



1112 I St #100  
Sacramento, CA 95814

300 Richards Boulevard, Third Floor  
Sacramento, CA 95811

DATE: **March 4, 2022**

TO: Interested Persons

FROM: Cheryle Hodge, Principal Planner/New Growth Manager  
Community Development Department

Jose C. Henriquez, Executive Officer  
Sacramento Local Agency Formation Commission

RE: **NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT  
AND SCOPING MEETING FOR THE AIRPORT SOUTH INDUSTRIAL  
PROJECT (P21-017)**

COMMENT PERIOD: **March 4, 2022 through April 4, 2022**

### **SCOPING MEETING**

**March 16, 2022; 6:00 p.m.**

**By Computer:** To join the meeting by computer, please register:

#### **Zoom Meeting Registration Link:**

[https://us02web.zoom.us/webinar/register/WN\\_85ogrpKdR5Kdrj25j9Ax1A](https://us02web.zoom.us/webinar/register/WN_85ogrpKdR5Kdrj25j9Ax1A)

The presentation will be recorded and available to view after **March 16, 2022**.

**Trustee and responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. Due to the COVID-19 pandemic, the scoping meeting will be conducted in a virtual format. Written comments regarding relevant issues may be submitted during the meeting.**

### **INTRODUCTION**

The City of Sacramento and the Sacramento Local Agency Formation Commission (LAFCo) are the Co-Lead agencies for the preparation of an Environmental Impact Report (EIR) for the proposed Airport South Industrial Project (proposed project) and issue this

notice in accordance section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

The EIR is being prepared in compliance with CEQA. The City and LAFCo, as Co-Lead agencies, are issuing this Notice of Preparation (NOP) to inform trustee and responsible agencies, as well as the public, of their separate and discretionary decision to prepare an EIR. The purpose of the NOP is to provide information describing the project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The EIR will provide an evaluation of potential environmental impacts associated with development of the project. The proposed project location, description, and environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate potentially significant environmental impacts of the proposed project, on a direct, indirect, and cumulative basis; identify mitigation measures that may be feasible to lessen or avoid such impacts; identify alternatives that may lessen one or more potentially significant impacts associated with the proposed project; growth-inducing effects of the project; and irreversible significant effects.

### **PROJECT LOCATION AND DESCRIPTION**

The proposed project would be located southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California (see Figure 1 and Figure 2). The approximately 450-acre project site is undeveloped and consists entirely of agricultural land.

The project site is located south of Metro Air Parkway (and the new Metro Air Parkway/I-5 interchange), southwest of the City of Sacramento Greenbriar (now known as Northlake) development currently under construction and west of the existing Westlake adjacent to the current City of Sacramento boundary.

Portions of Bayou Way and Metro Air Parkway are located within the project site. Bayou Way is generally laid out in an east-to-west direction. Metro Parkway connects to Bayou Way and features a north-to-south direction. Surrounding existing uses include the Life Storage Facility and Westlake subdivision to the east; the West Drainage Canal, undeveloped agricultural land, and the Paso Verde School to the south; currently undeveloped Sacramento International Airport (SMF) Master Plan Commercial Development to the west; the Sacramento International Airport to the northwest, across from I-5; the Metro Air Park and the Amazon SMF-1 Fulfillment Center to the north, across from I-5; and the currently under-construction Northlake subdivision to the northeast, across from I-5.

Prior to the commencement of construction, the proposed project would require discretionary approval by the Sacramento LAFCo of a Sphere of Influence Amendment (SOIA) and a subsequent discretionary approval of the project site's annexation into the City limits, before any construction could occur. The project site is currently situated

adjacent to, but outside of, the City's SOI. Approval of a SOIA would modify the City's SOI to expand to include the boundaries of the project site, which would allow for the project site to then be annexed into the City limits as a subsequent and separate action. In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act (see Government Code Section 56375), Rezoning would be applied to the annexation area prior to LAFCo's consideration of the annexation.

If the annexation is approved, the proposed project would include development of an industrial park, that would allow for construction of up to 6,600,000 square feet (sf) of industrial uses across approximately 408 acres, as well as approximately 100,000 sf of retail/commercial uses, including approximately 61,000 sf of hotel/hospitality, and associated parking lots, on approximately 11 acres. Each industrial building would include associated parking areas to accommodate vehicles and/or trailers, as well as bio-detention areas to capture stormwater runoff from the newly constructed impervious surfaces.

The proposed project would require approval of the following entitlements: Sacramento County LAFCo approval of a SOIA (including a related Municipal Services Review) and Reorganization (annexation and related detachments); and City of Sacramento approval of a Prezone, General Plan Amendment (GPA), Tentative Master Parcel Map, Development Agreement (DA) and Planned Unit Development (PUD).

### **ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The EIR will evaluate the potential environmental impacts of the proposed project and recommend mitigation measures, as required. The EIR will provide a project-specific evaluation of the environmental effects of the proposed project, pursuant to Section 15161 of the CEQA Guidelines.

The City and LAFCo anticipate that the following technical areas will be addressed in the EIR to determine whether the project would result in any significant environmental effects:

- Aesthetics;
- Agricultural Resources;
- Air Quality and Greenhouse Gas Emissions (Including Energy);
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use, Open Space, and Planning & Population and Housing;
- Noise;
- Public Services & Utilities and Service Systems;
- Transportation; and
- Tribal Cultural Resources.

The EIR will identify and evaluate alternatives to the proposed project. CEQA requires that an EIR evaluate a “No Project” alternative, as well as a reasonable range of other project alternatives. Comments on potential alternatives for discussion in the EIR are welcomed.

Due to concerns over COVID-19, the City of Sacramento Community Development Department’s Public Counter, located at 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, is closed until further notice. Environmental documents related to the project may be reviewed through the City’s website at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

The Sacramento LAFCo office, located at 1112 I Street is open to the public; however, people are strongly encouraged to make an appointment beforehand. Materials related to this project and NOP can be viewed through the Sacramento LAFCo’s website at:

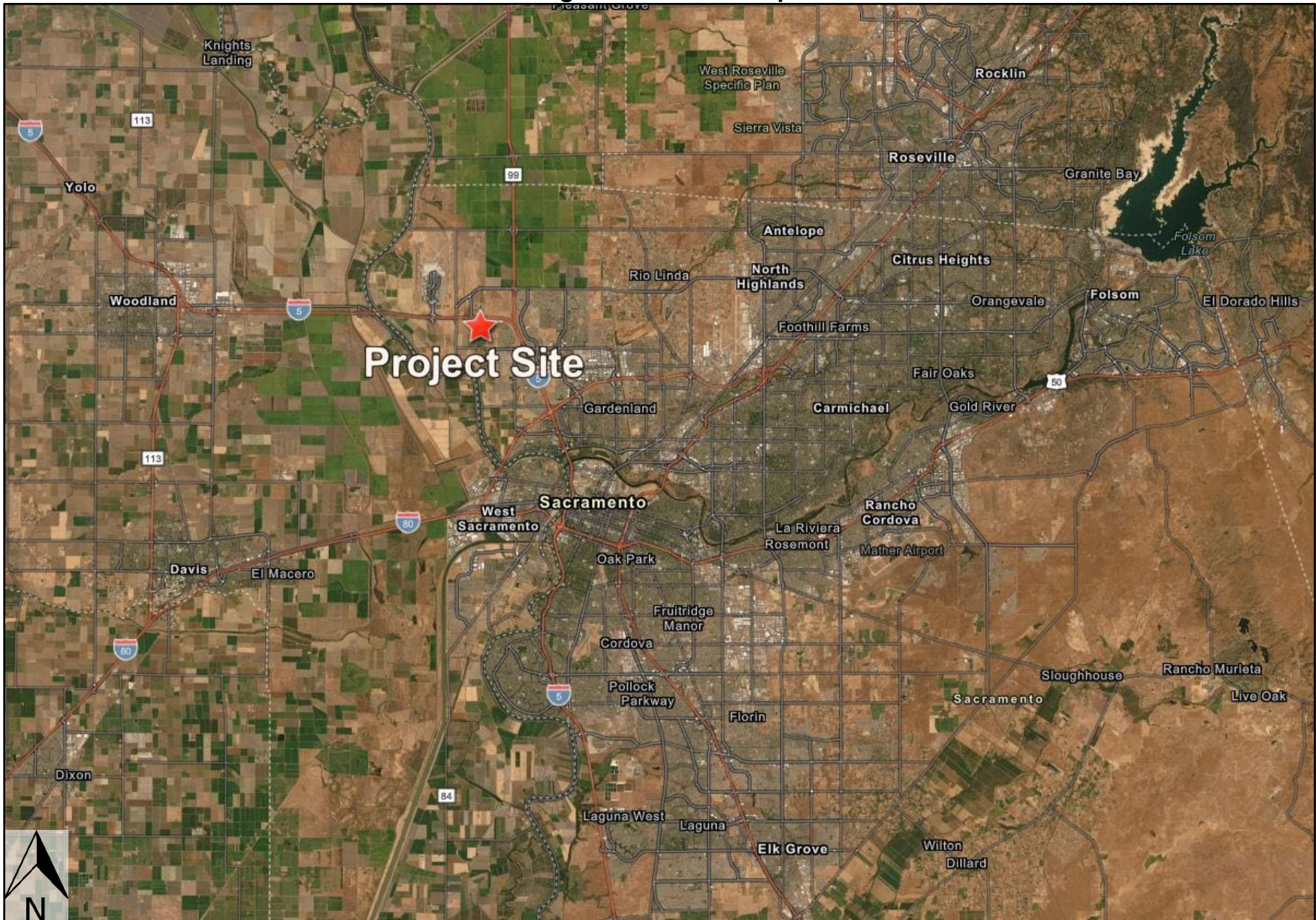
[www.saclafco.org](http://www.saclafco.org)

### **SUBMITTING COMMENTS**

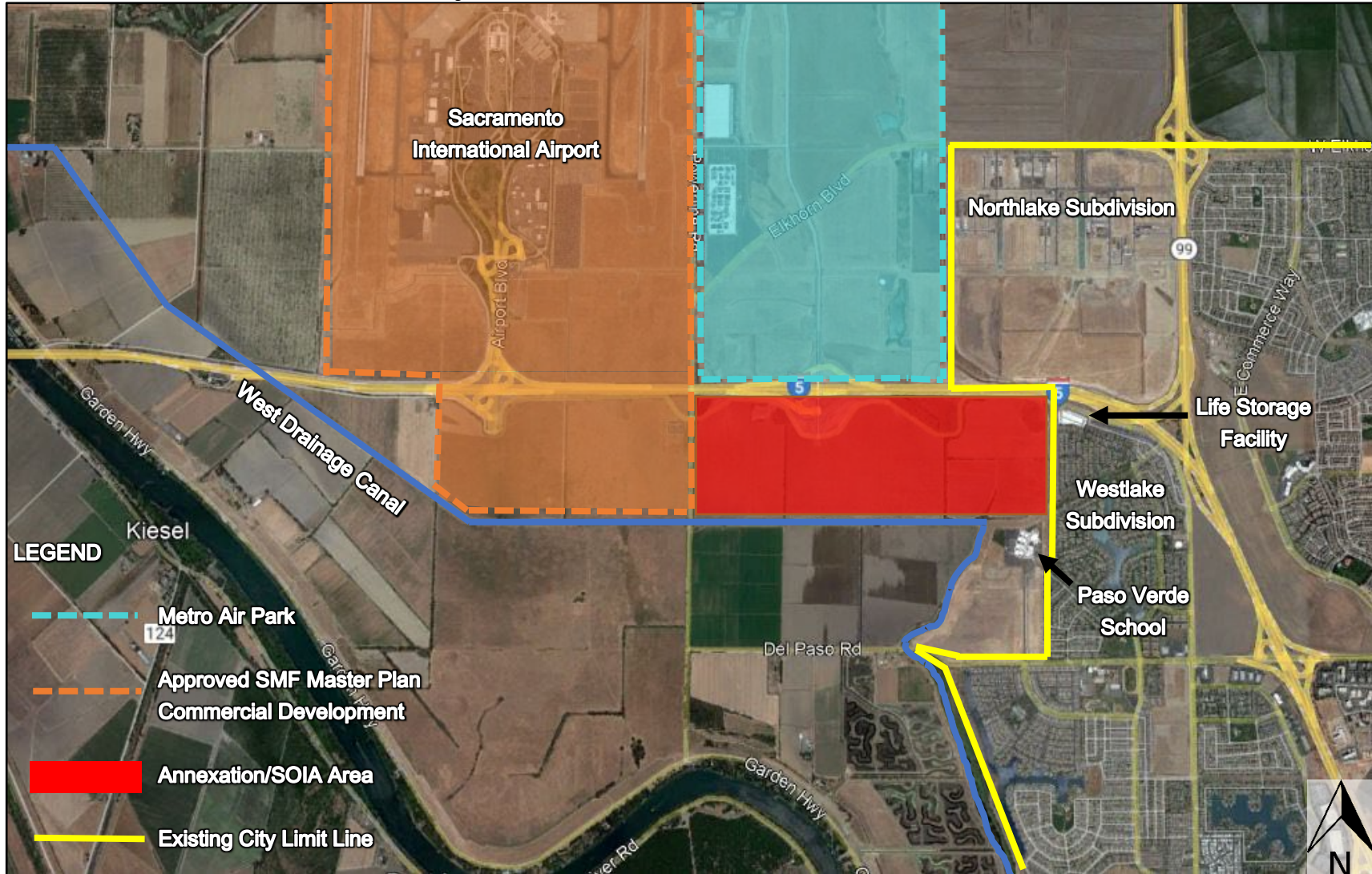
Comments and suggestions regarding the scope of analysis of the EIR are invited from all interested parties. All comments will be received by the City of Sacramento. Written comments or questions concerning the EIR for the proposed project should be directed to the environmental project manager at the following address by **5:00 p.m. on April 4, 2022**. Please include the contact person’s full name and address in order for staff to respond appropriately:

**Scott Johnson, Senior Planner**  
City of Sacramento Community Development Department  
300 Richards Blvd., Third Floor  
Sacramento, CA 95811  
Telephone: (916) 808-5842  
E-mail: ***srjohnson@cityofsacramento.org***

**Figure 1  
Regional Location Map**



**Figure 2  
Project Site Boundaries and Annexation Area**



Note: Project Site boundaries are approximate.