

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 # _____

Project Title: Airport South Industrial Park

Lead Agency: City of Sacramento Community Development Department Contact Person: Scott Johnson
Street Address: 300 Richards Blvd, 3rd Floor Phone: (916) 808-2762
City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento
Cross Streets: Southeast of Powerline Road and Interstate 5 Zip code: 95837
Lat/Long: 38 ° 40 ' 5.6 " N -121 ° 34 ' 0.04 " W Total Acres: 450
Assessor's Parcel No: 225-0020-010, -016, -017, -021 through -027, -030, -034, and -035 Section: 5 Twp: 9N Range: 4E Base: MDBM

Within 2 miles: State Hwy#: SR 99 and I-5 Waterways: Sacramento River
Airports: Sacramento International Airport Railways: N/A Schools: Paso Verde School

Document Type:

CEQA: NOP 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: _____ FONSI

Local Action Type:

General Plan Update 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 Other: Development Agreement; Sphere of Influence Amendment
(Subdivision, etc.)

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 100,000 Acres 11 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 6,600,000 Acres 408 Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The project site is located southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. Currently, the project site consists entirely of undeveloped agricultural land. The Sacramento County General Plan designates the project site as Agricultural Cropland and the site is zoned Agricultural (AG-80).

Project Description: The proposed project would include development of up to 6,600,000 square feet (sf) of industrial uses across approximately 408 acres of the project site, 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 of the site. The proposed project would require approval of the following entitlements: Sacramento County LAFCo approval of a Sphere of Influence Amendment (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).

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 checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>3</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>5S</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains 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 checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # <u>2</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date 3/4/2022 Ending Date 4/4/2022

Lead Agency: City of Sacramento Applicant: NorthPoint Development
Consulting Firm: Raney Planning & Management, Inc. Address: 3007 Douglas Boulevard, Suite 100
Address: 1501 Sports Drive, Suite A City/State/Zip: Roseville, CA 95661
City/State/Zip: Sacramento, CA 95834 Phone: (419) 320 5 956
Contact: Rod Stinson
Phone: (916) 3 726100

Signature of Lead Agency Representative:  Date: 3/4/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.