



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: Public Storage Chippendale

CONTROL NUMBER: PLNP2022-00238

STATE CLEARINGHOUSE NUMBER: 2023080284

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

APN: 228-0151-027-0000

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

1. A **Use Permit** to allow 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 24 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Public Storage 701 Western Ave. Glendale, CA 91201 Aaron Anderson AAnderson4@publicstorage.com 818-244-8080

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on September 25, 2023 and has made the following determinations concerning the above described project.

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

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. **\$2,280.75 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

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- 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