



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

**CONTROL NUMBER:** PLNP2022-00353

**STATE CLEARINGHOUSE NUMBER:** 2024060458

**PROJECT 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

**DESCRIPTION OF PROJECT:** The project consists of the following entitlements from the County of Sacramento:

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):** 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.
  - **Parking Lot Shade (Section 5.2.4, Table 5.2):** There is a 50 percent minimum parking lot shading requirement. The application states that the building will provide shade for seven parallel parking spaces and the canopy provides shade for two parking spaces.
  - **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.
3. 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](mailto:CEQA@SACCOUNTY.NET)

**Copy To:**

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Plan Steward, Inc., 5716 Folsom Boulevard #339  
Sacramento, CA 95819, Attn: Kris Steward [kris@plansteward.com](mailto:kris@plansteward.com) 916-425-7906

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on July 22, 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 has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**
  - i. **\$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, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814