

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 # 2022030181

Project Title: Airport South Industrial Project

Lead Agency: City of Sacramento Community Development Department and Sacramento Local Agency Formation Commission 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: 474.4

Assessor's Parcel No: 225-0020-010, -016, -017, -021 through -024, -026, -027, -030, and -032 through -035; Section: 5 Twp: 9N Range: 4E Base: MDBM
225-0030-023, -024, -045, and -048

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

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [x] Annexation
[x] General Plan Amendment [] Master Plan [x] Prezone [] Redevelopment
[] General Plan Element [x] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Development Agreement; Sphere of Influence Amendment; Finance Plan; Property Tax Exchange Agreement

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 98,200 Acres 13.4 Employees
[x] Industrial: Sq.ft. 5,204,500 Acres 235.6 Employees
[] Educational
[] Recreational
[] Other:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type

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

- [x] Aesthetic/Visual [] Fiscal [x] Public Services/Facilities [x] Traffic/Circulation
[x] Agricultural Land/Forest [x] Flood Plain/Flooding [x] Recreation/Parks [x] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [x] Schools/Universities [x] Water Quality
[x] Archeological/Historical [x] Geologic/Seismic [] Septic Systems [x] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [x] Sewer Capacity [x] Wetland/Riparian
[] Coastal Zone [] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[x] Drainage/Absorption [x] Noise [x] Solid Waste [x] Land Use
[] Economic/Jobs [x] Population/Housing Balance [x] Toxic/Hazardous [x] 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 the development of an industrial park consisting of up to 5,204,500 square feet (sf) of industrial uses, as well as approximately 98,200 sf of retail/highway commercial uses, within an approximately 353.5-acre portion of the project site, The proposed project would require approval of the following entitlements: Sacramento County LAFCo approval of a Sphere of Influence Amendment and Annexation of the project site into the Sacramento City limits; and City of Sacramento approval of a Prezone, General Plan Amendment, Tentative Master Parcel Map, Development Agreement, Finance Plan, Property Tax Exchange Agreement, and Planned Unit Development.

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 checked="" 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 5/31/2024 Ending Date 7/17/2024

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) 320-5956
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 5/31/24

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