Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Davis Family Warehouses Project

Lead Agency: City of Sacramento, Community Development Department | Contact Person: Charles Tschudin, Senior Planner
Street Address: 300 Richards Boulevard, Third Floor | Phone: (916) 808-8145
City: Sacramento | Zip: 95811 | County: Sacramento

Project Location: County: Sacramento | City/Nearest Community: Sacramento
Cross Streets: Florin Perkins Road, Jackson Road, and 23rd Avenue | Zip code: 95826
Lat/Long: 38 ° 32 ' 4.84 " N 121 ° 23 ' 5.82 " W | Total Acres: 156.5
Assessor's Parcel No. 061-0150-042, -045, -049, -054, and 078-0202-006 | Section: 24 | Twp: 8N | Range: 5E | Base: MDBM
Within 2 miles: State Hwy#: 16 | Waterways: Morrison Creek, American River
Airports: N/A | Schools: Cristo Rey High School, Sierra Enterprise Elementary School, Golden Empire Elementary School, Sequoia Elementary School, Albert Einstein Middle School, Hubert H. Bancroft Elementary School, Elder Creek Elementary School, Earl Warren Elementary School, New Joseph Bonnheim Elementary School, Hiram W. Johnson High School
Railways: UPRR

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.)_____ ☐ Other:_____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Site Plan and Design Review

Development Type:

☐ Residential: *Units* _____ *Acres* _____
☒ Office: *Sq.ft.* 37,757 *Acres* 0.87 *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☒ Industrial: *Sq.ft.* 339,827 *Acres* 26.64 *Employees* _____
☐ Educational _____
☐ Recreational _____
☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ Hazardous Waste: *Type* _____
☐ Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

☐ Aesthetic/Visual
☐ Agricultural Land/Forest
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Greenhouse Gas Emissions
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The 156.5-acre site is located along Florin Perkins Road, south of Jackson Road and north of 23rd Avenue in the City of Sacramento and currently consists of undeveloped land, with the exception of the GreenWaste Florin Perkins Resource Recovery Facility that currently operates and will continue to operate within the central portion of the overall project site, north of the Development Area. An elevated dirt mound and dirt access roads are located in the southern portion of the site. Several permitted landfills that are closed, capped, and no longer accepting waste also exist on-site. Within the overall project site, the Development Area associated with the proposed project would be a total of approximately 28.38 acres, and would be generally located in the southern and southwestern portion of the overall project site. The City's 2040 General Plan designates the site as Employment Mixed Use (EMU) and Neighborhood (N), and the site is zoned as Light Industrial (M-1S-SWR).

Project Description: The proposed project would include the development of seven warehouse/office buildings and a trailer storage area. The proposed project would include a Tentative Subdivision Map to subdivide the entire approximately 156.5-acre project site into seven parcels. Building 1 would be located on Parcel 1, Building 2 would be located on Parcel 2, Building 3 would be located on Parcel 3, Building 4 would be located on Parcel 4, Building 5 would be located on Parcel 5, and Building 6 and 7 would be located on Parcel 6. Parcel 7 would include the existing GreenWaste Florin Perkins Resource Recovery Facility. The gross floor area of the office space would total 37,757 square feet (sf), and the gross warehouse space

would total 339,827 sf, for a total gross building area of 377,584 sf. The development on Parcel 6 would also include grading of a portion of the site north of Buildings 6 and 7 for drainage purposes related to drainage basin and drainage improvements. A trailer storage area would be located in the southern portion of Parcel 7, with the remainder of the parcel remaining undeveloped. Primary site access would be provided by Florin Perkins Road and Warehouse Way. The development would include 404 parking spaces. The proposed project would require City approval of a Tentative Subdivision Map to subdivide the approximately 156.5-acre project site into seven parcels, and Site Plan and Design Review.

Reviewing Agencies Checklist

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".*
*If you have already sent your document to the agency please denote that with an "**S**".*

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #	X	Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling & Recovery, Department of
	Coachella Valley Mountains Conservancy		S.F. Bay Conservation & Development
	Coastal Commission		San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Wildlife Region # 2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry & Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		Other:
	Health Services, Department of		Other:
	Housing & Community Development		
X	Native American Heritage Commission		

Local Public Review Period

Starting Date November 6, 2026 Ending Date December 7, 2026

Lead Agency: City of Sacramento

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Rod Stinson

Phone: (916) 372-6100

Applicant: Gary Graves, Sierra View Company

General Contractor

Address: 4202 Douglas Boulevard, Suite 100

City/State/Zip: Granite Bay, CA 95746

Phone: (916) 673-3136

Signature of Lead Agency Representative: Date: 11/6/26

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.