



## County of Sacramento

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### Notice of Intent To Adopt A Mitigated Negative Declaration

**Title:** 4600 Auburn Boulevard Rezone

**Control Number:** PLNP2024-00062

**Location:** The project is located at 4600 Auburn Boulevard in the Carmichael/Old Foothill Farms community of Sacramento County. The project is approximately 200 feet north of Pasadena Avenue and approximately 1080 feet south of Myrtle Avenue.

**APN:** 240-0062-034-0000, 240-0062-028-0000 & 240-0062-091-0000

**General Description:** The applicant is proposing to develop three parcels in unincorporated Sacramento County in two phases. Phase One of the project includes developing the southern two parcels (APNs: 240-0062-028-0000 and 240-0062-091-0000), which total 1.3 acres, with a new self-storage facility. The two parcels are zoned General Commercial (GC), which permits self-storage development and uses by-right. This component of the project is subject to the County's non-discretionary design review, which is in concurrent review (DRCP2025-00005). A new driveway across the parcel to the north (APN 240-0062-034-0000) will provide access to the storage facility from Auburn Boulevard; this driveway will be a part of proposed Phase One. Phase Two includes developing the 3.5-acre northern parcel (APN 240-0062-034-0000) as a commercial center offering retail or office units for lease. The design footprint includes the construction of three buildings. This parcel is currently zoned RD-30 (high density residential) and commercial development is not compatible in the RD-30 zoning district; therefore, Phase Two includes the following entitlements:

- A General Plan Amendment from Low Density Residential (LDR) land use designation to proposed Commercial and Office (COMM/OFF) land use designation;
- A Community Plan Amendment from Residential 30 (RD-30) to proposed General Commercial (GC); and
- A Rezone from Residential 30 (RD-30) zoning designation to proposed General Commercial (GC) zoning designation.

Phase One is anticipated to begin construction in 2026 and will not require a compacted construction schedule. The schedule for completion of Phase Two is unknown at this time; however, for purposes of analysis, Phase Two is anticipated to begin in 2027 and will not require a compacted construction schedule. The analysis contained herein is based on completion of both phases.

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

**Review:**

The review period for the Mitigated Negative Declaration begins on **5/20/2025** and ends on **6/23/2025**. The Mitigated Negative Declaration may be reviewed at <https://planning.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.