



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

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

SPACE ABOVE RESERVED FOR RECORDER'S USE
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NOTICE OF DETERMINATION

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

PROJECT TITLE: South Sacramento Boat, RV & Commercial Storage

CONTROL NUMBER: PLNP2024-00169

STATE CLEARINGHOUSE NUMBER:2020110284

PROJECT LOCATION: The subject parcel is located at the northwest corner of the intersection of Wilbur Way and Elsie Avenue, in the South Sacramento Industrial Neighborhood Preservation Area

APN: 115-0031-038

Description of Project: The previously approved project, PLNP2019-00296, included the following entitlement requests:

1. 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).
2. A Special Development Permit to allow:
 - a. A reduction from the South Sacramento Industrial NPA's required 75-foot setback to 50 feet from abutting residential zones to the south of the subject parcel.
 - b. Uncovered storage proposed outside the buildable portion of the subject parcel, specifically within the South Sacramento Industrial NPA's required yard area abutting residential zones to the south of the subject parcel.
 - c. The South Sacramento Industrial NPA's required solid wall between abutting industrial and residential zones along the south side of the subject parcel to be loc d. An increase in the Sacramento County Zoning Code's 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).
3. A Design Review to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).

The current proposal, PLNP2024-00169, includes the following entitlement requests:

1. A Development Plan Review Amendment to modify the time of effectuation, for an additional two years, of a previously approved project (PLNP2019-00296), which allows for the storage of boats, Recreational Vehicles and commercial vehicles in the South Sacramento Industrial Neighborhood Preservation Area (NPA).
2. A Special Development Permit Amendment to modify the time of effectuation of a previously approved project (PLNP2019-00296), which allows the proposed project to deviate from the following development standards:
 - Industrial Setback Adjacent to Residential Zone (South Sacramento Industrial NPA Section 530-83(c)): When abutting any residential land use zone, the abutting yard shall be at least 75 feet in width, and fully landscaped with screen trees and shrubs. As proposed, the setback is 50 feet.
 - Walls for Industrial Adjacent to Residential Zone (South Sacramento Industrial NPA Section 530-83(c)): The common boundary between said residential or agricultural-residential land use zone and the industrial land use zone to which this Ordinance applies shall be demarcated by an eight foot high solid barrier wall constructed of wood, rock, brick or other masonry material. As proposed, the eight foot masonry wall is 50 feet away from the southern property line.
 - Industrial Area Uncovered Storage (South Sacramento Industrial NPA Section 530-83(e)): Uncovered storage shall be permitted in the buildable portion of industrial land use zone areas, provided that stored materials will not be visible from abutting residential areas or public and private streets. As proposed, the uncovered storage is outside of the buildable portion of the lot.

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 State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814

- Landscape Screening Along Interior Property Lines (Sacramento County Zoning Code Section 5.2.4.B.3.d): Landscape screening along interior property lines, shall have trees planted a minimum of five feet and no further than 10 feet from the required fencing. As proposed, the landscape planters have a maximum of 30 feet between the wall and the trees.

3. A Design Review Amendment to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

This request is to extend the time of effectuation of a previously approved project (PLNP2019-00296) by two years. With the approval of this entitlement, any required subsequent procedural actions will need to take place by August 24, 2026, or all entitlements shall automatically be null and void. ated away from the residential-industrial common boundary.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@sacounty.gov

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: South Sac Properties, LLC 10232 Pedra Do Sol Way Elk Grove, CA 95757 Attn: Karen Dhadda (916) 776-3060 karen.ontrac@gmail.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on March 10, 2025 and has made the following determinations concerning the above described project.

1. An **Addendum to a previously adopted Mitigated Negative Declaration (South Sacramento Boat, Recreational Vehicle and Commercial Storage)** was prepared for this project pursuant to the provisions of CEQA.
2. The **previously adopted MND and addendum** sufficiently analyze and address potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the **previously adopted MND**.
3. Mitigation measures from the previously certified MND **were** made a condition of the approval of the project; no new project-specific mitigation measures are required.
4. Findings **were not** made pursuant to the provisions of CEQA Guidelines 15091.
5. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - i. **Ca Fish and Game Fees were previously paid with the prior project.**

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

[Original Signature on File]

Julie Newton

Environmental Coordinator

Sacramento County, State of California

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