



Notice of Intent To Adopt A Mitigated Negative Declaration

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

Title: Tributary Point Storage

Control Number: PLNP2021-00214

Location: The project site is located at 12130 Tributary Point Drive Between Tributary Point Drive And US 50 Approximately 1,400 Feet West Of Hazel Avenue In the Cordova Community

APN: 069-0650-019-0000

General Description: The project applicant is requesting the following entitlements:

1. **Zoning Agreement Amendment (ZGB)** to remove/modify Condition of Approval (b)(3)(a)(5) in Exhibit II of the First Amended Zoning Agreement and allow the construction of three new structures, totaling ~137,768-sf.
2. **Use Permit (UPP)** to allow a mini-storage facility within a Shopping Center (SC) zone, pursuant to land uses specified in the SZC § 2.9, Light Commercial (LC) zoning district.
3. A **Development Plan Review (PSS)** to allow development of the 5.25-acre site for three new structures, totaling ~137,768-sf, including on-site parking and landscaping, per Condition of Approval (b)(3) in Exhibit II of the First Amended Zoning Agreement. Specifically, the self-storage buildings would be:
 - Bldg 'A' 3-story, 124,650-sf,
 - Bldg 'B' 1-story, 9,014-sf;
 - Bldg 'C', 1-story, 3,264-sf, with attached 840-sf office
4. A **Design Review** to comply with the Countywide Design Guidelines.

The project would consist of the construction of three buildings totaling approximately 138,000 square feet. The first building (Building A) is approximately 124,650 square foot structure to be built on an existing building pad. The second building (Building B) is an approximately 9,014 square foot structure located on the southern portion of the project site on part of an existing paved parking area; and the third building (Building C) is an approximately 3,264 square foot structure with an approximately 840 square foot office on the eastern side of the project site on an existing paved parking area.

Review:

The review period for the Negative Declaration begins on **7/08/22** and ends on **8/08/22** The Mitigated 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 Mitigated 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.