City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

November 6, 2026

TO: Interested Persons

FROM: Charles Tschudin, Senior Planner

SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT – MITIGATED NEGATIVE DECLARATION FOR DAVIS FAMILY WAREHOUSES PROJECT (Z25-031)**

REVIEW PERIOD: **November 6, 2026 through December 9, 2026**

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a draft Mitigated Negative Declaration for the Davis Family Warehouses Project (Z25-031). Mitigation measures have been identified for air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, cultural and tribal cultural resources,

The document is now available for a 30-day public review and comment period. The comment period is from **Friday November 6, 2026 through December 9, 2026**. You may review a copy or obtain an electronic copy of the document at the 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811 between the hours of 9:00 AM and 4:00 PM, Monday through Friday. The draft Mitigated Negative Declaration is also available at:

http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.

The overall project site is identified by APNs 061-0150-042, 061-0150-045, 061-0150-049, 061-0150-054, and 078-0202-006. The project site is located along the east side of Florin Perkins Road, south of Jackson Road and north of 23rd Avenue in the City of Sacramento, California. APN 061-0150-042 currently consists of GreenWaste Florin Perkins Resource Recovery Facility and an associated dirt access road. APNs 061-0150-045, -049, and -054 currently consist of undeveloped land with an elevated mound of dirt and a dirt access road within the southern portion. APN 078-0202-006 and the northern portion of APN 061-0150-042 currently consist of undeveloped land with an associated dirt access road and a slope along the northern border.

GreenWaste Florin Perkins Resource Recovery Facility currently operates and will continue to operate a facility in the middle portion of the overall project site. Several permitted landfills that are closed, capped, and no longer accepting waste also exist on the overall project site.

Land uses surrounding the Development Area include the GreenWaste Florin Perkins Resource Recovery Facility within the undeveloped land in the central portion of the overall project site; industrial uses to the north, across Jackson Road; undeveloped land to the east, which is planned for residential development as part of the Aspen 1 Project; light industrial/commercial uses to the south; and light industrial/commercial uses to the immediate west and a distribution center further west, across Florin Perkins Road. The project site is designated EMU and N by the City of Sacramento 2040 General Plan and zoned M-1S-SWR. The Development Area associated with the proposed project is designated as EMU, and the northern portion of the project site, which would not include any improvements as part of the proposed project, is designated as N.

The proposed project would include the development of seven warehouse buildings and a trailer storage area. Buildings 1 through 5 would be located on their own respective parcels, and Buildings 6 and 7 would be located on Parcel 6. The gross floor area of the office space would total 37,757 sf, and the gross warehouse space would total 339,827 sf, for a total gross building area of 377,584 sf. The warehouse buildings would be one-story, with a maximum building height of 44 feet. The proposed trailer storage area would be located in the southern portion of Parcel 7, to the north of Buildings 1, 2, 3, 4, and 5, on top of the landfill cap. All proposed structures located within 1,000 feet of the South Fill Area associated with the GreenWaste Florin Perkins Resource Recovery Facility would be required to comply with the construction requirements included in Title 27, Section 21190(g) of the CCR.

Development of the site would also include associated parking, landscaping, and utility improvements. 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 for the Development Area. The details of the proposed project, including required approvals, are described in further detail below.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m., Wednesday, December 9, 2026** (please note, the public counter hours are 9 am – 4 pm, Weekdays. Holidays excluded.). Written comments should be submitted to:

Charles Tschudin, Senior Planner
City of Sacramento, Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
(916) 808-8145
ctschudin@cityofsacramento.org