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Sacramento, CA 95814

300 Richards Boulevard, Third Floor
Sacramento, CA 95811

DATE: May 29, 2024

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 AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT
FOR THE AIRPORT SOUTH INDUSTRIAL PROJECT (P21-017; SCH
#2022030181); EIR HEARING**

COMMENT PERIOD: May 31, 2024 to July 17, 2024

INTRODUCTION

The City of Sacramento and the Sacramento Local Agency (LAFCo), as co-lead agencies, have completed the Draft Environmental Impact Report (Draft EIR) for the Airport South Industrial Project (P21-017). The document is now available for public review and comment.

The Draft EIR is available for review at the Community Development office at 300 Richards Boulevard, Third Floor, during public counter hours. The document is also available through the City's Community Development Department, environmental documents webpage at the following link:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

LAFCo will hold a hearing to receive comments on environmental issues related to the project and the Draft EIR. The hearing will be held as follows:

Date: June 12, 2024

Time: Time Set 6:00 PM

Location: 700 H Street, Board Chambers, Sacramento, CA 95814

The LAFCo meeting will be recorded and broadcast live. In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact the Clerk of the Board's Office

at (916) 874-5411 (voice) and CA Relay Services 711 or email BoardClerk@saccounty.gov at least 48 hours prior to the meeting.

The City will hold a public meeting as follows:

Date: June 26, 2024
Time: 6:30 PM
Location: Westlake Master Association Clubhouse, 4701 Westlake Parkway, Sacramento, CA 95814

The EIR has been prepared in compliance with CEQA.

Project Location: The proposed project would be located southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. The approximately 474.4-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.

Project Description: 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 56000 et seq), Prezoning 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 6,609,300 square feet (sf) of industrial uses across approximately 319 net acres, as well as approximately 100,000 sf of retail/commercial uses, including approximately 73,000 sf of hotel/hospitality, and associated parking lots, on approximately 13 net 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).

Written comments regarding the Draft EIR should be submitted via email, mail, or delivery and received by the Community Development Department **NO LATER THAN 5:00 PM, on July 17, 2024** when the public counter closes (Note: the Community Development Department Public Counter is open, Tuesdays, Wednesdays, and Thursdays from 9 AM to 4 PM).

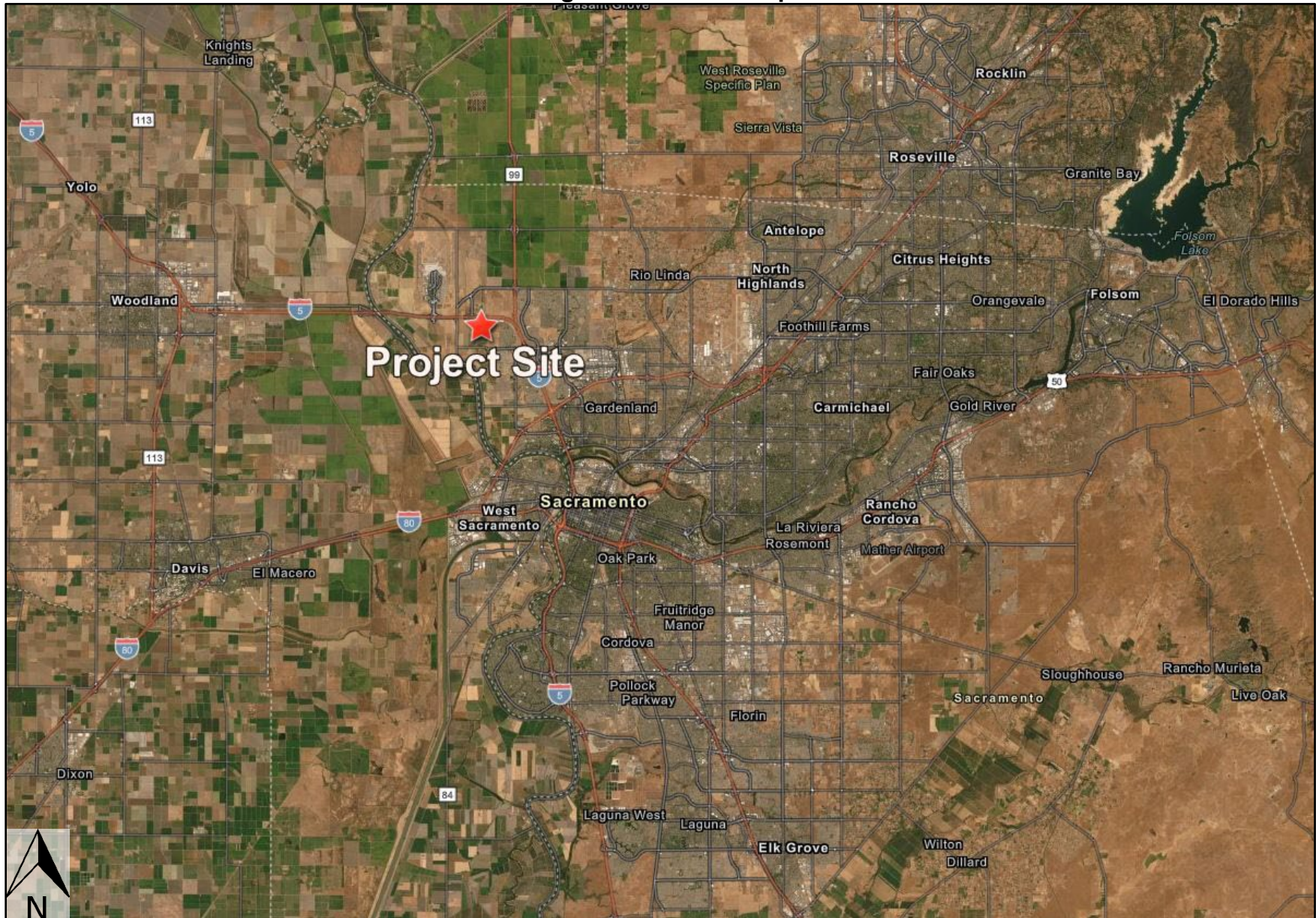
Written comments should be submitted to:

Scott Johnson, Senior Planner
Community Development Department
300 Richards Blvd, Third Floor
Sacramento CA 95811

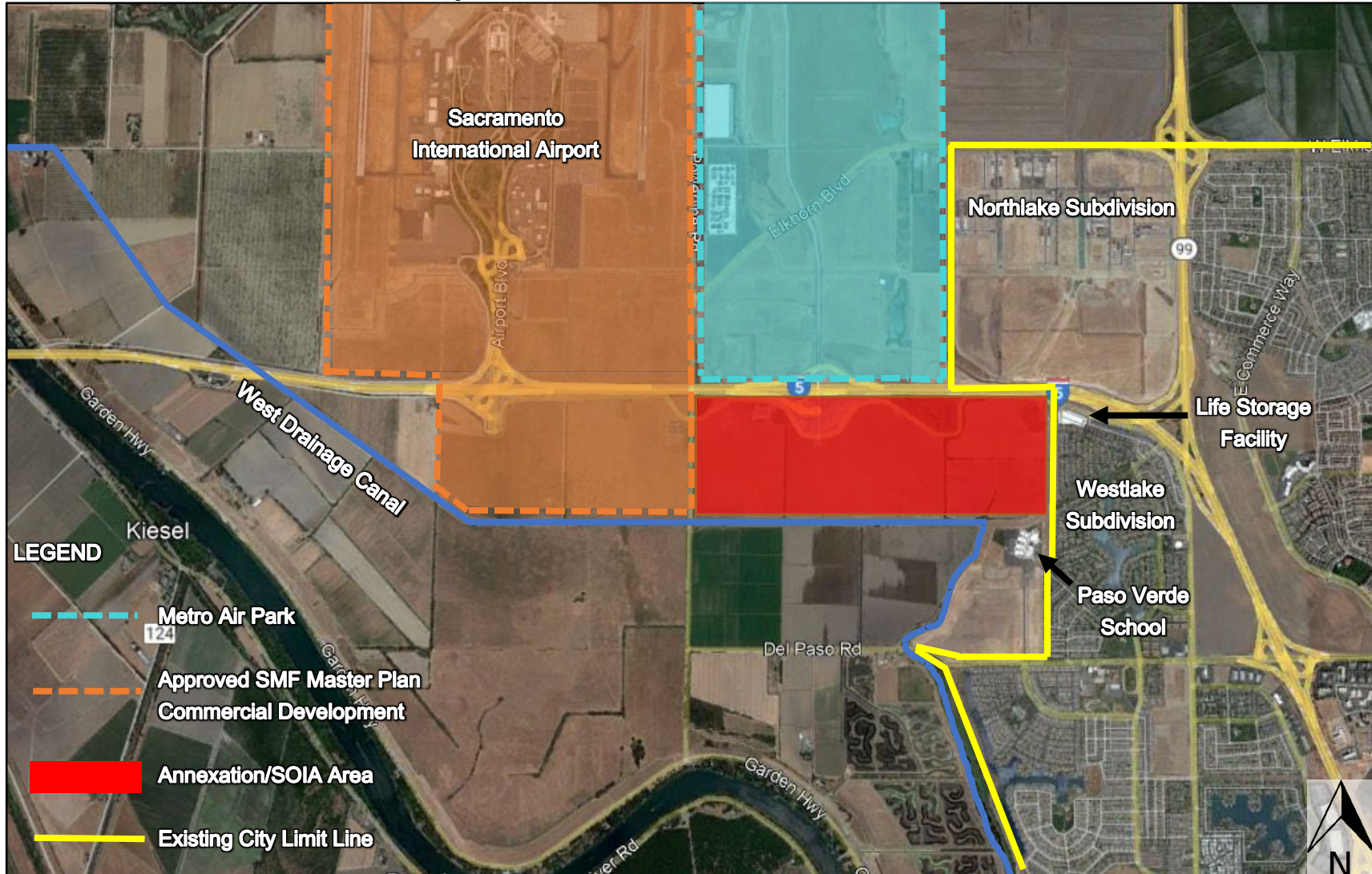
Email: srjohnson@cityofsacramento.org

Telephone: (916) 808-5842

Figure 1
Regional Location Map



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



Note: Project Site boundaries are approximate.