street, within unincorporated Sacramento County.

The Project consists of identifying and implementing public infrastructure improvements necessary to support infill development; enhancing streetscapes with shade trees and landscaping features to create safe, attractive, and climate-resilient public realms that encourage walking, biking, and transit; removing regulatory constraints and increase opportunities for by-right approval of infill development, consistent with the Board's 2024 Housing and Infill Resolution; accelerating private investment, including infill development that will add housing near jobs and services, increase local economic activity, and catalyze additional investment; and creating new public gathering spaces, including new parks and open spaces areas, that provide passive recreational opportunities, increase community connectivity, and can host regular and special events.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations presented below to assist Sacramento County in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to adequately review and comment on the proposed Project with respect to impacts on biological resources. CDFW recommends that the forthcoming EIR address the following:

Project Description

The Project description should include the whole action as defined in the CEQA Guidelines § 15378 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment stage area, spoils areas, adjacent infrastructure development, staging areas and access and haul roads if applicable.

As required by § 15126.6 of the CEQA Guidelines, the EIR should include an appropriate range of reasonable and feasible alternatives that would attain most of the basic Project objectives and avoid or minimize significant impacts to resources under CDFW's jurisdiction.

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Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the Project, the EIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. CDFW recommends the EIR specifically include:

1. An assessment of all habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following, *The Manual of California Vegetation*, second edition (Sawyer 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW recommends that the California Natural Diversity Database (CNDDDB), as well as previous studies performed in the area, be consulted to assess the potential presence of sensitive species and habitats. A nine United States Geologic Survey 7.5-minute quadrangle search is recommended to determine what may occur in the region, larger if the Project area extends past one quad (see *Data Use Guidelines* on the CDFW webpage www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data). Please review the webpage for information on how to access the database to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the Project. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site. Other sources for identification of species and habitats near or adjacent to the Project area should include, but may not be limited to, State and federal resource agency lists, California Wildlife Habitat Relationship System, California Native Plant Society Inventory, agency contacts, environmental documents for other projects in the vicinity, academics, and professional or scientific organizations.

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3. A complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code § § 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. The EIR should include the results of focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable. Species-specific surveys should be conducted in order to ascertain the presence of species with the potential to be directly, indirectly, on or within a reasonable distance of the Project activities. CDFW recommends Sacramento County rely on survey and monitoring protocols and guidelines available at: www.wildlife.ca.gov/Conservation/Survey-Protocols. Alternative survey protocols may be warranted; justification should be provided to substantiate why an alternative protocol is necessary. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Some aspects of the Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought or deluge.
4. A thorough, recent (within the last two years), floristic-based assessment of special-status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see www.wildlife.ca.gov/Conservation/Plants).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The EIR should provide a thorough discussion of the Project's potential direct, indirect, and cumulative impacts on biological resources. To ensure that Project impacts on biological resources are fully analyzed, the following information should be included in the EIR:

1. The EIR should define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA Guidelines, § 15064, subd. (f)). The EIR must demonstrate that the significant environmental impacts of the Project were adequately investigated and discussed and it must permit the significant effects of the Project to be considered in the full environmental context.

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2. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by Project activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages. The EIR should address Project-related changes to drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
3. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g., National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Conservation or Recovery Plan, or other conserved lands).
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The EIR should discuss the Project's cumulative impacts to natural resources and determine if that contribution would result in a significant impact. The EIR should include a list of present, past, and probable future projects producing related impacts to biological resources or shall include a summary of the projections contained in an adopted local, regional, or statewide plan, that consider conditions contributing to a cumulative effect. The cumulative analysis shall include impact analysis of vegetation and habitat reductions within the area and their potential cumulative effects. Please include all potential direct and indirect Project-related impacts to riparian areas, wetlands, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and/or special-status species, open space, and adjacent natural habitats in the cumulative effects analysis.

Mitigation Measures for Project Impacts to Biological Resources

The EIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the Project. CDFW also recommends the environmental documentation provide scientifically supported discussion regarding adequate avoidance, minimization, and/or mitigation measures to address the Project's significant impacts upon fish and wildlife and their habitat. For individual projects, mitigation must be roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355). In order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Several Fully Protected Species (Fish & G. Code § 3511) have the potential to occur within or adjacent to the Project area, including,

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but not limited to: white-tailed kite (*Elanus leucurus*). Project activities described in the EIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. If fully protected species cannot be completely avoided, the Project should obtain incidental take coverage for all species that have the potential to be present within or adjacent to the Project Area². CDFW also recommends the EIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that Sacramento County include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.

2. *Species of Special Concern*: Several Species of Special Concern (SSC) have the potential to occur within or adjacent to the Project area, including, but not limited to: western spadefoot (*Spea hammondi*), western pond turtle (*Actinemys marmorata*), purple martin (*Progne subis*), and burrowing owl (*Athene cunicularia*). Project activities described in the EIR should be designed to avoid any SSC that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the EIR fully analyze potential adverse impacts to SSC due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends Sacramento County include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce impacts to SSC.
3. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer 2009). The EIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.
4. *Mitigation*: CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the EIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration, enhancement, or permanent protection should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values,

² CDFW may only issue incidental take permits for specified projects if certain conditions are satisfied per SB 147.

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offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The EIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in the regional ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be appropriately timed to ensure the viability of the seeds when planted. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate. Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project. Examples may include retention of woody material, logs, snags, rocks, and brush piles. Fish and Game Code sections 1002, 1002.5 and 1003 authorize CDFW to issue permits for the take or possession of plants and wildlife for scientific, educational, and propagation purposes. Please see our website for more information on Scientific Collecting Permits at www.wildlife.ca.gov/Licensing/Scientific-Collecting#53949678-regulations-.

6. *Nesting Birds*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*).

North Watt Avenue Specific Plan

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CDFW implemented the MBTA by adopting the Fish and Game Code section 3513. Fish and Game Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. Sections 3503, 3503.5, and 3513 of the Fish and Game Code afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto; section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto; and section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Potential habitat for nesting birds and birds of prey is present within the Project area. The Project should disclose all potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take must be included in the EIR.

CDFW recommends the EIR include specific avoidance and minimization measures to ensure that impacts to nesting birds or their nests do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The EIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. In addition to larger, protocol level survey efforts (e.g., Swainson's hawk surveys) and scientific assessments, CDFW recommends a final preconstruction survey be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.

7. *Moving out of Harm's Way:* The Project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, Sacramento County should state in the EIR a requirement for a qualified biologist with the proper handling permits, will be retained to be onsite prior to and during all ground- and habitat-disturbing activities. Furthermore, the EIR should describe that the qualified biologist with the proper permits may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities, as needed. The EIR should also describe qualified biologist qualifications and authorities to stop work to prevent direct mortality of special-status species. CDFW recommends fish and wildlife species be allowed to move out of harm's way on their own volition, if possible, and to assist their relocation as a last resort. It should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.

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8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as the sole mitigation for impacts to rare, threatened, or endangered species as these efforts are generally experimental in nature and largely unsuccessful. Therefore, the EIR should describe additional mitigation measures utilizing habitat restoration, conservation, and/or preservation, in addition to avoidance and minimization measures, if it is determined that there may be impacts to rare, threatened, or endangered species.

The EIR should incorporate mitigation performance standards that would ensure that impacts are reduced to a less-than-significant level. Mitigation measures proposed in the EIR should be made a condition of approval of the Project. Please note that obtaining a permit from CDFW by itself with no other mitigation proposal may constitute mitigation deferral. CEQA Guidelines section 15126.4, subdivision (a)(1)(B) states that formulation of mitigation measures should not be deferred until some future time. To avoid deferring mitigation in this way, the EIR should describe avoidance, minimization and mitigation measures that would be implemented should the impact occur.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in “take” (Fish & G. Code § 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) of State-listed CESA species, either through construction or over the life of the Project.

State-listed or candidate species with the potential to occur in the area include, but are not limited to: burrowing owl (*Athene cunicularia*) and Swainson’s hawk (*Buteo swainsoni*).

The EIR should disclose the potential of the Project to take State-listed species and how the impacts will be avoided, minimized, and mitigated. Please note that mitigation measures that are adequate to reduce impacts to a less-than significant level to meet CEQA requirements may not be enough for the issuance of an ITP. To facilitate the issuance of an ITP, if applicable, CDFW recommends the EIR include measures to minimize and fully mitigate the impacts to any State-listed species the Project has potential to take. CDFW encourages early consultation with staff to determine appropriate measures to facilitate future permitting processes and to engage with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service to coordinate specific measures if both State and federally listed species may be present within the Project vicinity.

Native Plant Protection Act

The Native Plant Protection Act (Fish & G. Code §1900 *et seq.*) prohibits the take or possession of State-listed rare and endangered plants, including any part or product thereof, unless authorized by CDFW or in certain limited circumstances. Take of State-

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listed rare and/or endangered plants due to Project activities may only be permitted through an ITP or other authorization issued by CDFW pursuant to California Code of Regulations, Title 14, section 786.9 subdivision (b).

Lake and Streambed Alteration Program

The EIR should identify all perennial, intermittent, and ephemeral rivers, streams, lakes, other hydrologically connected aquatic features, and any associated biological resources/habitats present within the entire Project footprint (including utilities, access and staging areas). The environmental document should analyze all potential temporary, permanent, direct, indirect and/or cumulative impacts to the above-mentioned features and associated biological resources/habitats that may occur because of the Project. If it is determined the Project will result in significant impacts to these resources the EIR shall propose appropriate avoidance, minimization and/or mitigation measures to reduce impacts to a less-than-significant level.

Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
3. Deposit debris, waste or other materials where it may pass into any river, stream or lake.

Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

If upon review of an entity's notification, CDFW determines that the Project activities may substantially adversely affect an existing fish or wildlife resource, a Lake and Streambed Alteration (LSA) Agreement will be issued which will include reasonable measures necessary to protect the resource. CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if one is necessary, the EIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the Project may avoid or reduce impacts to fish and wildlife resources. All LSA Notification types must be submitted online through CDFW's Environmental Permit Information Management System (EPIMS). For more information about EPIMS, please visit <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>. More information about LSA Notifications, paper forms and fees may be found at <https://www.wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

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Please note that other agencies may use specific methods and definitions to determine impacts to areas subject to their authorities. These methods and definitions often do not include all needed information for CDFW to determine the extent of fish and wildlife resources affected by activities subject to Notification under Fish and Game Code section 1602. Therefore, CDFW does not recommend relying solely on methods developed specifically for delineating areas subject to other agencies' jurisdiction (such as United States Army Corps of Engineers) when mapping lakes, streams, wetlands, floodplains, riparian areas, etc. in preparation for submitting a Notification of an LSA.

CDFW relies on the lead agency environmental document analysis when acting as a responsible agency issuing an LSA Agreement. CDFW recommends lead agencies coordinate with us as early as possible, since potential modification of the proposed Project may avoid or reduce impacts to fish and wildlife resources and expedite the Project approval process.

The following information will be required for the processing of an LSA Notification and CDFW recommends incorporating this information into any forthcoming CEQA document(s) to avoid subsequent documentation and Project delays:

1. Mapping and quantification of lakes, streams, and associated fish and wildlife habitat (e.g., riparian habitat, freshwater wetlands, etc.) that will be temporarily and/or permanently impacted by the Project, including impacts from access and staging areas. Please include an estimate of impact to each habitat type.
2. Discussion of specific avoidance, minimization, and mitigation measures to reduce Project impacts to fish and wildlife resources to a less-than-significant level. Please refer to section 15370 of the CEQA Guidelines.

Based on review of Project materials, aerial photography and observation of the site from public roadways, the Project site supports Magpie Creek, Dry Creek tributary, Rio Linda Creek tributary, and their associated riparian habitats. CDFW recommends the EIR fully identify the Project's potential impacts to the streams and/or their associated vegetation and wetlands.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

North Watt Avenue Specific Plan

February 2, 2026

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FILING FEES

The Project, as proposed, would have an effect on fish and wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by Sacramento County and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code § 711.4; Pub. Resources Code, § 21089.)

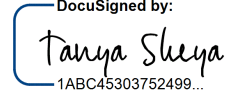
CONCLUSION

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on the Notice of Preparation of the EIR for the North Watt Avenue Specific Plan and recommends that Sacramento County address CDFW's comments and concerns in the forthcoming EIR. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts.

If you have any questions regarding the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Harvey Tran, Senior Environmental Scientist (Specialist) at (916) 358-4035 or harvey.tran@wildlife.ca.gov.

Sincerely,

DocuSigned by:

1ABC45303752499...

Tanya Sheya
Environmental Program Manager

ec: Dylan Wood, Senior Environmental Scientist (Supervisory)
Harvey Tran, Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife

Office of Land Use and Climate Innovation, State Clearinghouse, Sacramento

North Watt Avenue Specific Plan

February 2, 2026

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REFERENCES

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A Manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.
<http://vegetation.cnps.org/>

From: [PER-CEQA](#)
To: [Shen, Jessie](#); [Shippey, Anastasia](#)
Subject: FW: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR NORTH WATT AVENUE
SPECIFIC PLAN (PLNP2023-00256)
Date: Wednesday, February 4, 2026 4:08:20 PM

From: King Tunson
Sent: Wednesday, February 4, 2026 2:11 PM
To: PER-CEQA <CEQA@sacounty.net>
Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR NORTH
WATT AVENUE SPECIFIC PLAN (PLNP2023-00256)

|

Hello,

I don't have any comments. Thanks

King Tunson | Program Specialist
City of Sacramento | Fire Department | Prevention Division
5770 Freeport Blvd. Sacramento, CA 95822-3516

MEMORANDUM

Date: February 6, 2026

To: Julie Newton, Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

From: Molivann Phlong, Park Planning and Development Services

Cc: Scott Johnson, Community Development Department

Subject: Park Planning and Development Services Division Comment on PLNP2023-00256 North Watt Avenue Specific Plan

The Park Planning and Development Services Division (PPDS) in the City of Sacramento's Department of Youth, Parks, & Community Enrichment is commenting on the County of Sacramento's Notice of Preparation of the North Watt Avenue Specific Plan.

The City of Sacramento's Del Paso Regional Park (approximately 200 acres) is located south of the North Watt Avenue Specific Plan, between the County of Sacramento's jurisdiction, and is bisected by Watt Avenue. The eastern section of Del Paso Regional Park is bounded by Auburn Boulevard to the south, Freeway Interstate 80 and Business Loop 80 on-ramps and off-ramps to the east, Park Road to the north, and Watt Avenue on the west. The western section of the regional park is bounded by Freeway Business Loop 80 to the south, Longview Drive to the North, Freeway Interstate 80 and the Sacramento Regional Transit District (SacRT) Blue Line light rail to the west, and Watt Avenue to the east. Just north of the Blue Line is the Amtrak Capitol Corridor train route.

The Del Paso Regional Park is currently disconnected from alternative modes of transportation due to existing obstacles such as multiple privately owned parcels, road barriers, freeways, train routes, and the Arcade Creek, which creates a lack of multiple accessible routes to the park. PPDS supports the recommendations, e.g., Active Transportation Crossing at Roseville Road, which is a recommendation from the City of Sacramento's Streets for People: Sacramento Active Transportation Plan¹. The Active Transportation Crossing recommends improvements to the

¹ <https://www.cityofsacramento.gov/public-works/mobility-and-sustainability/transportation-planning/current-transportation-planning-efforts/streets-for-people-sacramento-active-transportation-plan>

selected area for people walking, rolling, and biking over major barriers, including new sidewalks on both sides of a street, and improved sidewalks, such as sidewalk widening and filling in missing sidewalks, along Auburn Boulevard. PPDS' adopted Parks Plan 2040² supports the Active Transportation Crossing with the following policies that support access to city parks:

Parkland Service Standards

- **1.4:** Strive to provide a publicly accessible park within a 10-minute walk, or approximately one-half mile, of all residents (homes in residential areas).
 - a. Distribute neighborhood, community, and regional parks to support close-to-home access.
- **1.5:** Strive to provide larger parks with specialized recreation opportunities within three miles of all residents (homes in residential areas).
 - a. Distribute community or regional parks across Sacramento to be accessible to all residents via a reasonable driving or transit time.

Park Equity and Access

- **1.12:** Strategically increase recreation access and/or greenspace in park deficient areas.
 - c. Improve walking and bicycling access to existing parks to leverage existing resources when providing parks within walking distance.
 - d. Improve bicycling and walking access by adding entry points to existing parks to make parks more accessible within walking distance.

Trail and Parkway Connectivity

- **1.17:** Coordinate with other City departments and regional providers in creating an interconnected shared use path system that helps achieve the City's CAAP (Climate Action & Adaptation Plan) and Active Transportation Mode Share goals.
 - a. Collaborate with other City departments, community partners, adjacent cities, including West Sacramento and Elk Grove, and regional entities, including Sacramento County Parks and Recreation, and Sacramento County Council of Governments, to provide an interconnected system of regional and local shared use paths to support recreation, active transportation, and park and program access.
 - b. Coordinate with respective City Departments' planning efforts, such as the Streets for People: Active Transportation Plan, when planning, constructing, and maintaining the shared-use paths and bikeways.

² <https://www.cityofsacramento.gov/ypce/parks/planning---development/park-plan>

David Villanueva
County Executive



County of Sacramento

Dave Defanti,
Deputy County Executive
Community Services

**Waste Management and
Recycling**
Keith Goodrich – Director

February 5, 2026

Julie Newton, Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CEQA@saccounty.net

Subject: Comments on the Notice of Preparation of a Draft Environmental
Impact Report for the North Watt Avenue Specific Plan

Project No.: PLNP2023-00256

Dear Ms. Newton:

The County of Sacramento Department of Waste Management and Recycling (DWMR) appreciates the opportunity to comment on the North Watt Avenue Specific Plan (Specific Plan). DWMR owns and operates the North Area Recovery Station (NARS) at 4450 Roseville Road, located within the Specific Plan area. NARS is a public solid waste transfer facility identified in both the Sacramento County General Plan of 2005-2030 and the North Watt Avenue Corridor Plan (Corridor Plan). The NARS facility is a critical component for providing solid waste services within the County. It is of the utmost importance for the economic vitality and sustainability goals of the County that NARS remain operational and in its current location.

NARS is currently identified as a transfer station on the land use exhibit (Figure 2.1) of the Corridor Plan. DWMR requests the NARS facility, consisting of Assessor Parcel Numbers 240-0550-034-0000, 240-0550-047-0000, 240-0550-057-0000, and 240-0550-049-0000, continue to be identified as a transfer station on any land use maps in the Specific Plan.

Furthermore, to ensure the safe and efficient operation of NARS, proper consideration should be given to the planned land uses adjacent to the site. Operations at NARS may expose neighboring properties to heavy truck traffic, dust, litter, noise, and odors.

DWMMR requests that the North Area Recovery Station Buffer Area Policy (Policy 2.12) from the Corridor Plan be included in the Specific Plan. Maintaining a buffer area that prohibits residential uses within 1,000 feet of the NARS property boundary will protect public health and minimize complaints from nearby residents.

Again, DWMMR appreciates the opportunity to provide input on this project. If you have any questions regarding this letter, please do not hesitate to contact Anthony Pasek of my staff at (916) 875-6971 or paseka@saccounty.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Goodrich".

Keith Goodrich, P.E.

Director

County of Sacramento Department of Waste Management and Recycling



Date: January 27, 2026

To: Julie Newton – Environmental Coordinator
Planning and Environmental Review

From: Evan Eyster – Associate Civil Engineer
Sacramento County Water Agency

Subject: North Watt Avenue Specific Plan (PLNP2023-00256)
January 2026

This work does not fall within Sacramento County Water Agency service areas. As such, SCWA has no comments on this project.

February 9, 2026

Julie Newton
Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225,
Sacramento, CA 95814

**Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR NORTH WATT AVENUE SPECIFIC PLAN**

APN: N/A

File No: PLNP2023-00256

Dear Ms. Newton,

The Sacramento Area Sewer District (SacSewer) has reviewed the subject document and has the following comments.

The North Watt Avenue Specific Plan (Specific Plan) identifies public infrastructure improvements needed to support new infill development, along with strategies to fund and implement these improvements in ways that can attract private investment in both existing properties and future infill projects.

The Specific Plan area 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 project encompasses the existing North Watt Avenue Corridor Plan area and North Highlands Town Center Special Planning Area (SPA) with minor exclusions and new inclusions.

Note: Effective January 1, 2024, the Sacramento Regional County Sanitation District and the Sacramento Area Sewer District merged into one district called the Sacramento Area Sewer District, or SacSewer for short.

SacSewer provides local sewer service to the proposed project site via its collection system and conveys sewage from the collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

SacSewer is not a land-use authority and plans and designs its sewer systems using information from land-use authorities. SacSewer bases the projects identified within its planning documents on growth projections provided by these land-use authorities.

www.sacsewer.com

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To receive sewer service, the project proponent must complete Sewer Master Plans that include connection points and phasing information to assess the existing capacity of the collection systems to determine if the current facilities can convey the additional flows generated by the Project.

In March 2021, the SacSewer Board of Directors approved the most current SacSewer planning document, the 2020 System Capacity Plan Update (SCP). In February 2013, the SacSewer Board of Directors adopted the Interceptor Sequencing Study (ISS). The SCP and ISS are on the SacSewer website at [System Capacity Plans - Sacramento Area Sewer District \(sacsewer.com\)](https://www.sacsewer.com/system-capacity-plans-sacramento-area-sewer-district).

The increased densities proposed by the Project were not included in the most current SCP and ISS planning documents. Portions of the Project area may exceed the design capacity of the existing collection system and may require projects to upsize the existing collection system to handle the increased flows proposed by the Project.

Additionally, there are existing sewer facilities in the Specific Plan area, including the following interceptors:

- 48" Upper Northwest (UNWI; N57) crossing Watt Avenue at Elkhorn Boulevard
- 30" McClellan Interceptor (N33) crossing Watt Avenue at Roseville Road

Any designs or construction activities that may potentially impact SacSewer's facilities must be coordinated with and reviewed by SacSewer staff in advance.

Customers receiving service from SacSewer are responsible for rates and fees outlined within the latest SacSewer ordinance. Fees for connecting to the sewer system recover the capital investment of sewer and treatment facilities that serve new customers. SacSewer does not guarantee sewer service or system capacity to the property until the property obtains proper permits to connect to the system and pays all facility impact (capacity) fees. The SacSewer ordinances are on the SacSewer website at [Ordinances - Sacramento Area Sewer District \(sacsewer.com\)](https://www.sacsewer.com/ordinances-sacramento-area-sewer-district).

If you have any questions regarding these comments, please call me at (916) 875-0283.

Sincerely,



Zoe Wu
SacSewer Development Services

From: [PER-CEQA](#)
To: [Shen, Jessie](#); [Shippey, Anastasia](#)
Subject: FW: North Watt Avenue Specific Plan – Scoping Comment
Date: Friday, January 16, 2026 7:42:22 AM

FYI...

Anastasia Shippey, Senior Planner

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814 | (916) 874-3125

From: > **Sent:** Thursday, 15 January, 2026 17:04
To: PER-CEQA <CEQA@saccounty.net>
Subject: North Watt Avenue Specific Plan – Scoping Comment

am a resident living near the intersection of Watt Avenue and Larchmont Drive in North Highlands.

I support efforts to improve the corridor; however, I respectfully request that the Environmental Impact Report give particular attention to residential comfort, including noise levels, construction impacts, traffic-related noise, and overall quality of life for nearby residents.

Please ensure that both short-term construction noise and long-term operational noise are carefully evaluated, and that appropriate mitigation measures are identified to protect existing residents living close to Watt Avenue.

Thank you for the opportunity to provide input during the scoping process.

Sent from my iPhone

From: [PER-CEQA](#)
To: [Shen, Jessie](#); [Shippey, Anastasia](#)
Subject: FW: PLNP2023-00256
Date: Thursday, January 15, 2026 8:55:02 AM

From: Rieger, Matthew <> **Sent:** Thursday, January 15, 2026
6:37 AM
To: PER-CEQA <CEQA@saccounty.net>
Subject: PLNP2023-00256

Metro Fire does not have any specific comments at this time for the overall general project.
Metro Fire will have comments for each individual project that is to be constructed at that point
in time. Please reach out when each individual project is to begin for our comments.

From: [PER-CEQA](#)
To: [Shen, Jessie](#)
Cc: [Shippey, Anastasia](#)
Subject: FW: Caltrans District 3 LDR Response: North Watt Avenue Specific Plan (PLNP2023-00256)
Date: Tuesday, January 20, 2026 9:34:34 AM

From: Spence, Robynn L@DOT **On Behalf Of** D3 Local Development@DOT
Sent: Tuesday, January 20, 2026 9:23 AM
To: PER-CEQA <CEQA@saccounty.net>
Cc: Smith, David
Subject: Caltrans District 3 LDR Response: North Watt Avenue Specific Plan (PLNP2023-00256)

Good morning, Julie,

Thank you for including the California Department of Transportation in the review process for the North Watt Avenue Specific Plan Project. We wanted to reach out and let you know that we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Thank you!

Respectfully,

Robynn Spence

Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
Schedule: M-F, 7am-3:30pm
In Office: M & W | Telework: Tu, Th, & F