



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

CONTACT PERSON: JULIE NEWTON
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: Stockton & Gerber 76 Gas Station Use Permit

CONTROL NUMBER: PLNP2019-00028

STATE CLEARINGHOUSE NUMBER: 2022120666

PROJECT LOCATION: The project site is located at 7599 Stockton Boulevard, on the northeast corner of the intersection of Stockton Boulevard and Gerber Road, in the South Sacramento community.

APN: 051-0180-021-0000

DESCRIPTION OF PROJECT: The project consists of the following planning entitlement requests:

1. A **Use Permit** to allow a service station and convenience store with 24-hour operations and an incidental car wash to operate between 8:00 AM to 8:00 PM on 0.85 acres in the Light Commercial (LC) zone.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
 - Minimum Interior Side Yard Building Setback, Adjacent to Multifamily Residential Use (Section 5.5.2.A, Table 5.13): The required setback is 20 feet. As proposed, the car wash building is setback seven feet from the northern property line.
 - Minimum Front Yard Setback (Section 5.5.2.A, Table 5.13): The required setback is 56 feet. As proposed the convenience store is setback approximately 19 feet.
 - Minimum Side Street Yard Setback (Section 5.5.2.A, Table 5.13): The required setback is 56 feet. As proposed the convenience store is setback approximately 25 feet.
 - A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mel Higginbotham 11584 Francis Drive Grass Valley, CA 95949 melH.Architect@gmail.com 530-263-5889

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on April 23, 2024 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. **\$2,916.75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

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

Julie Newton
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, Room 121 Sacramento, CA 95814