



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: Blue Oak Car Wash Rezone

Control Number: PLNP2020-00198

Location: The project site is located at the southern intersection of Verner Avenue and Garfield Avenue.

APN: 220-0023-004-0000

General Description:

The project includes a proposal to develop the subject property with a single-story carwash. The primary carwash structure is proposed to be approximately 3,300 square feet in area with a surrounding parking area, new sidewalk, curb ramps, and landscaping. The project also features a vacuum island with seven car ports along the southern section of the parcel. The proposed car wash will operate between the hours of 7:00 a.m. to 7:00 p.m.

The project is proposing grading improvements for noise mitigation and the finish floor of the carwash building will be seven feet lower than the adjacent daycare and two feet lower than Garfield Avenue. An eight-foot-wide landscape planter and eight-foot-tall wall is proposed along the interior property lines adjacent to RD-2 zoned property. The landscaping and wall along the property line shared with the adjacent daycare will be on top of the retaining wall approximately seven feet higher than the carwash building. The proposed project is also conditioned to install frontage improvements to both Garfield Avenue and Verner Avenue consisting of curb, gutter, sidewalk, and landscaping.

Review:

The review period for the Mitigated Negative Declaration begins on **7/30/24** and ends on **8/28/24**. The Mitigated Negative Declaration may be reviewed at 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 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.