



## County of Sacramento

### 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:** Public Storage Chippendale

**Control Number:** PLNP2022-00238

**Location:** The Project site is located at 4745 Chippendale Drive, 75 feet northwest of the Chippendale Drive and Wall Street intersection, in the Carmichael/Old Foothill Farms community.

**APN:** 228-0151-027-0000

**General Description:** The project consists of the following entitlement requests:

1. A **Use Permit** to allow a mini storage in the Light Commercial (LC) zoning district pursuant to *Sacramento County Zoning Code* (Zoning Code) § 3.2.5, Table 3.1.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed project would demolish the existing building and construct one, three-story self-storage building in its former footprint with new site improvements. The proposed building consists of 152,532 square feet (SF), including a 900 SF rental office, and is approximately 41' in height.

The applicant's Use Permit request would include operations with lighting provided on-site between the hours of 9am-6pm. The proposed project would include 29 luminaires located along the peripheries of the storage building and within the parking lot (see Plate IS-5). The largest source of light will come from the twenty 15' single head luminaires amounting to an estimated 85,400 lumens during operating hours.

Access to the site will be from two existing driveways on Chippendale Avenue. The western driveway will provide access to customers visiting the rental office or entering the building to visit their storage space. The eastern driveway will be for emergency access only, with no access for customers to the building or parking but will also maintain the existing access easement with the property to the north. A 22-space parking lot will be located adjacent to the customer lobbies on the west side of the building.

The applicant proposes to remove 21 trees, including four Chinese Hackberry, four Tulip Poplar, one Aleppo Pine, one Japanese Black Pine, nine Chinese Tallow, three Chinese Elm, and two Mexican Fan Palm.

All new site improvements will be constructed and will include a fifty-foot landscaped setback along Chippendale Avenue and a new locked trash/recycling enclosure on the west side of the building. The trash and recycling bins are only available to Public Storage office staff, as customers are required to remove their own debris from the facility.

#### Review:

The review period for the Mitigated Negative Declaration begins on **8/11/23** and ends on **8/30/23** The Mitigated Negative Declaration may be reviewed at [www.per.saccounty.net](http://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](mailto: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.