



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: JOELLE INMAN
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: Lund Construction Co. Headquarters Rezone

CONTROL NUMBER: PLNP2021-00195

STATE CLEARINGHOUSE NUMBER:

PROJECT LOCATION: The project site is located on the south side of Antelope Road, approximately 550 feet west of Roseville Road in the North Highlands community.

APN: 222-0360-035-0000 & 222-0360-036-0000

DESCRIPTION OF PROJECT: The project consists of the following planning entitlement requests:

1. A **General Plan Amendment** to change the land use designation of approximately 6.24 acres of land from the Transit-Oriented Development (TOD) designation to Intensive Industrial (INT IND).
2. A **Community Plan Amendment** to change the Community Plan land use designation of approximately 6.24 acres of land from the Industrial Office Park (MP) to Light Industrial (M-1).
3. A **Rezone** to change the zoning designation of approximately 2.8 acres of land from the Industrial Office Park (MP) to Light Industrial (M-1).

The requested General Plan and Community Plan amendment entitlements would change the land use designations for a 3.41-acre portion of the Lund Construction Headquarters (Lund HQ) and the adjacent 2.83-acre parcel to the north. Proposed physical improvements are all associated with the 2.83-acre parcel.

If approved, the applicant intends to use the site as an outdoor storage and service yard, which would be an ancillary use for the adjacent Lund HQ. Additional near-term physical improvements include minor grading of the site to slope drainage runoff to the southwest, construction of drainage inlets and tie-in to the sub-grade facilities on the adjacent Lund HQ property, placement of a gravel aggregate base, and planting of trees along the northern portion of the property for screening purposes. The project proponent has stated that the site may be developed with a more intensive M-1 use in the future as construction operations expand but there are no plans at this time for the 2.83 acre site other than the outdoor storage and service yard use.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Lund Construction Company 5302 Roseville Road North Highlands, CA 95660 Contact: Kevin Lund

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on October 25, 2022 and has made the following determinations concerning the above described project.

Copy To:

- County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814
 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

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 is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,280.75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

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

[Original Signature on File]

Joelle Inman

Environmental Coordinator

Sacramento County, State of California

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