



Garrett Norman

06/26/2025

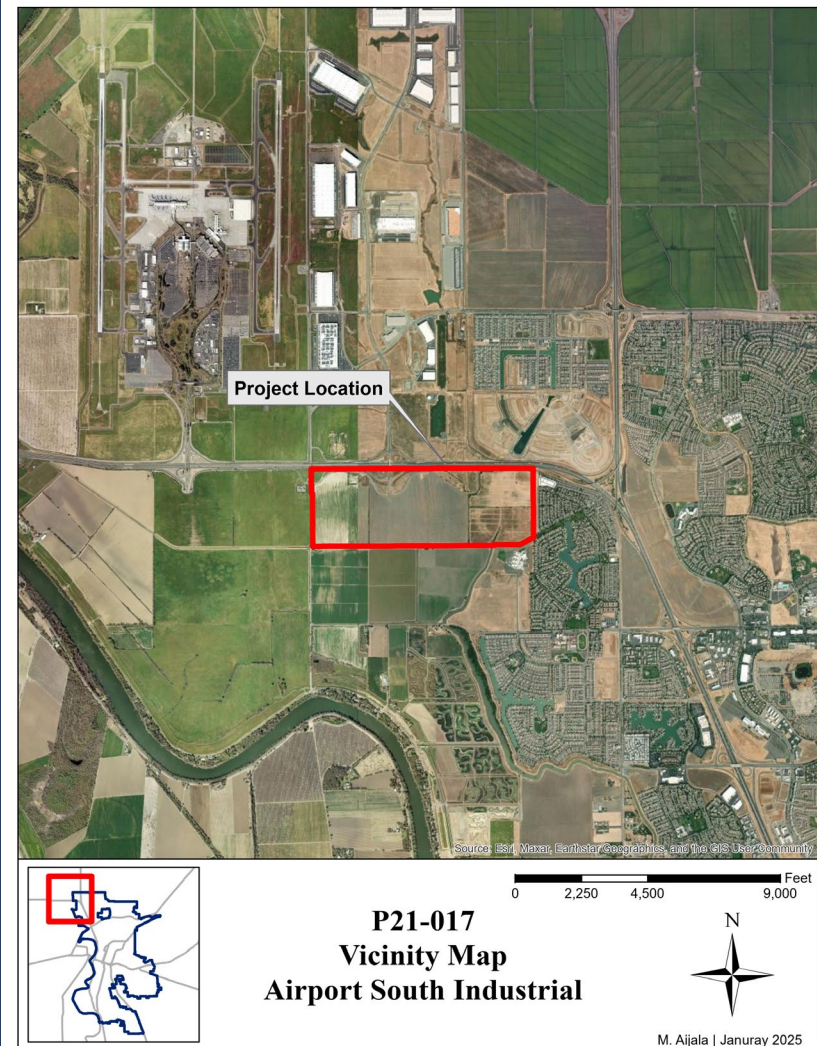


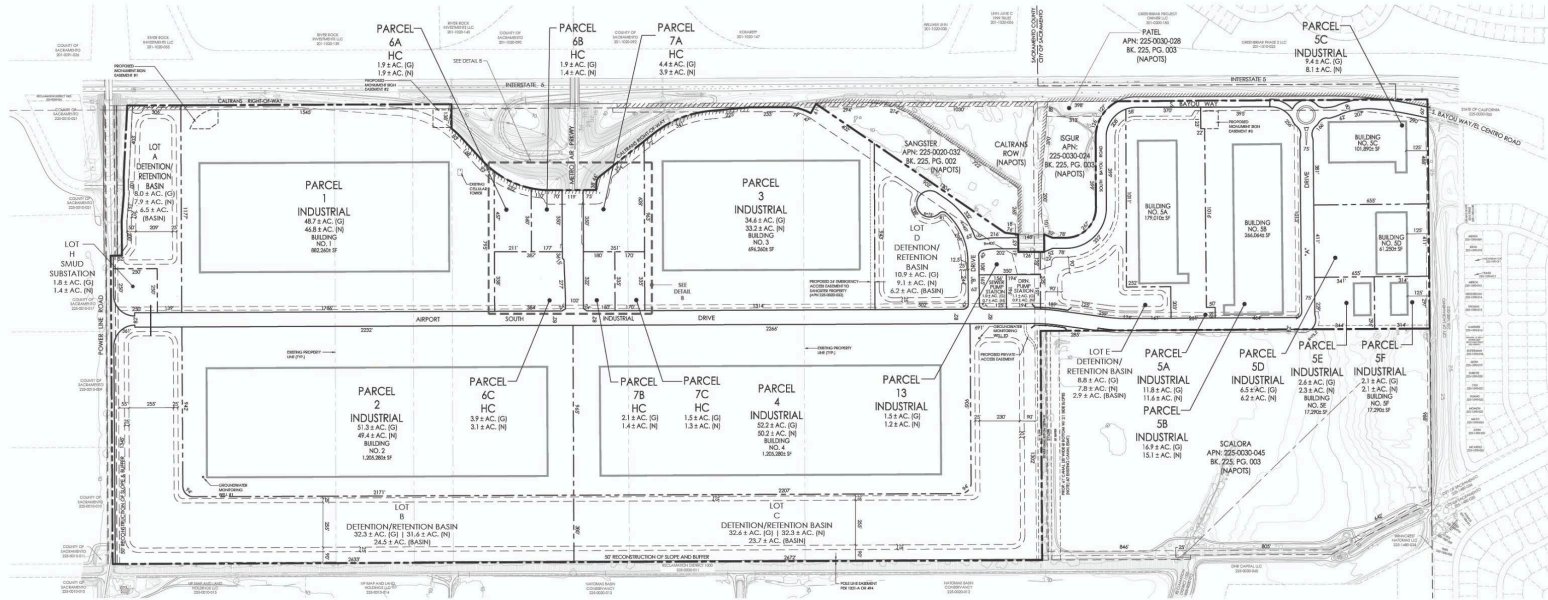
Airport South Industrial Annexation

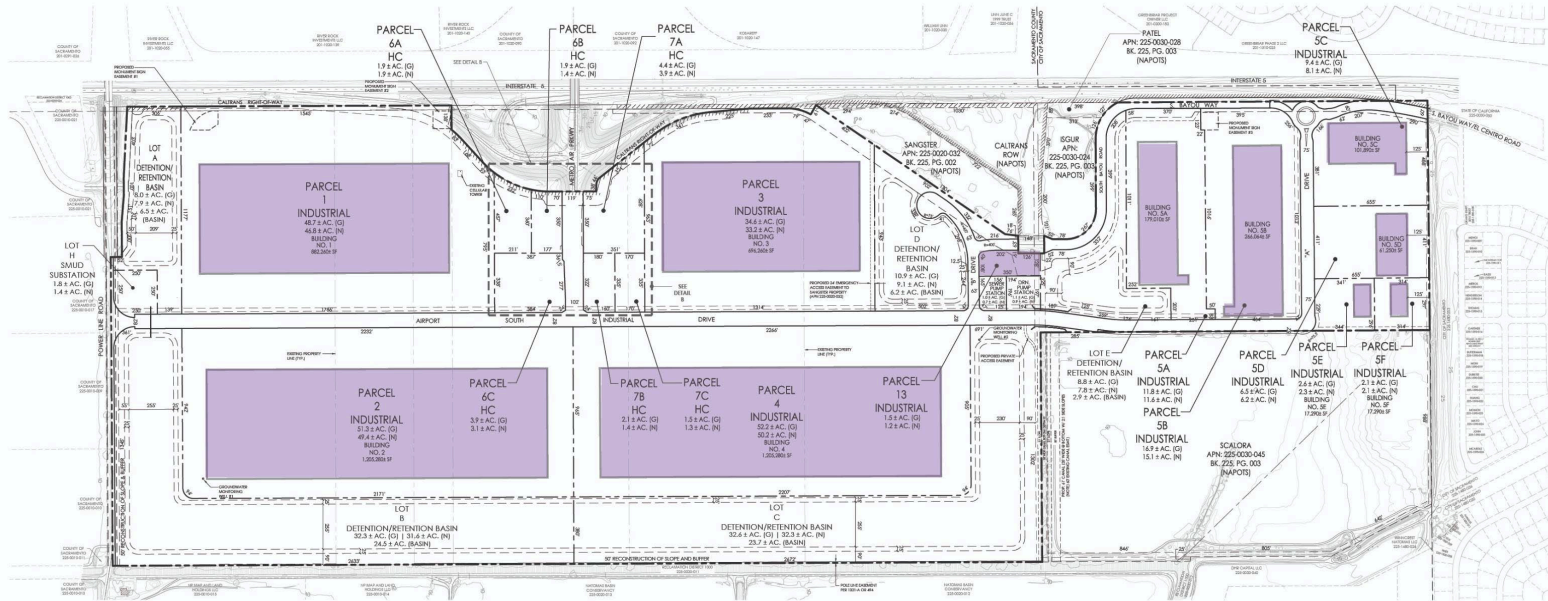
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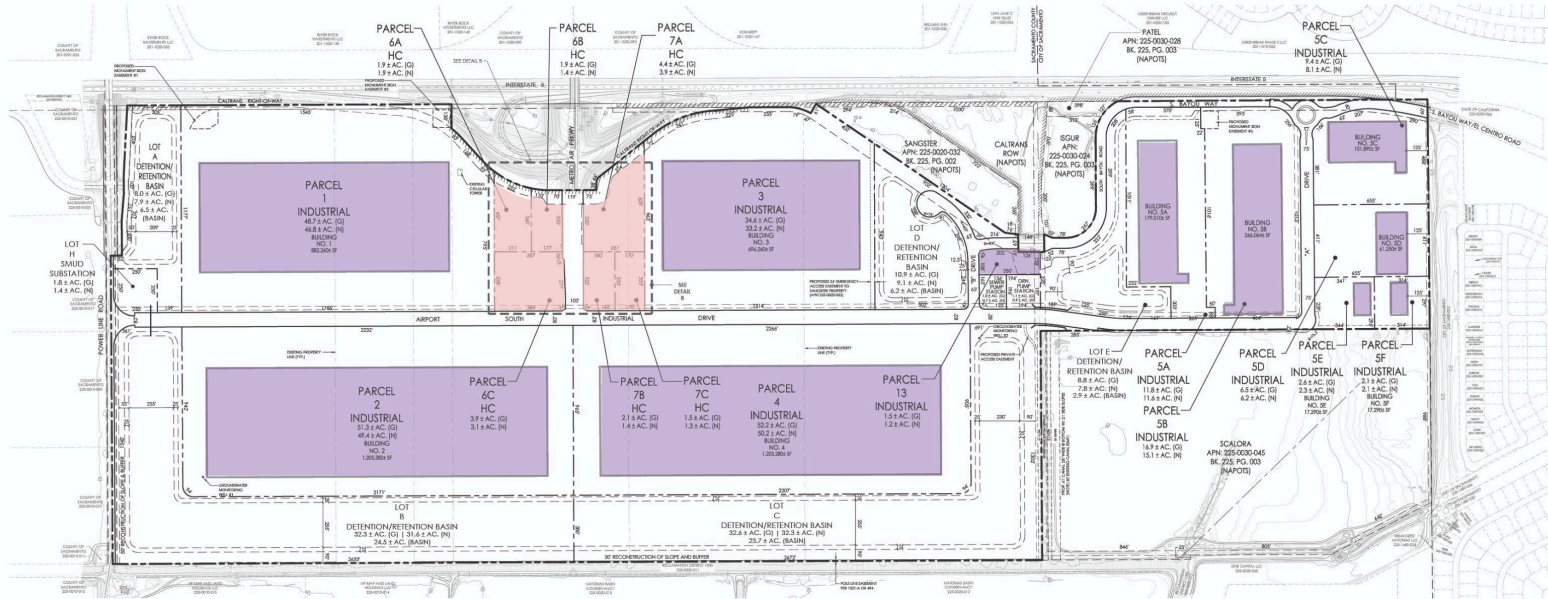
Project Overview

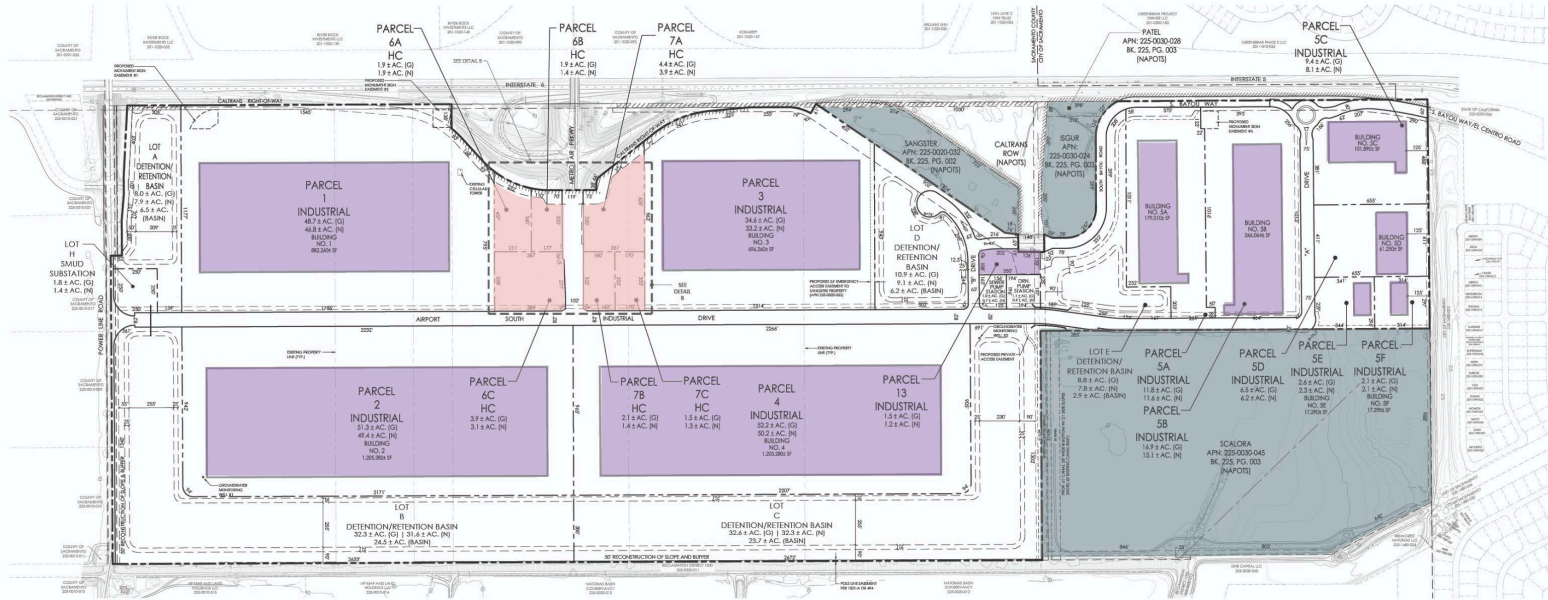
- Annexation of approximately 447 acres from Sacramento County into the City of Sacramento
- Proposed development includes:
 - **Industrial Park:** Up to 5.2 million square feet on 237.6 acres
 - **Retail/Highway Commercial:** Approximately 98,200 square feet on 15.7 acres
 - **Nonparticipation parcels:** 83 acres with potential for 1.4 million square feet of future industrial uses
 - **Utility parcels** for stormwater detention, pump stations, and SMUD substation
 - **Caltrans I-5 ROW**

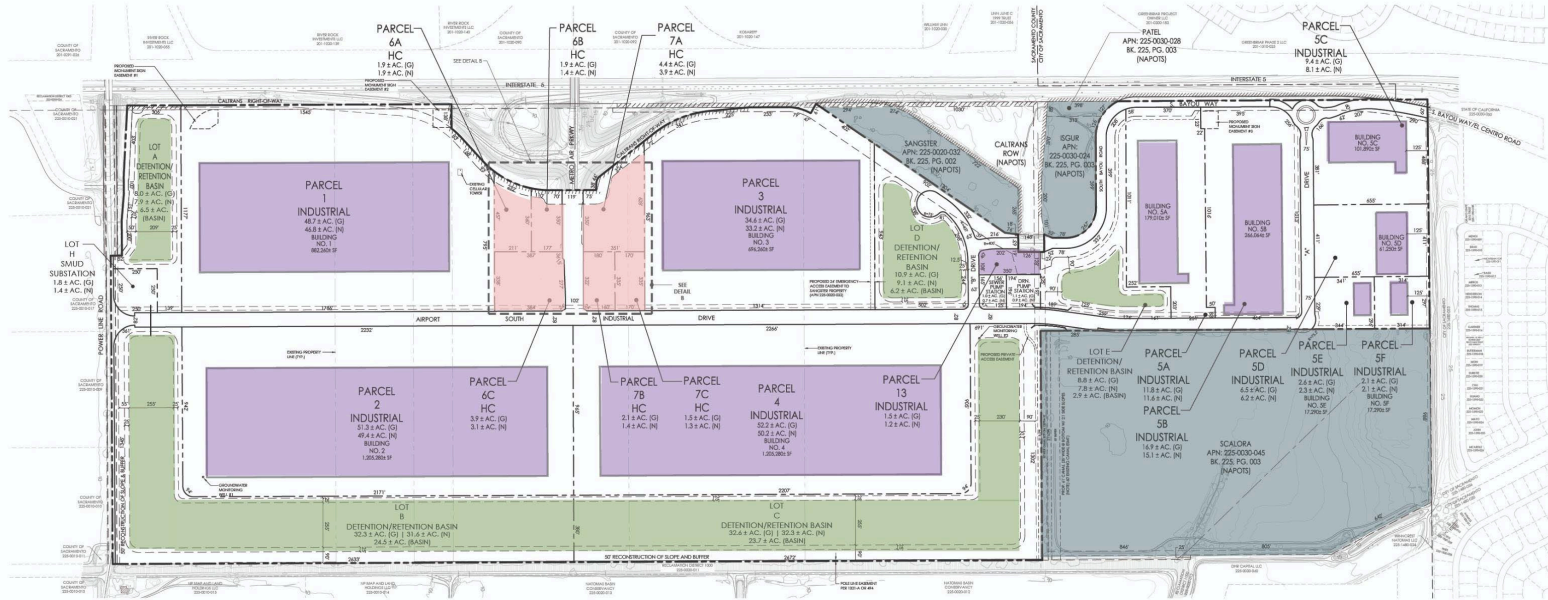


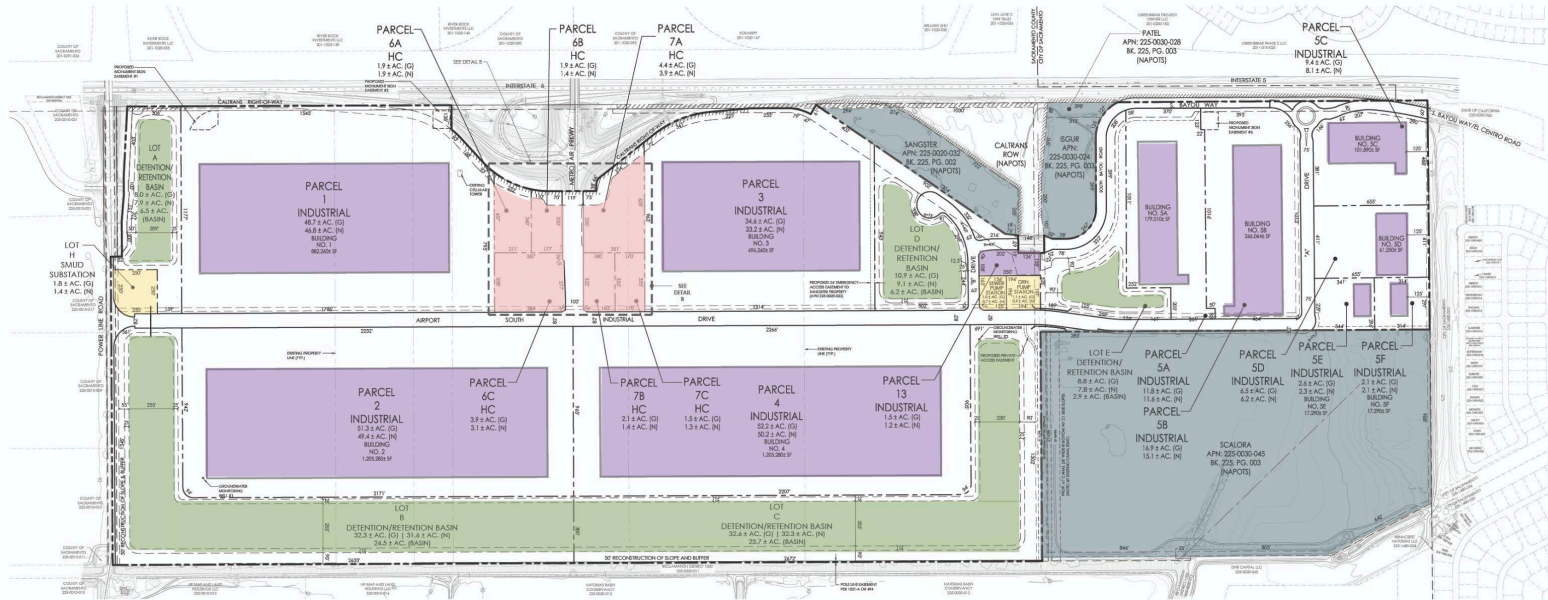


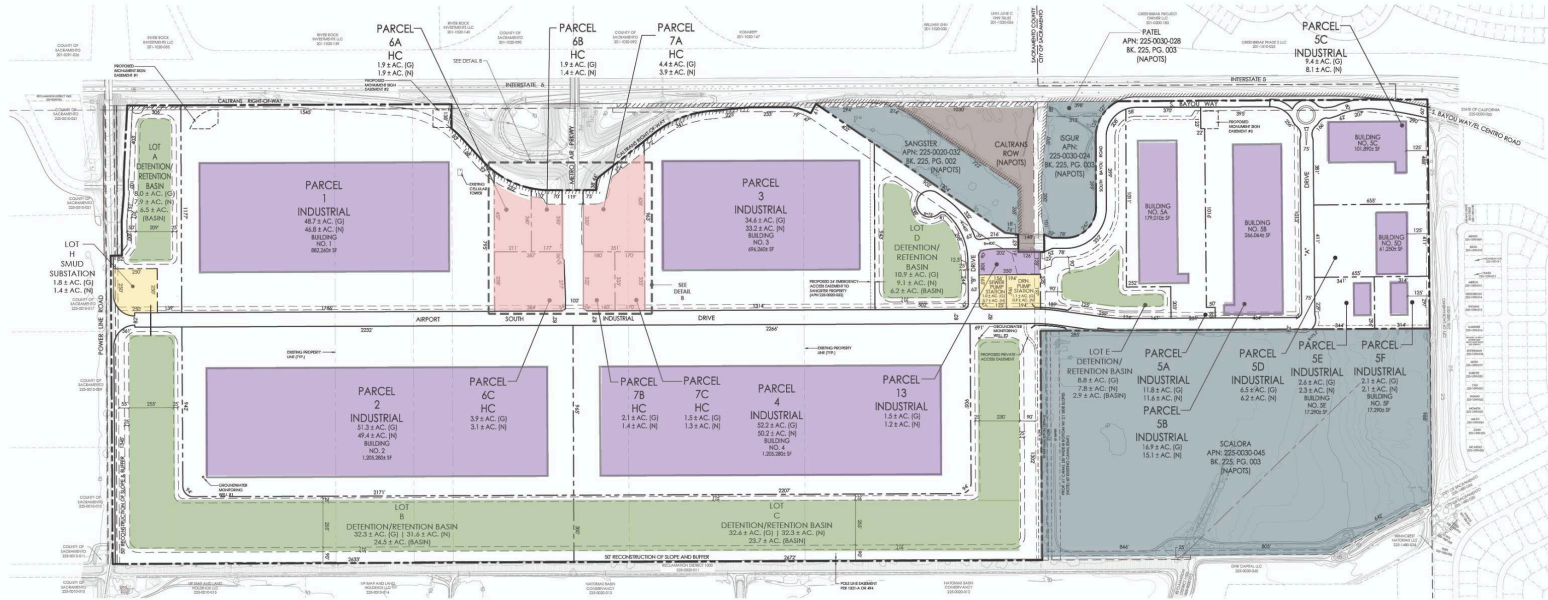






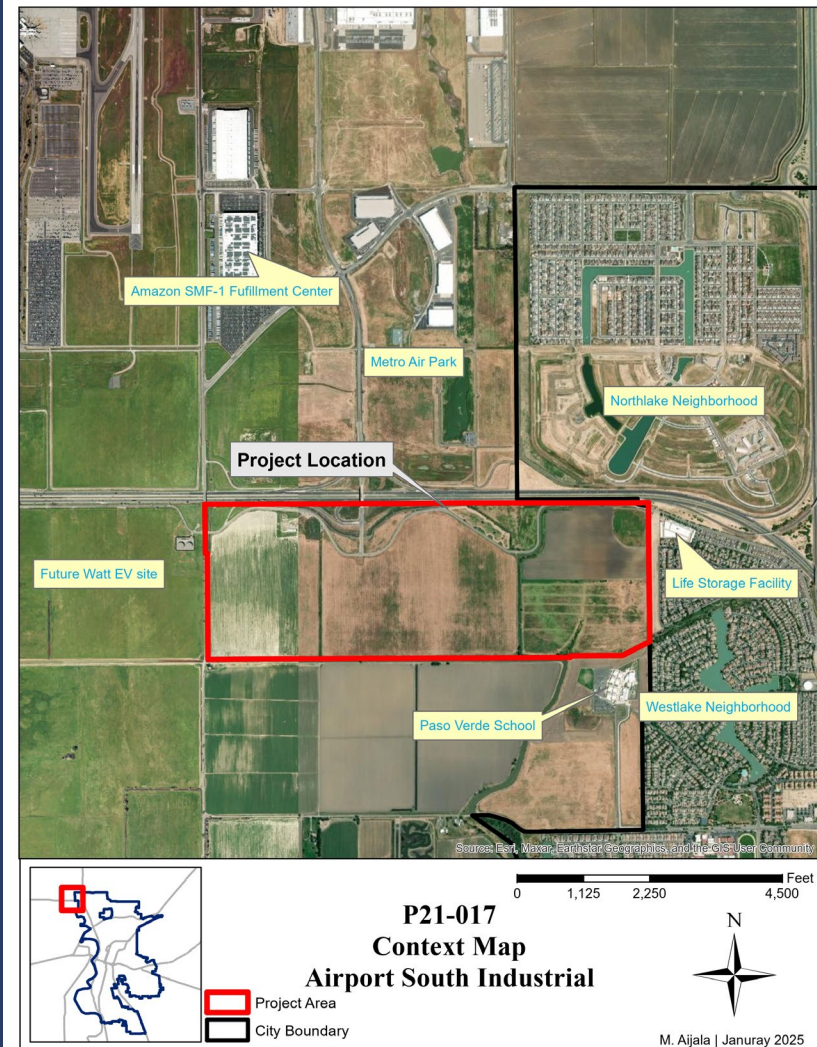




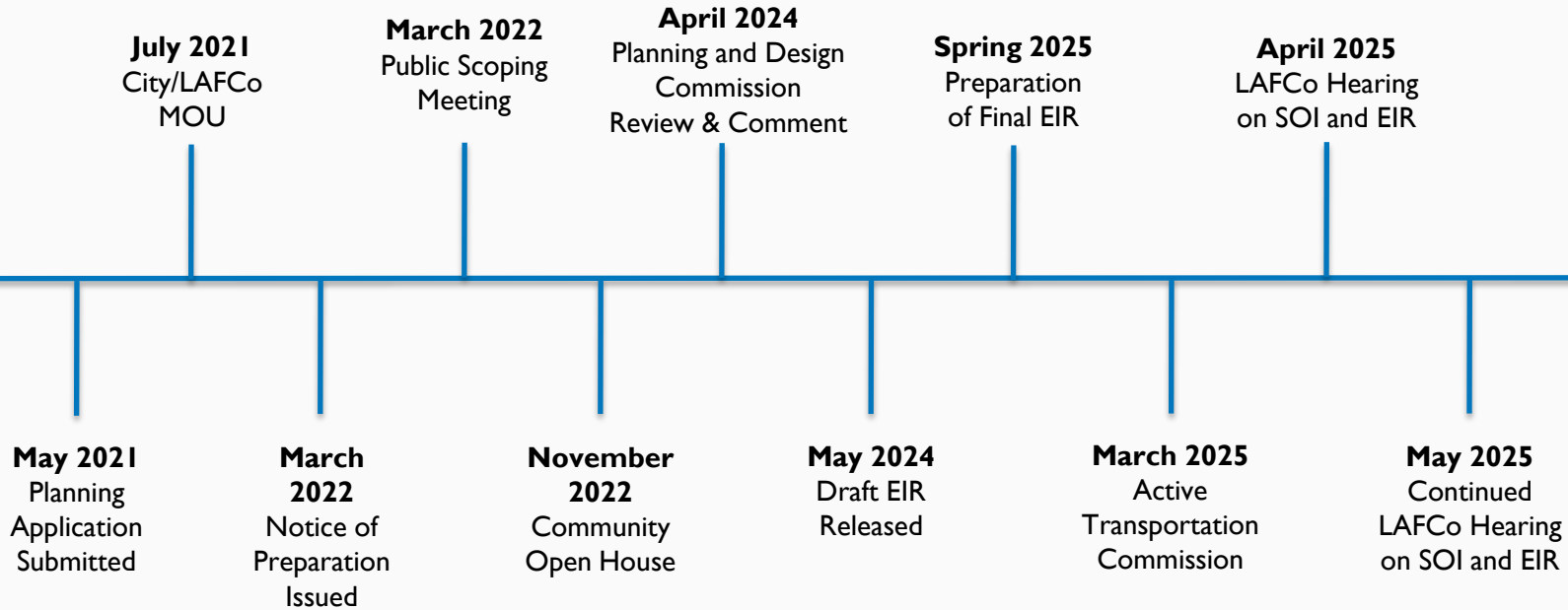


Project Location

- Located southeast of Powerline Road and I-5 intersection.
- Currently within the unincorporated Natomas Community of Sacramento County.
- West of the existing Westlake residential community adjacent to the current City of Sacramento boundary.
- Currently designated Agricultural Cropland with AG-80 zoning in the county.



Project Timeline



Requested Entitlements

City of Sacramento Entitlements

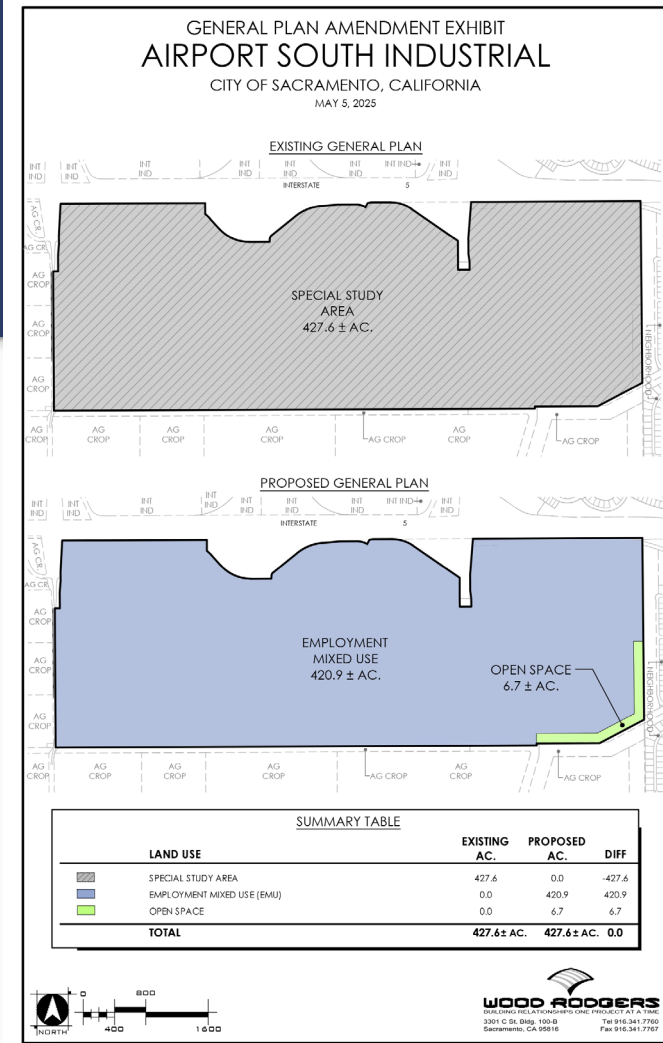
- Annexation/reorganization
- EIR, Mitigation Monitoring and Reporting Program
- General Plan Amendments
- Pre-Zone
- Public Facilities Finance Plan
- Development Agreements
- Planned Unit Development Guidelines and Schematic Plan
- Master Parcel Map
- Water Supply Assessment
- Bikeway Master Plan Amendment

LAFCo Approvals

- Sphere of Influence Amendment (approved May 7, 2025)
- Reorganization (annexation and related detachments)

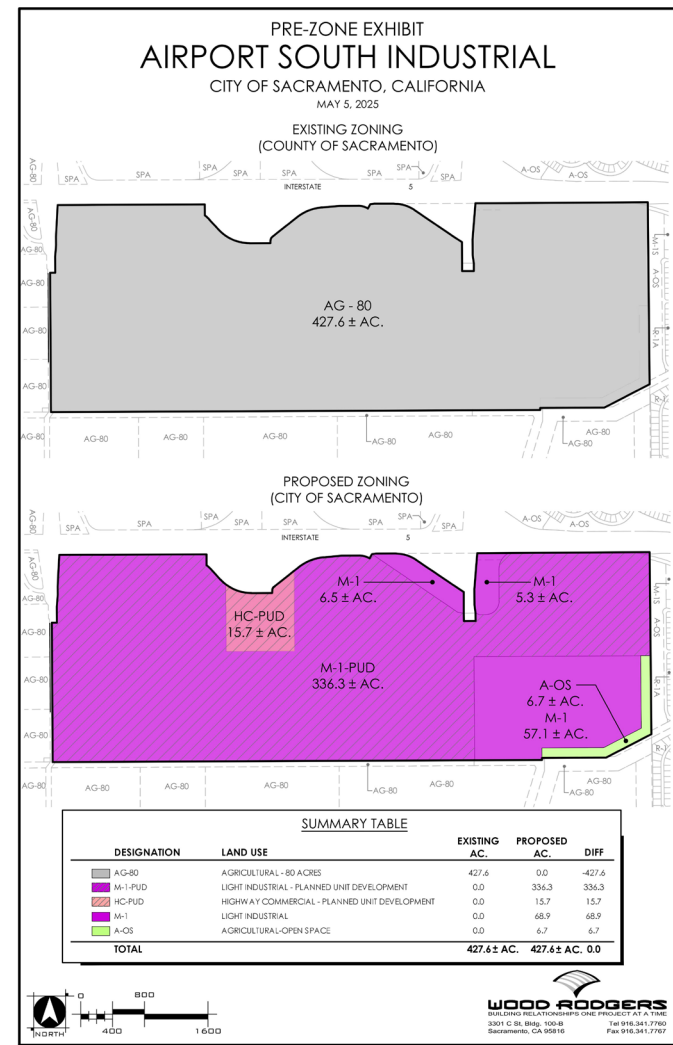
General Plan Amendment

- Changes project site designation from Special Study Area to:
 - Employment Mixed-Use (EMU): ± 420.9 acres for industrial and commercial areas
 - Open space (OS): ± 6.7 acres buffer areas along eastern/southern boundaries
- Establishes development intensity standards:
 - Minimum Floor Area Ratio (FAR): 0.15 for developable areas
 - Maximum FAR: 1.0 for industrial parcels, 4.0 for highway commercial
- Amends Circulation Element to include:
 - New roadway classifications for internal street network
 - Airport South Industrial Drive as local industrial collector
 - Metro Air Parkway extension as arterial roadway
- Incorporates project area into North Natomas Community Plan
- Ensures consistency with 2040 General Plan goals and policies



Prezone

- Changes County designation Agricultural 80 (AG-80) to City zoning categories:
 - Light Industrial – PUD (M-I-PUD) ± 336.3 acres for participating parcels
 - Highway Commercial-Planned Unit Development (HC-PUD): ± 15.7 acres for commercial uses
 - Light Industrial (M-I): ± 68.9 acres for nonparticipating industrial parcels
 - Agricultural-Open Space (A-OS): ± 6.7 buffer areas
- Required by LAFCo prior to annexation approval
- Takes effect only after annexation is complete
- Consistent with proposed General Plan land use designations



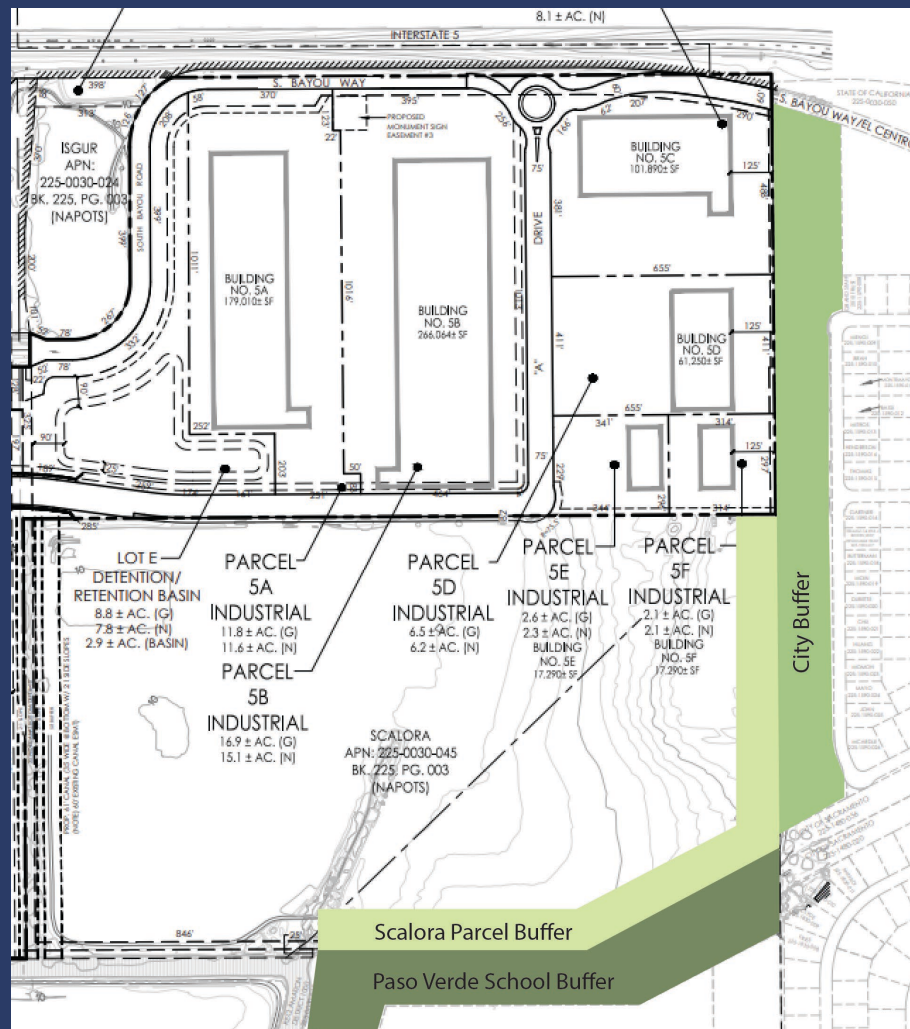
Planned Unit Development (PUD) Guidelines and Schematic Plan

- Applies only to participating parcels
- Creates development framework with:
 - Schematic Plan showing parcel configuration and uses
 - Development standards for building design and site layout.
- Specific guidelines for:
 - Building orientation, height, and setbacks
 - Landscaping and screening requirements
 - Parking and circulation standards
 - Architectural design elements
- Consistent with proposed General Plan and zoning designations

AIRPORT SOUTH INDUSTRIAL PLANNED UNIT DEVELOPMENT GUIDELINES

City of Sacramento

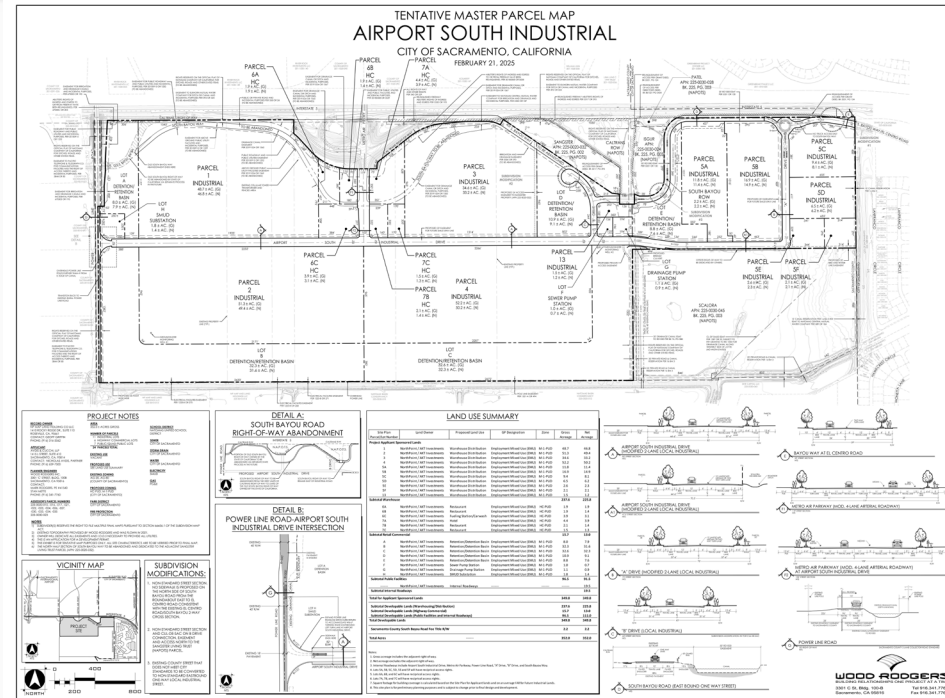






Master Parcel Map

- Subdivides approximately 352 acres into 25 master parcels:
 - 11 industrial parcels totaling 237.6 acres
 - 6 commercial parcels totaling 15.7 acres
 - 8 utility parcels (Lots A-H) for detention basins, pump stations, and SMUD substation
- Allows phased implementation with multiple Final Maps
- Includes comprehensive conditions of approval:
 - Infrastructure requirements
 - Public facilities and financing
 - Utility connections and easements
 - Flood protection measures
 - Future maintenance requirements



Environmental Impact Report (EIR) and Mitigation Monitoring Reporting Program

- EIR (SCH No. 2022030181) prepared according to CEQA requirements

EIR Process

- Notice of Preparation (March 4 - April 4, 2022)
- Public scoping meeting (March 16, 2022)
- Draft EIR public review period (May 31 - July 17, 2024)
- LAFCo public hearing on Draft EIR (June 12, 2024)
- Preparation of Final EIR (Spring 2025)
- LAFCo certification of Final EIR (May 7, 2025)

Airport South Industrial Project

SCH# 2022030181

Final Environmental Impact Report

Prepared for

City of Sacramento
Community Development Department

City of
SACRAMENTO
Community Development

March 2025

Prepared by

 **RANEY** 
PLANNING & MANAGEMENT, INC.
1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

EIR

Final EIR with responses to comments

Identified significant and unavoidable impacts in the following areas:

- Impact 4.1-3: Degradation of visual character and public views
- Impact 4.1-5: Cumulative changes to visual character
- Impact 4.2-1: Conversion of Important Farmland
- Impact 4.2-4: Conflict with LAFCo agricultural conversion policies
- Impact 4.2-5: Cumulative loss of agricultural land
- Impact 4.3-2: Operational conflict with air quality plan
- Impact 4.3-6: Cumulative increase in non-attainment pollutants

Statement of Overriding Considerations – Project Benefits

- Revitalizes underutilized lands appropriate for infill development
- Provides retail near residential areas to reduce vehicle trips
- Creates permanent employment opportunities near surrounding communities
- Advances key General Plan goals for land use and infrastructure
- Improves efficiency of service systems in the project area
- Generates property tax and sales tax revenue for the City
- Provides funding for Natomas Basin HCP through impact fees

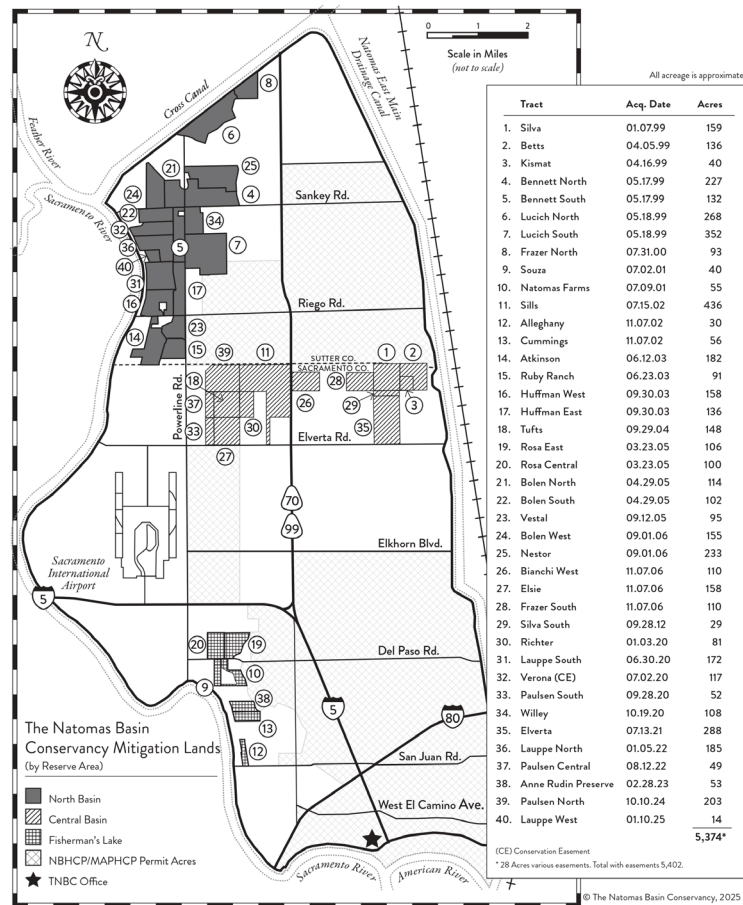
Natomas Basin Habitat Conservation Plan (NBHCP)

Background and Implementation

- Plan adopted in 2003 to allow development while protecting endangered species
- Covers 53,537-acre land area in Natomas Basin
- Identifies 22 sensitive species potentially affected by development
- Implemented by The Natomas Basin Conservancy (TNBC)
- City's authorized development total: 8,050 acres

2025 BASE MAP

THE NATOMAS BASIN CONSERVANCY



Natomas Basin Habitat Conservation Plan (NBHCP)




Project's Relationship to the NBHCP

- Project will not exceed City's 8,050-acre authorized development cap
- Required mitigation includes:
 - Fee payment: \$33,281 per acre (2025 rate) with land dedication
 - Approximately \$13.7 million in HCP fees
 - Potential for over 200 acres of protected open space
 - Pre-construction surveys for covered species
 - Avoidance and minimization measures

Conservation Benefits

- Project contributes to successful completion of NBHCP conservation strategy
- Land dedication completes the creation of a 400 acre preserve, as required by the NBHCP.
- The project **would not:**
 - Affect the efficacy of the 0.5:1 mitigation ratio
 - Adversely affect Site-Specific Management Plans for TNBC reserves
 - Significantly impact habitat connectivity for covered species
 - Prevent TNBC from establishing required reserve lands



-  Airport South Potential Land Dedication
-  TNBC Mitigation Land
-  Airport South Industrial

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Thanks!

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City of
SACRAMENTO

