

## Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2022030181

Lead Agency: City of Sacramento and Sacramento Local Agency Formation Commission

Project Title: Airport South Industrial Park

Project Location: Sacramento Sacramento  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project site consists of approximately 474.4 acres of undeveloped agricultural land (identified by APNs 225-0020-010, -016, -017, -021 through -024, -026, -027, -030, and -032 through -035; and 225-0030-023, -024, -045, and -048) located southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. The proposed project would include the development of an industrial park within an approximately 353.5-acre portion of the project site, located immediately south of Bayou Way. The industrial park would allow for construction of up to 5,204,500 square feet (sf) of industrial uses on approximately 235.6 acres, as well as approximately 98,200 sf of retail/highway commercial uses, including approximately 73,400 sf of hotel/hospitality, on approximately 13.4 acres.

The proposed project would require Sacramento Local Agency Formation Commission approval of a Sphere of Influence (SOI) Amendment and Annexation of the project site into the Sacramento City limits. In addition, the proposed project would require City approval of the following:

- Prezone;
- General Plan Amendment (GPA);
- Tentative Master Parcel Map;
- Finance Plan;
- Property Tax Exchange Agreement;
- Planned Unit Development (PUD); and
- Development Agreement (DA).

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project related to Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning/ Population and Housing; Noise; Public Services, Utilities, and Service Systems; Transportation; and Tribal Cultural Resources, and recommends mitigation measures to reduce impacts. As described in the Draft EIR, some impacts related to Aesthetics, Agricultural Resources, and Air Quality have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy that were identified in NOP comment letters, and are otherwise known for the region, include the following:

- Increase in light pollution on nearby residential areas.
- Conversion of agricultural land to other uses.
- Construction and operational emissions of criteria pollutants and/or greenhouse gas emissions.
- Health concerns related to truck traffic/truck emissions and the proximity of emission sources to sensitive receptors.
- Loss of plant and wildlife habitat.
- Lighting, noise, and wildlife-human interactions.
- Removal of wetlands or protected plant and animals.
- Potential impacts related to the inadvertent discovery of cultural, historical, or tribal resources at the project site.
- Use of hazardous materials, including rodenticides.
- Degradation of water quality in area waterways.
- Sufficiency of stormwater management.
- Increased and/or exacerbation of flood hazards due to changes in drainage patterns.
- Incompatibility with surrounding land uses.
- Consistency with LAFCo and City Sphere of Influence procedures.
- Consistency with City and County General Plans, and Airport Land Use Compatibility Plan.
- Increase in noise levels to nearby residential areas.
- Annexation into the Regional Sanitation and Sacramento Area Sewer District service area.
- Supply and capacity of water and wastewater facilities.
- Traffic increases in the project vicinity.
- Increased traffic delays and congestion during commute hours.
- Cumulative traffic impacts on the local and regional transportation system.
- Hazards for cyclists associated with increased truck traffic.
- Pedestrian safety.



Please provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife (CDFW);
- United States Army Corps of Engineers (USACE);
- United States Fish and Wildlife Service (USFWS);
- Central Valley Regional Water Quality Control Board (RWQCB);
- California Department of Transportation (Caltrans);
- Pacific Gas and Electric (PG&E);
- Sacramento Municipal Utility District (SMUD);
- Reclamation District 1000;
- Sacramento Area Sewer District (SacSewer); and
- Sacramento Area Council of Governments Board of Directors (SACOG Airport Land Use Commission).