



Notice of Intent To Adopt A Negative Declaration

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

Title: South Sacramento Properties Boat, Recreational Vehicle and Commercial Storage

Control Number: PLNP2019-00296

Location: The project site is located at the northwest corner of the intersection of Wilbur Way and Elsie Avenue, in the South Sacramento Industrial Neighborhood Preservation Area (NPA).

APN: 115-0031-038

General 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).

The project proposes storage of operable boats, recreational vehicles and vehicles on the entire 12.9-acre property. In addition, an approximately 6,800 square-foot shop/office is proposed on the northeast corner facing Wilbur Way. The shop includes a service area of approximately 4,648 square feet, consisting of three (3) vehicle service bays for minor service to vehicles being stored on site. The office is approximately 1,039 square feet. The west side of the property (adjacent to residential) will be reserved for boat and RV parking which accounts for 60% of the total area of the property. The portion of the property facing Wilbur Way (adjacent to industrial) will be utilized for long-term truck parking. According to the submitted Site Plan, the site is proposing 301 (10.5' x 60') truck parking spaces, 6 (9'x20') car parking spaces and one (1) van accessible parking space.

Review:

The review period for the Negative Declaration begins on **11/18/20** and ends on **12/18/20** 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 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.