



## County of Sacramento

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### 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:** StorQuest Storage Conditional Use Permit, Special Development Permit and Design Review

**Control Number:** PLNP2022-00353

**Location:** The project site is located at 3438 Watt Avenue, on the east side of Watt Avenue and southeast of the Watt Avenue and Whitney Avenue intersection, in the Arden Arcade community of unincorporated Sacramento County.

**APN:** 255-0171-045

**General Description:** The project consists of the following entitlements from the County of Sacramento:

- A Conditional Use Permit to allow for a new self-storage facility on 1.43± acres in the Shopping Center (SC) zone.
- A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Front Yard Setback (Section 5.6.2.A, Table 5.14): Minimum front yard setback is 50 feet without a Public Utilities/Public Facility Easement (PUPF). The proposed project is providing 23 feet for a front yard setback.
  - Loading Dock Setback (Section 5.6.2, Table 5.14): Loading docks shall be setback a minimum of 75 feet from the boundary of property zoned or used for residential purposes. As proposed, the loading area is located approximately 35 feet from the adjacent residential parcels.
  - Vehicle Parking (Section 5.9.2.D, Table 5.22): One space for each employee, plus one space for each company operated vehicle; or one space for every 2,000 square feet of gross floor area, whichever is greater. For this project, a total of 43 parking spaces are required. The proposed project has a total of twelve vehicle parking spaces.
  - Parking Stall Landscape (Section 5.2.4, Table 5.2): Rows of parking stalls, either open or covered, shall be broken up by a tree planting every seven spaces. The proposed project is not providing landscape islands or tree wells due to the parking lot layout.
  - Fences and Walls (Section 5.2.5): A masonry wall of at least six feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed. The proposed project has a six foot high masonry wall along the existing residence, but not along the existing church facility that is residentially zoned.
- A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

#### Review:

The review period for the Mitigated Negative Declaration begins on **6/12/24** and ends on **7/1/24**. The Mitigated Negative Declaration may be reviewed at [www.per.saccounty.gov](http://www.per.saccounty.gov) and at the following location:

**Sacramento County  
Planning and Environmental Review Division  
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.gov](mailto:CEQA@saccounty.gov) 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.