

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: 4600 Auburn Boulevard Rezone

Lead Agency: Sacramento County Contact Person: Julie Newton
 Mailing Address: 827 7th Street, Rm. 225 Phone: 916-874-6141
 City: Sacramento Zip: 95814 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Carmichael/Old Foothill Farms

Cross Streets: Auburn Boulevard/Pasadena Avenue Zip Code: 95841

Longitude/Latitude (degrees, minutes and seconds): 38 ° 39 ' 03.6 " N / 121 ° 21 ' 21.8 " W Total Acres: 4.87

Assessor's Parcel No.: 240-0062-034-0000 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-80 Waterways: _____
 Airports: McClellan Air Park Railways: _____ Schools: Trinity Christian School Madison Elementary

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Community Plan Amendment</u> |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq. ft. <u>50,000</u> Acres <u>5</u> Employees <u>10</u> | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Greenhouse Gas</u> |

Present Land Use/Zoning/General Plan Designation:

Vacant/RD-30 and GC/LDR and Comm/Off

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

The applicant is proposing to develop three parcels in unincorporated Sacramento County in two phases. Phase One of the project includes developing the two southern parcels (APNs: 240-0062-028-0000 and 240-0062-091-0000), which total 1.3 acres, with a new self-storage facility, consisting of two single-story buildings totaling 16,600 square feet. The two parcels are zoned General Commercial (GC), which permits self-storage development and uses by right. The operating hours are anticipated to be from 8am to 9pm every day. Because the two parcels are landlocked, a new driveway connection to Auburn Boulevard is proposed across the northern parcel (APN 240-0062-034-0000). Prior to the issuance of building permits, the development proposal is subject to non-discretionary design review (DRCP 2025-00005) approval. However, because the driveway will be constructed on a separate parcel (APN: 240-0062-034-0000), and the driveway will be a component of both proposed Phases. Both Phases are included in this review. Implementation of Phase One of the project requires the following entitlements:
 1. A Major Non-Discretionary Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines) for a self-storage facility in the General Commercial (GC) zoning district.
 2. Grading permit. As part of the improvement plan grading will occur to provide access from Auburn Boulevard via parcel (240-0062-034-0000) to Phase One parcels (240-0062-028-0000 and 240-0062-091-0000). Construction of Phase One is anticipated to be completed in 2026 and would not require a compacted construction schedule.
 Phase Two would occur on the northern 3.57-acre parcel, APN 240-0062-034-0000 and consists of the development of a commercial center offering retail or office units for lease, and has a tentative design footprint of three buildings and associated parking lot. These buildings would be served by the driveway constructed in Phase One (Plate IS-3). As the specifics of the commercial center have not been finalized it is believed that most businesses would operate 7am to 9pm Monday through Saturday, but some businesses may have different hours. Implementation of Phase Two of the project requires the following entitlements:
 1. A General Plan Amendment of approximately 3.57 acres from the existing Low Density Residential (LDR) land use designation to the proposed Commercial and Office (COMM/OFF) land use designation.
 2. A Community Plan Amendment of approximately 3.57 acres from the existing Residential 30 Dwelling Units Per Acre (RD-30) land use designation to the proposed General commercial (GC) land use designation.
 3. A Rezone of approximately 3.57 acres from the existing Residential 30 Dwelling Units Per Acre (RD-30) zoning district to the proposed General commercial (GC) zoning district.

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 5/20/25 Ending Date 6/23/25

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=Statewide County of Stanislaus, email=julienewton@stanislaus.ca.gov

Date: 5/19/25

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