



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:** Kochoo Construction (AKA 6141 Bradshaw Road)

**CONTROL NUMBER:** PLNP2021-00176

**STATE CLEARINGHOUSE NUMBER:** 2022110236

**PROJECT LOCATION:** The project site is located at 6141 Bradshaw Road approximately 1,645 feet north of Elder Greek Road in the Vineyard Community.

**APN:** 063-0180-017-0000

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

- A **Use Permit** to establish a service yard and workshop in the IR(SM) zone pursuant to *Sacramento County Zoning Code* (Zoning Code) § 3.2.5, Table 3.1.
- A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project is to construct a new general contractor's office and fenced yard, including a 3,750-square foot (sf) metal shop and office building with the office being less than 500 sf, fencing, and parking area, on approximately 3-acres of the larger 10-acre vacant lot at 6141 Bradshaw Road

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** JTS Engineering Consultants, Inc. 1808 J Street, Sacramento, CA 95811. Contact: Javed T. Siddiqui.(916) 441-6708

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on January 9, 2023 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 is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$2,764 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

**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