



COUNTY OF SACRAMENTO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ENVIRONMENTAL REVIEW DIVISION
NOTICE OF AVAILABILITY

AUGUST 14, 2026

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NORTH WATT AVENUE SPECIFIC PLAN (SCH# 2026010390; COUNTY CONTROL NO. PLNP2023-00256)

NOTICE is hereby given that a Draft Environmental Impact Report (Draft SEIR) has been prepared by the County of Sacramento, State of California, and is available for public review pursuant to the California Environmental Quality Act (CEQA) Guidelines.

PROJECT TITLE: North Watt Avenue Specific Plan

CONTROL NUMBER: PLNP2023-00256

STATE CLEARINGHOUSE NUMBER: 2026010390

ASSESSOR'S PARCEL NUMBERS: Various ±

PROJECT LOCATION AND GENERAL DESCRIPTION:

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.

SUMMARY OF IMPACTS:

The Draft EIR identifies that implementation of the Specific Plan would result in significant and unavoidable impacts related to air quality (operational emissions, cumulative construction and operational emissions), and noise (construction noise and vibration, traffic noise increases, cumulative traffic noise increases). Even with application of mitigation measures identified, impacts in these topic areas would remain significant and unavoidable.

The Draft EIR identifies that implementation of the Specific Plan would result in less than significant or less than significant with mitigation impacts to aesthetics; air quality (construction emissions, expose sensitive receptors to mobile-source carbon monoxide or toxic air contaminants, conflict with air quality

plan, and objectionable odors); biological resources; climate change; cultural and paleontological resources; energy; hazards and hazardous materials; hydrology and water quality; noise (expose sensitive receptors to new stationary noise sources, excessive aircraft noise); population and housing; public services; recreation; transportation; tribal cultural resources; and utilities and service systems.

REVIEW OF AND PUBLIC COMMENT ON THE DRAFT EIR:

The Draft EIR, as well as other Specific Plan information and details, may be reviewed online at:

<https://planning.saccounty.gov/us/en/planning-environmental-review/projects/infill/northwattsp.html#gsc.tab=0>

A hardcopy of the Draft EIR is available for review at the address below:

Sacramento County
Planning and Environmental Review Division
827 7th Street, Room 225,
Sacramento, CA 95814

The review period for the Draft EIR begins August 14, 2026 and ends September 28, 2026.

Comments on the Draft EIR should be directed to:

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

Failure to comment will not preclude your right to testify at a future public hearing for the Specific Plan. Subsequent notices providing the date, time, and place of the public hearings will be provided by the hearing body authorized to conduct the public hearing for the Specific Plan.