

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: StorQuest Storage on Watt Avenue

Lead Agency: Sacramento County

Contact Name: Julie Newton

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Phone Number: 916-874-6141

Project Location: Sacramento
City

Sacramento
County

Project Description (Proposed actions, location, and/or consequences).

The project is located at the southwest corner of Watt Ave. and Whitney Ave. in the Arden Arcade community. 1. A Conditional Use Permit to allow for a new self-storage facility on 1.43± acres in the Shopping Center (SC) zone. 2. 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): The proposed project is providing 23 feet for a front yard setback.
- Rear Yard Setback Adjacent to Single-Family Residential Use (Section 5.6.2.A, Table 5.14): The first floor is setback 46 feet from the residential property line and approximately at 96 feet away from the property line the building increases to four stories.
- Loading Dock Setback (Section 5.6.2, Table 5.14): 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): 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), Parking Lot Shade (Section 5.2.4, Table 5.2), Fences and Walls (Section 5.2.5) and a Design Review to determine substantial compliance with the Sacramento County Design Guidelines.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures have been added for the impact of air quality during the demolition of the existing building on the property. In addition, mitigation has been added for a masonry wall along the eastern property line adjacent to the residential. The project will mitigate greenhouse gas emissions by incorporating no natural gas into the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy or issues raised by agencies or the public.

Provide a list of the responsible or trustee agencies for the project.

Public utility providers include: Sacramento Municipal Utility District, Pacific Gas and Electric Company, and Sacramento Area Sewer District.