NOTICE OF AVAILABILITY

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

TITLE: NORTH WATT AVENUE SPECIFIC PLAN

CONTROL NUMBER: PLNP2023-00256

STATE CLEARINGHOUSE NUMBER: 2026010390

LOCATION:

The North Watt Avenue Specific Plan Area (Specific Plan Area) 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.

GENERAL DESCRIPTION:

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.

REVIEW:

The FEIR as well as other project documents and details may be reviewed on the internet and/or at the physical address below:

https://planning.saccounty.gov/us/en/planning-environmental-review/projects/infill/northwattsp.html

Sacramento County
Department of Community Development, Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141

The FEIR includes a response to comments received on the Draft EIR. The conclusions of the Draft EIR remain adequate.

The FEIR identified significant and unavoidable impacts to Air Quality – long-term operational emissions and short-term construction-related emissions, and Noise – construction noise and vibration and traffic noise.

The FEIR identified potentially significant impacts to Air Quality – short-term construction emissions; Biological Resources – special-status species, sensitive habitats, wetlands, migratory species, and native and non-native trees; Climate Change (GHG) – construction and operation emissions; Cultural and Paleontological Resources – archaeological resources, human remains, and paleontological resources; Hazards and Hazardous Materials; Noise – stationary noise sources; and Tribal Cultural Resources – resources, which could be reduced to a less than significant level through inclusion of recommended mitigation measures.

Impacts associated with Aesthetics, Energy, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems are considered less than significant.

The project is scheduled before the Sacramento County Board of Supervisors on **November 17, 2026,** at 700 H Street, Room 1450 (Board Chambers) at 10 am. Interested individuals may also check the materials for upcoming hearings on the Sacramento County Board of Supervisors website https://sccob.saccounty.gov/Pages/BOSPublicMeetings.aspx