



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:** Greenback and Hickory

**CONTROL NUMBER:** PLNP2022-00220

**STATE CLEARINGHOUSE NUMBER:** 2024090238

**PROJECT LOCATION:** The project site is located at 8695 Greenback Lane, at the northwest corner of the Hickory Avenue and Greenback Lane intersection, in the Orangevale community.

**APN:** 261-0210-020-0000

The Tentative Parcel Map request would divide the vacant property into two new commercial parcels, one of 1.33-acres (Parcel 1) and the other of 1.51-acres (Parcel 2). Both parcels will be required to connect to public water and public sewer. The proposed automobile service station and convenience store will be located on Parcel 1 with the mini storage facility located on Parcel 2.

The Use Permit is to allow an automobile service station and a neighborhood convenience store with extended hours (24/7) in the Greenback Lane SPA and to allow the proposed automobile service station fuel canopies to deviate from the following development standards:

- Design Clearance Height (Section 3.7.9.2.C.2.i.i): The maximum allowable height is 16'-0". As proposed, the design clearance height is 16'-6".
- Allowable Roof Structure Height (Section 3.7.9.2.C.2.i.ii): The allowable roof structure height shall not extend higher than 2'-6" above the design clearance height. The proposed canopy structure height is 3'-4 ½".

The Special Development Permit is being requested to allow the proposed project to deviate from the following Sacramento County Zoning Code (Zoning Code) development standards:

- Minimum Front Yard (Section 5.5.2.A, Table 5.13): The requirement is 56'-0" with a Public Utility Public Facility Easement (PUPFE). As proposed, the proposed mini-storage building is 27'-2".
- Minimum Side Street Yard (Section 5.5.2.A, Table 5.13): The requirement is 56'-0" with a PUPFE. As proposed, the proposed convenience store is 40'-6".
- Landscape Planter (Section 5.2.4.B.3.b): A minimum seven-foot-wide continuous landscaped planter area is required for commercial uses at property lines shared with an agricultural-residential or residential zone. Landscaping within this planter shall consist of screening trees spaced 30' on center. The planter along the western boundary narrows to 4.5 – 5 feet to the north and screen trees are not proposed.

A Design Review is requested to confirm substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines). The project exhibits are included in this report package.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Iroquois Investment Company, LLC 825 K Street Sacramento, CA 95814 916-442-4600 eric@petrovichdevelopment.com

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on December 12, 2024 and has made the following determinations concerning the above described project.

**Copy To:**

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
 State of California OPR, 1400 Tenth Street, Room121 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. **\$2,916,75 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.

**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

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