



DATE: August 11, 2022

SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT THE MITIGATED NEGATIVE DECLARATION**

PROJECT: Northgate Industrial Park Project (P22-017)

COMMENT

PERIOD: August 16, 2022, to September 15, 2022

LOCATION: The 17.55-acre project site is located at 4100 Northgate Boulevard in the City of Sacramento, California. The project site, identified by Assessor's Parcel Numbers (APNs) 237-0031-057-0000 and 237-0031-009-0000.

The City of Sacramento, Community Development Department, Environmental Planning Services has completed preparation of a Draft Mitigated Negative Declaration for the Northgate Industrial Park Project (P22-017) project and intends to present the document for adoption as part of project review.

The document is now available for a 30-day public review and comment period. The comment period is from **August 16, 2022, to September 15, 2022.**

PROJECT DESCRIPTION: The proposed project would include construction of 2 industrial warehouse buildings the construction of 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, is proposed to be constructed at the existing parking lot of the subject site. The project entitlements consist of a request for: 1) PUD Schematic Plan Amendment to designate 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. 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, is proposed to be constructed at the existing parking lot of the subject site located in the Light Industrial zone (M-1(S)) within the Incredible Universe Planned Unit Development.

The Draft Mitigated Negative Declaration is available online at:

www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports

Written comments regarding the Draft Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 5:00 p.m. on Thursday, September 15, 2022.** (NOTE: due to COVID 19, the Public Counter is CLOSED). All comments should be submitted via email or mailed to:

Scott Johnson, Senior Planner
Community Development Department
300 Richards Boulevard
Sacramento, CA 95811
Email: SRJohnson@cityofsacramento.org
Tel: (916) 808-5842

If you have questions about the environmental review process, please contact Scott Johnson. If you have questions about the project, please contact Jose Quintanilla, Associate Planner at (916) 808-5879 or JQuintanilla@cityofsacramento.org.