



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2013082017

Project Title: Jackson Township Specific Plan

Lead Agency: Sacramento County Contact Person: Jessica Lynch, Senior Planner
Mailing Address: 827 7th Street, Room 225 Phone: (916) 874-8379
City: Sacramento Zip: 95814 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Mather
Cross Streets: Jackson Road & Excelsior Road Zip Code: 95655
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1,391
Assessor's Parcel No.: ... Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: ... Waterways: Morrison & Elder Creeks
Airports: Mather Railways: ... Schools: Mather Heights, McGary

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [x] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Governor's Office of Planning & Research
SEP 16 2019
STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 6,043 Acres 577.5
[x] Office: Sq.ft. 731,806 Acres 33.6 Employees
[x] Commercial: Sq.ft. 837,300 Acres 76.9 Employees
[] Industrial: Sq.ft. Acres Employees
[x] Educational: 100 acres for elementary/middle/high schools
[x] Recreational: 78.3 acres of community & neighborhood park
[] Water Facilities: Type MGD
[x] Transportation: Type 104.6 acres of primary roadways
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Light Industrial (M-1), Agricultural 80 (AG-80), and Interim Agricultural Reserve (IR)

Project Description: (please use a separate page if necessary)

The Project includes a land use plan that would provide for a variety of residential, public, park, open space, and employment-generating uses such as office, commercial, and retail. It would provide for a diverse community that can accommodate a wide range of residents in various housing types in proximity to existing and planned job centers, including new jobs created within the Plan Area. Much of the eastern portion and the area north of Kiefer Boulevard in the Plan Area would be occupied by a wetland and habitat preserve. Another key feature of the Plan Area is a large, centrally located greenway/drainage corridor with a trail on one side that has been designed to provide easy, non-vehicular linkages from one end of the community to the other.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #CV |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 16, 2019 Ending Date October 31, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>Tsakopoulos Investments, Angelo G. Tsakopoulos</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: _____
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: _____
Contact: <u>Amanda Olekszulin</u>	Phone: _____
Phone: <u>916-930-3183</u>	

Signature of Lead Agency Representative:  Date: 9/16/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.