

# Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2019-00296

SCH # \_\_\_\_\_

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

## Project Title: South Sacramento RV and Boat Storage

Lead Agency: Sacramento County

Mailing Address: 827 7<sup>th</sup> Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: Rebecca Boschee

Phone: (916) 874-3104

County: Sacramento

## Project Location

County: Sacramento City/Nearest Community: South Sacramento

Cross Streets: Wilbur Way and Elsie Avenue Zip Code: 95828

Lat. / Long.: 38° 28' 31.66" N / 121° 23' 53.33" W

Total Acres: 12.87

Assessor's Parcel No.: 115-0031-038 Section: 11 Twp: 7 Range: 5 Base: \_\_\_\_\_

Within 2 Miles: State Highway # \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

## Document Type

CEQA:  NOP

Draft EIR

NEPA:

OTHER:  Joint Document

NOI

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) \_\_\_\_\_

Draft

Other: \_\_\_\_\_

EIS

Mit Neg Dec Other: \_\_\_\_\_

FONSI

## Local Action Type

General Plan Update

Specific Plan

Annexation

Rezone

Redevelopment

General Plan Amendment

Master Plan

Coastal Permit

Prezone

Other: Development

General Plan Element

Planned Unit Development

Use

Plan Review, Special

Permit

Development Permit

Community Plan

Site Plan

Land Division (subdivision, etc.)

and Design Review

## Development Type

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Water Facilities: Type: \_\_\_\_\_ MGD: \_\_\_\_\_

Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

Transportation: Type: \_\_\_\_\_

Commercial: Sq. Ft. 6,800 Acres 12.87

Employees 10

Mining: Mineral: \_\_\_\_\_

Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

Power: Type: \_\_\_\_\_ MW: \_\_\_\_\_

Education: \_\_\_\_\_

Waste Treatment: Type: \_\_\_\_\_ MGD: \_\_\_\_\_

Recreational: \_\_\_\_\_

Hazardous Waste: Type: \_\_\_\_\_

Other: \_\_\_\_\_

## Project Issues Discussed in Document

Aesthetic/Visual

Floodplain/Flooding

Schools/Universities

Water Quality

Agricultural Land

Forest Land/Fire Hazard

Septic

Water Supply/Groundwater

Systems

Air Quality

Geologic/Seismic

Sewer

Wetland/Riparian

Capacity

Archeological/Historical

Minerals

Soil

Wildlife

Erosion/Compaction/Grading

Coastal Zone

Noise

Solid

Growth Inducing

Waste

Drainage/Absorption

Population/Housing Balance

Toxic

Land Use

Hazardous

Economic/Jobs

Public Services/Facilities

Cumulative Effects

Traffic/Circulation

Other: Transportation and Biological

Fiscal

Recreation/Parks

Vegetation

---

**Present Land Use/Zoning/General Plan Use**

Light Industrial (M-1) and Intensive Industrial (Int Ind)

---

**Project Description**

A Development Plan Review to allow an approximately 6,800-square-foot shop/office and the storage of operable boats, RVs, and commercial vehicles on approximately 12.9 acres in the Light Industrial (M-1) zoning district and South Sacramento Industrial Neighborhood Preservation Area (NPA).

A Special Development Permit to allow:

A reduction in the required 75-foot setback from abutting residential zones to the south (proposed 50-foot setback) of the subject parcel; and

Uncovered storage proposed outside the buildable portion of the subject parcel, specifically within the required yard areas abutting residential zones to the south and west of the subject parcel.

An increase in the maximum 10-foot distance between required fencing and proposed trees in the required landscape planter to the west (proposed approximately 16 feet) and to the south (proposed approximately 30 feet).

A Design Review to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).

# Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways
- California Highway Patrol
- Caltrans District # \_\_\_\_\_
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- California Waste Management Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # \_\_\_\_\_
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5S (Central Valley)
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources
- Other \_\_\_\_\_
- Other \_\_\_\_\_

-----

### Local Public Review Period (to be filled in by lead agency)

Starting Date 11/9/2020 Ending Date 12/9/2020

-----

### Lead Agency (Complete if applicable)

Consulting Firm: County of Sacramento  
Address: 827 7<sup>th</sup> Street, Rm 230  
City/State/Zip: Sacramento, CA 95814  
Contact: Rebecca Boschee  
Phone: (916) 874-3104

Applicant: South Sac Properties, LLC  
Address: 10232 Pedra Do Sol Way  
City/State/Zip: Elk Grove, CA 95757  
Phone: (916) 753-6052

-----

Signature of Lead Agency Representative: *Julie Newton* Date: 11/6/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.