Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Davis Family Warehouses Project

Lead Agency: City of Sacramento, Community Development Department

Contact Name: Charles Tschudin, Senior Planner

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Project Location: Sacramento (*City*) Sacramento (*County*)

Project Decription (Proposed actions, location, and/or consequences).

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. 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).

The proposed project would include the development of seven warehouse/office buildings and a trailer storage area. 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 proposed project would also include grading of a portion of the site for drainage purposes related to drainage basin and drainage improvements. A trailer storage area would be located on-site, north of the Development Area. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Tribal Cultural Resources; and Mandatory Findings of Significance.

However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include: implementation of Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices (BCECPs)/Best Management Practices (BMPs); conducting pre-construction surveys and avoidance measures if special-status species are found during the surveys; coordination with the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW) and implementation of all applicable measures related to the on-site wetlands and mixed-riparian scrub; compliance with tree-protection/tree permit requirements; implementation of avoidance and minimization measures should cultural, tribal cultural, or paleontological resources be encountered during project construction; incorporation of the recommendations specified in the Geotechnical Engineering Report and Supplemental Pavement Recommendations prepared for the proposed project; proper handling of any hazardous materials on-site associated with the soil piles, groundwater monitoring wells, and stained concrete and soil; preparation of a revision to the Updated Final Closure and Post-Closure Maintenance Plan and identification of the proposed project to all applicable agencies for review and approval; and preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of all BMPs required therein.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- adverse impacts to wildlife habitat;
- increases in ambient noise;
- increases in air quality pollutant/greenhouse gas emissions;
- increases in local traffic; and
- potential impacts to previously unknown cultural or tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

-Sacramento Metropolitan Air Quality Management District (SMAQMD);
-California Department of Fish and Wildlife (CDFW); and
-Central Valley Regional Water Quality Control Board.