



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

**ENDORSED**  
SACRAMENTO COUNTY

AUG 23 2024

DONNA ALLRED, CLERK/RECORDER  
BY Blair W. Smith, DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE  
PLEASE MAIL BACK TO 01-225

## NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

**PROJECT TITLE:** Guardian Yards Outdoor Storage

**CONTROL NUMBER:** PLNP2024-00008

**STATE CLEARINGHOUSE NUMBER:** 92032074

**PROJECT LOCATION:** The project site is located at 6645 Lone Tree Road, within the Metro Air Park Special Planning Area (SPA) approximately 700 feet north of the intersection of West Elkhorn Boulevard and Lone Tree Road, in the unincorporated Natomas Community of Sacramento County

**APN:** 201-1020-144-0000

**DESCRIPTION OF PROJECT:** The applicant requests a Use Permit to the Planning Commission to allow for an existing outdoor vehicle storage yard to include heavy equipment storage in the Metro Air Park SPA. Heavy equipment storage will not be located within a 79-foot setback along Lone Tree Road (reference Plate AD-2). The existing vehicle-storage yard includes a contractor storage yard, and parking spaces for semi-truck cabs (no trailer attached, semi-trucks with flatbed trailers attached, box trucks, and pickup trucks (reference Plate AD-3). The project will not require alterations to the project site to accommodate the new use.

The project consists of the following entitlement request:

A Conditional Use Permit to allow for the addition of heavy-equipment storage to an existing and unmanned outdoor vehicle storage business in the Metro Air Park Special Planning Area (SPA).

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Guardian Yards 1 Metro Airpark, LLC  
C/O: John Tomasello 18958 Louis Road, Grass Valley, CA 95945 530-208-8482 [john@guardianyards.com](mailto:john@guardianyards.com)

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on 8/12/24 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. An **Addendum to a previously certified Environmental Impact Report** was prepared for this project pursuant to the provisions of CEQA.
3. The **previously certified EIR and addendum** sufficiently analyze and address potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the **previously certified EIR**.
4. Mitigation measures from the previously certified EIR **were** made a condition of the approval of the project; no new project-specific mitigation measures are required.
5. The previous statement of overriding considerations **was** reaffirmed and adopted for this project by Sacramento County.
6. Findings **were** made pursuant to the provisions of CEQA Guidelines 15091.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - i. **Ca Fish and Game Fees were previously paid with the prior project.**

The Final Environmental Impact Report and addendum are available to the General Public at the physical and internet addresses located above.

**Copy To:**

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

Julie  
Newton

Digitally signed by Julie Newton  
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**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

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X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814