



## 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:** 7849 Stockton Blvd.

**Control Number:** PLNP2023-00084

**Location:** The project site is located on the northeast corner of Stockton Boulevard and Victory Avenue approximately 600 feet east of State Route 99 (SR-99) and approximately 515 feet south of Elsie Avenue in the community of South Sacramento.

**APN:** 115-0061-031-0000 and 115-0061-032-0000

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

1. A Use Permit to allow for the expansion of an existing truck and tire shop to allow for Truck Storage in the Victory Avenue Neighborhood Preservation Area (NPA) zoning district.
2. A Development Plan Review to allow for new development in the Victory Avenue NPA.
3. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Industrial Fences and Screening (Zoning Code Section 5.2.5.D): Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code. As proposed, the project will have chain link fencing with green slats along the property line.
  - Commercial Area Setback Adjacent to Residential Zone (Victory Avenue NPA Section 530-44.c): When abutting any residential or agricultural-residential land use zone, the abutting yard shall be at least 75 feet in width, except for office uses which may be as close as 25 feet. As proposed, the abutting yard is 7 to 9 feet in width.
4. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project involves the construction of a new asphalt concrete parking lot with associated semi-truck parking stalls, drive aisles, landscaping, and underground storm drain utilities for the existing site on the southern parcel (APN 115-0061-032). This will allow for 42 truck parking stalls and 24 automobile parking stalls, for a total of 66 new parking stalls. The underground storm drain utilities will tie into the existing storm drain system within Stockton Blvd. Improvements taking place on the northern parcel (APN 115-0061-031) are limited to painting the parking stall striping over the existing asphalt (Plate IS-1). The existing repair facility would continue operation on a 5-day (Monday to Friday) 8:00 am to 5:00 pm schedule. The parking

operation would be accessible via a remote control gate on a 24-hour basis. Commercial trucks exceeding seven tons are prohibited on Victory Avenue east of the project site (beyond project driveway) project trucks would only use approximately 400 feet of Victory Avenue between project driveway and Stockton Boulevard.

**Review:**

The review period for the Mitigated Negative Declaration begins on **10/24/24** and ends on **11/25/24**. 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.