ENDORSED
SACRAMENTO COUNTY

DEC 04 2025

FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

NOTICE OF DETERMINATION

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

X County Clerk
County of Sacramento

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

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

Project Title: **Airport South Industrial Annexation (P21-017)**

2022030181	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	**Lead Agency**	**Contact Person**	**Telephone / Email**
Northpoint Development, LLC	1410 Rocky Ridge Drive, Ste 110 Roseville, CA 95661		916-316-3532 / ggriffin@northpointkc.com
~~**Real Party**~~ **Name** Applicant	**Address**		**Telephone / Email**

Project Location (include county): The approximately 447-acre project site is southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. The project site is located south of Metro Air Parkway (and the new Metro Air Parkway/I-5 interchange), and west of the existing Westlake residential community adjacent to the current City of Sacramento boundary. Portions of Bayou Way and Metro Air Parkway are located within the project site. (Assessor Parcel Numbers: 225-0020-023-0000; 225-0020-022-0000; 225-0020-024-0000; 225-0020-033-0000; 225-0020-034-0000; 225-0020-035-0000; 225-0020-030-0000; 225-0020-026-0000; 225-0020-027-0000; 225-0020-021-0000; 225-0020-016-0000; 225-0020-017-0000; 225-0020-010-0000; 225-0020-032-0000; 225-0030-024-0000; 225-0030-048-0000; 225-0030-023-0000; 225-0030-045-0000).

Project Description: The project includes a request to allow annexation and the development of approximately 447 acres into the City of Sacramento from Sacramento County. The project lays the groundwork for development of primarily light industrial and highway commercial development, allowing for construction of up to 5,204,500 square feet of industrial uses and approximately 98,200 square feet of retail/highway commercial uses. Specific City of Sacramento entitlements include: 1) adopt a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program, Findings of Fact, and a Statement of Overriding Considerations; 2) adopt a Resolution for the annexation/reorganization of approximately 447.19 acres into the City of Sacramento; 3) adopt an Ordinance approving the Airport South Industrial Annexation Development Agreement between the City of Sacramento and Northpoint Development; 4) adopt an Ordinance approving the Airport South Industrial Annexation Development Agreement between the City of Sacramento and JTS Engineering Consultants; 5) adopt a Resolution amending the 2040 General Plan Land Use Diagram to include ±414.9 acres of Employment Mixed-Use, ±12.7 acres of Open Space, amending the General Plan circulation element in accordance with the proposed Airport South Industrial Annexation project, and include within the North Natomas Community Plan; 6) adopt an Ordinance establishing zoning designation for the Airport South Industrial Annexation project; 7) adopt a Resolution approving the Airport South Industrial

Annexation Planned Unit Development Guidelines and Schematic Plan; 8) adopt a Resolution approving the Airport South Industrial Public Facilities Finance Plan; 9) adopt a Resolution approving a Master Parcel Map to subdivide ±352 acres into 25 master parcels; 10) adopt a Resolution approving an amendment to the City's Bicycle Master Plan to incorporate bikeway facilities in the Airport South Industrial Planned Unit Development; and 11) adopt a Resolution approving the Water Supply Assessment Report for the Airport South Industrial Annexation project.

This is to advise that the City of Sacramento, City Council ☒ has approved the above-described project on December 2, 2025 and has made the following determination regarding the project:

1. The project will ☒ will not ☐) have a significant effect on the environment.
2. ☒ A Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A 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.
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 final EIR with comments and responses and the record of project approval is available to the General Public at:

City of Sacramento, Office of the City Clerk
915 I Street, Sacramento, California 95814
https://www.cityofsacramento.gov/clerk/records-management

Scott Johnson	Principal Planner	December 3, 2025
Signature (Lead Agency Contact)	Title	Date

Sacramento LAFCo

ENDORSED
SACRAMENTO COUNTY
MAY 09 2025
DONNA ALLRED, CLERK/RECORDER
BY _____ DEPUTY

Sacramento Local
Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

CONTACT PERSON: José C. Henríquez
TELEPHONE: (916) 874-6458

NOTICE OF DETERMINATION

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

APPLICANT NUMBER: 916 316 3562
APPLICANT NAME: NORTH POINT LLC.
APPLICANT ADDRESS: 1410 ROCKY RIDGE DR. STE 110 ROSEVILLE, CA 95661

PROJECT TITLE: Airport South Industrial Project CONTROL NUMBER(S): LAFCo Project #2023-03 STATE CLEARINGHOUSE NUMBER (IF SUBMITTED): 2022030181
PROJECT LOCATION: The project site is currently located within the Natomas area of unincorporated Sacramento County. The site is bound to the north by I-5 and to the east by the City of Sacramento. Within the northern portion of the site, Bayou Way meanders in a west-to-east direction through the site. South of the project area is Paso Verde K-8 School.
ASSESSOR'S PARCEL NUMBER(S): 225-0020-023, -022, -024, -034, -035, -030, -026, -027, -021, -016, -017, -010, -032, -033, and 225-0030-024, -048, -023, -045
DESCRIPTION OF PROJECT: Sphere of Influence Amendments for Sacramento Area Sewer District and the City of Sacramento

This is to advise that the Sacramento LAFCo as (_X_ Lead Agency ___Responsible Agency) has approved the above described project on __May 7, 2025,_ and has made the following determinations concerning the above described project:

1. The project [_X__will __will not] have a significant effect on the environment.
2. __X_An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ___A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [_X_were _____were not] made a condition of the approval of the project.
4. A mitigation monitoring and reporting program [_X_was __was not] adopted.
5. A statement of Overriding Considerations [_X__was __was not] adopted for this project.
6. Findings [_X__were _____were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (AB 3158 and F&W Code Section 711.4)
   a. [ ] The project has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.
   b. [X] The project is not de minimis and is, therefore, subject to the following fees:
      [] $2,548.00 for review of a Negative Declaration
      [X] $3,539.25 for review of an Environmental Impact Report
      [X] $50 for County Clerk processing fees.

(X) That, acting as a Lead Agency, the Environmental Documentation has been considered in this action.

This is to certify that the environmental document and record of project approval is available to the General Public at: 1112 I Street, Suite #100, Sacramento, CA 95814.

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
STATE OF CALIFORNIA

BY _____
Environmental Coordinator

Copy To:_____ State of California
Office of Planning and Research
1400 Tenth Street, Room121
Sacramento, CA 95814

_X_ County of Sacramento
County Clerk
600 8th Street, Room 101
Sacramento, CA 95814

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | Save

RECEIPT NUMBER:
34 — 05/09/2025 — 181

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2022030181

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
Sacramento Local Area Formation Commission		05/09/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0199

PROJECT TITLE

Airport South Industrial Poject

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Northpoint LLC		(916) 316-3562

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1418 Rocky Ridge Dr. Suite 110	Roseville	CA	95661

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$4,123.50	$	4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	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** $ 4,173.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

DATE:3/21/2025 CK#:10250 TOTAL:$4,173.50 BANK:NP MAP Land Holding Company(4650simm)
PAYEE:Sacramento County Clerk/Recorder(sacr22)

Property Address - Code	Invoice - Date	Description	Amount
NP MAP Land Holding Company, LLC	032025 4650 - 3/20/2025	LAFCO filing - Notice of Determinati	4,173.50
			4,173.50

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001743131
5/9/2025 1:53:52 PM
Order#: 202500/1075 JBH

Description	Amount
Clerk - CEQA filing	$4,173.50
Document 20250199	
NOD - w/EIR Attached	
NOD EIR Filed	$4,173.50
Total Amount Due	$4,173.50
Payments:	
Check# 10250	$4,173.50

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

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 12/04/2025 — 514

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2022030181

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SACRAMENTO		12/04/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0566

PROJECT TITLE

AIRPORT SOUTH INDUSTRIAL ANNEXATION (P21-017)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
NORTHPOINT DEVELOPMENT, LLC	GGRIFFIN@NORTHPOINTTKC.COM	(916) 316-3532

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1410 ROCKY RIDGE DRIVE, STE 110	ROSEVILLE	CA	95661

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
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☑ 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
X	Sacramento County Clerk/Recorder-ROBERT A. VOSTRY-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:	001850013
12/4/2025	11:53:13 AM
Order#: 20250192623	RAV

Description	Amount
Clerk - CEQA Filing	$50.00
Document 20250566	
Notice of Determination	
EIR Processing Fee	$50.00
Clerk - CEQA Filing	$50.00
Document 20250567	
Notice of Exemption	
EIR Processing Fee	$50.00
Total Amount Due	$100.00
Payments:	
Check# 119	$50.00
Check# 0000806984	$50.00

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