



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: US Cold Storage Parking Lot Expansion at Southgate Industrial Park

CONTROL NUMBER: DRCP2022-00053

STATE CLEARINGHOUSE NUMBER: 2023120724

PROJECT 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

DESCRIPTION OF PROJECT: 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Stantec Consulting Services, Inc. (Stantec) 38 Technology Drive, Suite 200 Irvine, CA 92618 Attention: Ryan Chen 949-378-8678 ryan.chen@stantec.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on May 6, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,916,75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

Copy To:

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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