



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: 7849 Stockton Blvd.

CONTROL NUMBER: PLNP2023-00084

STATE CLEARINGHOUSE NUMBER: 2024101126

PROJECT 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

DESCRIPTION OF PROJECT: 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 the project driveway and Stockton Boulevard.

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: CWE 2260 Douglas Blvd, Suite 160 Roseville, CA 95661 REYNCK@CWECORP.COM (916) 772-7800

Copy To:
☒ County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
☒ State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on June 9, 2025 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.**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

[Original Signature on File]
Julie Newton
Environmental Coordinator
Sacramento County, State of California

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X State of California LCI, 1400 Tenth Street, Room121 Sacramento, CA 95814