

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

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

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

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

Total Amount Due	\$2,598.00
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Payments:	
Check# 305	\$2,598.00

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



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)		

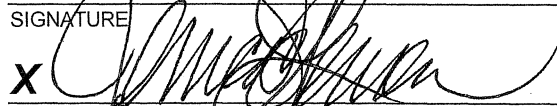
PROJECT APPLICANT NAME LTFS Investors LLC Attn: Jonathan Bruan	PROJECT APPLICANT EMAIL jonathan@laterradev.com	PHONE NUMBER (310) 552-0065
PROJECT APPLICANT ADDRESS 1880 Century Park East, Ste. 1017	CITY Los Angeles	STATE CA
ZIP CODE 90067		
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> 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)		
<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:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$ 2,598.00
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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