

NOTICE OF DETERMINATION

To: Office of Planning and Research
 1400 10th Street, Room 222
 Sacramento, CA 95814

ENDORSED
 SACRAMENTO COUNTY

From: City of Sacramento
 Community Development Dept.
 Planning Division
 300 Richards Boulevard, 3rd Floor
 Sacramento CA 95811

County Clerk
 County of Sacramento

JAN 18 2024

BY DONNA ALLRED CLERK/RECORDER
 DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: Northgate Industrial Park Project (P22-017) Amendment to Remove Condition of Approval D43 (DR23-281)

State Clearinghouse #	Lead Agency	Contact Person	Telephone
2022080348	City of Sacramento	Scott Johnson	(916) 808-5842
LTFS Investors LLC Jonathan Braun	1880 Century Park East, Ste. 1017 Los Angeles, CA 90067		(310) 552-0065 / jonathan@laterradev.com
Applicant Name	Address	Telephone	

Project Location (include county): This project is located at 4100 Northgate Boulevard in the North Natomas area of the City of Sacramento, in Sacramento County, APNs 237-0031-057-0000 and 237-0017-009-0000.

Project Description: The project involves the removal of Condition of Approval D43 from the Record of Decision for the Northgate Industrial Park Project (P22-017) approved on October 27, 2022. Condition D43 states the following: “The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.” the removal of the condition will not prevent City staff from ensuring that all other conditions of approval from P22-017 are satisfied, which includes determining that the approved property lines do not conflict with the proposed building or improvements on the site.

This is to advise that the City of Sacramento has approved the above-described project on January 17, 2024, and has made the following determination regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted by the City of Sacramento on October 27, 2022 for this project (P22-017) pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA
6. None of the criteria of CEQA Guidelines Section 15162 are present requiring additional environmental review.

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of project approval is available to the General Public at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: <http://www.cityofsacramento.org/Clerk/Services/Public-Records>

Scott Johnson
 Signature (Lead Agency Contact)
 Email: srjohnson@cityofsacramento.org

Senior Planner
 Title

January 18, 2024
 Date

ck # 25278



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **Signature** **Save**

RECEIPT NUMBER:
 34 — 01/18/2024 — 028
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022080348

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department, Planning Division	LEAD AGENCY EMAIL	DATE 01/18/2024
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2024-0030	

PROJECT TITLE
 Northgate Industrial Park Project (P22-017) Amendment to Remove Condition of Approval D43 (DR23-281)

PROJECT APPLICANT NAME LFTS Investors LLC, Jonathan Braun	PROJECT APPLICANT EMAIL jonathan@laterradeve.com	PHONE NUMBER (310) 552-0065
PROJECT APPLICANT ADDRESS 1880 Century Park East, Ste. 1017	CITY Los Angeles	STATE CA
	ZIP CODE 90067	

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

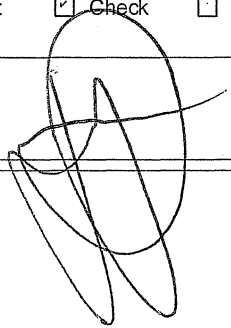
- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder- Jenny Padierna-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001517086
1/18/2024 10:18:20 AM
Order#: 20240007544 JLP

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240030	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 25278 \$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference

OCT 31 2022

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

County Clerk
County of Sacramento

From: City of Sacramento
Community Development Dept.
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento CA 95811

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: **Northgate Industrial Park Project (P22-017)**

2022080348	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
LTFS Investors LLC Jonathan Braun	1880 Century Park East, Ste. 1017 Los Angeles, CA 90067		(310) 552-0065 jonathan@laterradev.com
Applicant Name	Address	Telephone	


Project Location (include county): This project is located at 4100 Northgate Boulevard in the North Natomas area of the City of Sacramento, in Sacramento County, 17.75-acre site identified by APNs 237-0031-057 and 0220- and 237-0017-009-0000.

Project Description: The project involves 2 industrial warehouse buildings. Building A, measuring 156,013 square feet, is existing and will be converted from a warehouse retail store to an industrial warehouse building. Building B, measuring 109,673 square feet will be constructed at the existing parking lot of the subject site. This project consists of a request for the following entitlements: 1) PUD Schematic Plan Amendment to redesignate the site for light industrial uses consistent with the M-1(S) zone. 2) PUD Guidelines Amendment renaming the Incredible Universe PUD to Northgate Industrial Park PUD, and amending signage, landscape, and other guidelines consistent with the proposed project. 3) Tentative Parcel Map for two parcels measuring 11.285 acres and 6.262 acres. 4) Site Plan and Design Review for the construction of 2 industrial warehouse buildings located in the Light Industrial zone (M-1(S)) within the Incredible Universe Planned Unit Development. 5) Tree Permit for the removal of 12 private protected trees.

This is to advise that the City of Sacramento, Planning and Design Commission has approved the above-described project on October 27, 2022, and has made the following determination regarding the above-described project:

1. The project will will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of project approval is available to the General Public at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: <http://www.cityofsacramento.org/Clerk/Services/Public-Records>


Signature (Lead Agency Contact)
Email: Rbess@cityofsacramento.org

Associate Planner
Title

October 28, 2022
Date



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **Save**

RECEIPT NUMBER:
 34 — 10/31/2022 — 341
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022080348

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 10/31/2022
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2022-0417	

PROJECT TITLE

Northgate Industrial Park Project (P22-017)

PROJECT APPLICANT NAME LTFS Investors LLC Attn: Jonathan Bruan	PROJECT APPLICANT EMAIL jonathan@laterradev.com	PHONE NUMBER (310) 552-0065
PROJECT APPLICANT ADDRESS 1880 Century Park East, Ste. 1017	CITY Los Angeles	STATE CA
		ZIP CODE 90067

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001320164
10/31/2022 10:39:21 AM
Order#: 20220200215 JLJ

Description	Amount
Clerk - CEQA Filing Document 20220417 NOD Negative Declaration NOD - Neg Declare	\$2,598.00

Total Amount Due \$2,598.00

Payments: \$2,598.00
Check# 305

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference