

NOTICE OF AVAILABILITY

NOTICE is hereby given that a Draft Environmental Impact Report (DEIR) 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 for the project listed below.

PROPOSED PROJECT: West Jackson Highway Master Plan (State Clearinghouse No 2013092021, County Control Number PLNP2008-00240)

REVIEW AND COMMENT PERIOD: July 25, 2024 to September 9, 2024

PROJECT LOCATION: The proposed Project is located along State Route 16 (Jackson Highway) in generally the geographic center of Sacramento County. The Project boundaries are generally Jackson Highway, Kiefer Boulevard and Goethe Road to the north, portions of Elder Creek Road and Florin Road to the south, the City of Sacramento to the west and Excelsior Road to the east.

PROJECT DESCRIPTION: The West Jackson Highway Master Plan (WJHMP) establishes a framework and strategy for development of the Plan Area, including proposed land use designations, policies to guide development and ongoing operations, and plans for infrastructure and public services. The project site consists of 484 parcels totaling approximately 5,913 acres. The WJHMP provides for 16,484 residential dwelling units; 988 acres of commercial, employment and industrial land; 2,101 acres of parks and open space; and six elementary schools, one middle school, and one high school.

The Project will require amendments to the Sacramento County General Plan to include the proposed land uses, streets and bikeways on the General Plan's Land Use Diagram, Transportation Plan, and Active Transportation Plan and both the Cordova and Vineyard Community Plans. The Project will also require Sacramento County Water Agency Board of Directors' approval of a Water Supply Master Plan amendment to the existing Zone 40 Water Supply Master Plan to include provision of water service to the WJHMP area, and the approval of two Water Supply Assessments pursuant to California Water Code.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The DEIR identified that the project would result in significant and unavoidable impacts related to aesthetics, agricultural resources, air quality, cultural resources (historical resources), noise, and transportation. The project would result in impacts that are less than significant or less than significant with mitigation with respect to airport compatibility; biological resources; climate change; cultural resources; energy; geology, soils, and mineral resources; hazards and hazardous materials; hydrology, drainage, and water quality; land use, population, and housing; public services; public utilities; water supply; and tribal cultural resources.

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available for review during normal business hours at the Sacramento County Planning and Environmental Review Division in Sacramento (827 7th Street, Room 225, Sacramento, CA 95814).

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

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/WestJacksonHighwayMasterPlan.aspx>

SEND COMMENTS TO:

Sacramento County,
Department of Community Development, Planning and Environmental Review Division
Attention: Environmental Coordinator
827 7th Street, Room 225
Sacramento, CA 95814;

Comments can also be emailed to CEQA@saccounty.gov no later than 5:00 p.m. on September 9, 2024. Failure to comment will not preclude your right to testify at a future public hearing for the proposed project.

PUBLIC HEARINGS: The County Planning Commission will hold a public meeting to accept public comments on the project and close the public comment period on Monday, September 9, 2024.

An additional public hearing for the project will be held at the Planning Commission and Board of Supervisors after preparation of a Final EIR. The date, time, and place of the Planning Commission hearing are presently unknown. An additional notice providing the date, time, and place of the Planning Commission hearing will be provided once a date has been finalized.

Agendas and materials for Sacramento County public meetings can be found at:

<https://www.saccounty.gov/Government/Pages/PublicMeetings.aspx>