



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO

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

CONTACT PERSON: JOELLE INMAN
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: South Sacramento Properties Boat, Recreational Vehicle and Commercial Storage

CONTROL NUMBER: PLNP2019-00296

STATE CLEARINGHOUSE NUMBER (IF SUBMITTED): 2020110284

PROJECT 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

DESCRIPTION OF PROJECT: The project consists of the following land use entitlements:

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.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@sacounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: South Sac Properties, LLC, 10232 Pedra Do Sol Way Elk Grove, CA 95757 Attn: Sabi Singh

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on August 24, 2021 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. **\$2,480.25 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fee.**

Copy To:

_____ County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814
_____ State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

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

[Original Signature on File]

Joelle Inman

Environmental Coordinator

Sacramento County, State of California

Copy To:

_____County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814

_____State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814