



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:** J@B Storage

**CONTROL NUMBER:** PLNP2020-00014

**STATE CLEARINGHOUSE NUMBER:** 2024110596

**PROJECT LOCATION:** The project site is located southwest of the intersection of Jackson Highway (State Route 16) and Bradshaw Road in the Vineyard community of Sacramento County. Reference

**APN:** 063-0070-008

**DESCRIPTION OF PROJECT:** The project is requesting the following:

1. A Use Permit to allow the storage of operable vehicles, recreational vehicles, and boats in the General Commercial (GC) zoning district.
2. A Tentative Parcel Map to divide the 7.42-acre parcel into three parcels.
3. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The proposed project will divide the existing parcel into three parcels consisting of the development of an outdoor storage facility on Parcel 1. The facility will allow for the storage of operable vehicles, recreational vehicles, and boats. The remaining parcels will remain undeveloped with gravel covering. Future development of Parcels 2 and 3 may include construction of a fuel station or a Quick Service Restaurant with drive-through. While any future development of Parcels 2 and 3 may require additional environmental review, entitlements and permitting, based on information from the project's future truck movement plan a 2,400 square foot (sf) QSR and a 3,700 sf convenience market with gas pumps were analyzed. The project site plan shows that the site will have a water tank and well. In addition, the project site is outside the Urban Policy Area (UPA) so while water and wastewater utilities are nearby, connections are not available at this time and development would be served by well and septic until such time when the UPA is amended to include the subject parcel.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@saccounty.net](mailto:CEQA@saccounty.net)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Morton & Pitalo, Inc. 600 Coolidge Drive, Suite 140 Folsom, CA 95630 Attention: Ken Topper 916-984-7621 ktopper@mpengr.com

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on February 6, 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 Game Fees (Fish & Game Code Section 711.4)
  - a. **The project is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$2,968,75 for review of a Negative Declaration.**
    - ii. **\$50 for County Clerk processing fees.**

**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

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

**[Original Signature on File]**

**Julie Newton**

Environmental Coordinator

Sacramento County, State of California

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