

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 7849 Stockton Blvd.

Lead Agency: Sacramento County

Contact Person: Julie Newton

Mailing Address: 827 7th Street, Rm. 225

Phone: 916-876-8502

City: Sacramento

Zip: 95614

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: Sacramento

Cross Streets: Stockton Blvd/Victory Ave.

Zip Code: 956823

Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ' 20.7 " N / 121 ° 25 ' 01.6 " W Total Acres: 3.54

Assessor's Parcel No.: 115-0061-031-0000 and 115-0061-032-0000

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 99

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units _____ Acres _____

Transportation: Type _____

Office: Sq.ft. _____ Acres _____

Employees _____

Mining: Mineral _____

Commercial: Sq.ft. _____ Acres 3.54

Employees _____

Power: Type _____ MW _____

Industrial: Sq.ft. _____ Acres _____

Employees _____

Waste Treatment: Type _____ MGD _____

Educational: _____

Hazardous Waste: Type _____

Recreational: _____

Other: _____

Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Truck repair and vacant/General Commercial(Neighborhood Preservation Area)/Commercial and Office

Project Description: (please use a separate page if necessary)

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 bulbable 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 bulbable 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 5.10.44 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 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 system 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 system will be installed 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 (Phase 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=San Bernardino County, c=US
Date: 2024.10.24 15:19:52 -0700

Date: 10/24/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.