



County of Sacramento

Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: US Cold Storage Parking Lot Expansion at Southgate Industrial Park

Control Number: DRCP2022-00053

Location: The project site is located at 3100 52nd Avenue, at the south corner of the intersection of 52nd Street and Connector Street, in the Southgate Industrial Park of the South Sacramento community.

APN: 041-0092-001-0000

General Description: The project consists of the following entitlement requests:

1. A Development Plan Review to allow the expansion of a parking lot within the 52nd Avenue Neighborhood Preservation Area pursuant to Section 530-32 of the 52nd Avenue Neighborhood Preservation Area Ordinance (NPA).

The project proposes to expand the existing truck parking lot for a cold storage warehouse food distribution business on an approximately 8.06-acre parcel. Project improvements will include only the southerly portion of the parcel consisting of approximately 1.80 acres. The parking lot expansion is for the parking/storage of tractor trailers. Project improvements include expanding the parking lot asphalt paving area with the addition of eighteen (18) new truck stalls sized 12-foot by 55-foot each, new tree and landscaping plantings, and a bioretention basin at the southerly end of the property. The site currently has eight (8) truck parking stalls that will be relocated to the expansion area. The total number of truck parking stalls will be twenty-six. Access to the proposed project will continue from an existing on-site driveway off 52nd Avenue. No idling will occur within the expansion area. This will be a condition of approval on the project entitlement. The limits of truck delivery will remain at the existing parking lot located at the eastern end of the site, away from the existing residences (mobile home park). The southern 75-feet of the project site will not be developed in compliance with Section 530-83 of the NPA. A proposed bioretention basin, located adjacent to the expansion area, will be approximately 2,269 square feet (10-foot x 227-feet) with 12-inch gravel depth. The purpose of the bioretention basin is to treat stormwater flows from the existing site and proposed expansion area.

Although currently vacant, the use of the building is set up as a food/beverage cold storage facility. No manufacturing or processing are associated with business operations; it consists only of food distribution. The project itself is not altering the existing use of the business.

Review:

The review period for the Negative Declaration begins on **12-26-23** and ends on **1-24-24**. The Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141**

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.