ENDORSED
SACRAMENTO COUNTY
SEP 10 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

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: 4600 Auburn Boulevard Rezone

CONTROL NUMBER: PLNP2024-00062

STATE CLEARINGHOUSE NUMBER: 2025050878

PROJECT 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

DESCRIPTION OF PROJECT: 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tower Development Corp, Contact: Carl Benvenuti, (916) 832-2275, CARL@TOWER-DEVELOPMENT.COM, 9940 Business Park Drive #135 Sacramento, CA 95827

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on 09/09/2025 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 Wildlife Fees (Fish & Game Code Section 711.4)
   a. **The project is not de minimis and is, therefore, subject to the following fees:**
   i. **$2,968,75 for review of a Negative Declaration.**
   ii. **$50 for County Clerk processing fees.**

Copy To:
X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California LCI, 1400 Tenth Street, Room 113 Sacramento, CA 95814

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

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.09.09 14:55:48 -07'00'

Julie Newton
Environmental Coordinator
Sacramento County, State of California

Copy To:
X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California LCI, 1400 Tenth Street, Room 113 Sacramento, CA 95814

JV#111623658

Doc.Type : SA (G/L account document) Parked document					
Doc. Number	111623658	Company Code	SAC1	Fiscal Year	2026
Doc. Date	09/09/2025	Posting Date	09/09/2025	Period	03
Calculate Tax	☐				
Ref.Doc.	PER JC				
Doc. Currency	USD				
Doc. Hdr Text	PLNP2024-00062				

Itm	PK	G/L	Account short text	Amount	BusA	Fund	Funds Ctr	Cost Center	Text	Order
1	40	5500000	DEPOSITS FROM OTHERS	2,968.75	001A	001A	5725722		PLNP2024-00062 Fish and Wildlife fee	
2	40	20255200	ENVIRONMENTAL SVC	50.00	001A	001A	5725722	5725722000	PLNP2024-00062 Clerk Recorder fee	
3	50	5500000	DEPOSITS FROM OTHERS	2,968.75-	073A	073A	0730778		PLNP2024-00062 Fish and Wildlife fee	
4	50	96969900	SVC FEES OTHER	50.00-	001A	001A	3243240	3243240047	PLNP2024-00062 Clerk Recorder fee	
*				0.00						