

Todd Smith, Planning Director
Planning and Environmental Review



Troy Givans, Director
Department of Community
Development

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
NOTICE OF PREPARATION

OCTOBER 28, 2022

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR JESUIT HIGH SCHOOL STADIUM LIGHTING (PLNP2021-00262)

Sacramento County will be the California Environmental Quality Act (CEQA) Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as Jesuit High School Stadium Lighting. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2021-00262>

Please send your Agency's response to this Notice to:

Joelle Inman, Environmental Coordinator
Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814

or via e-mail at: CEQA@saccounty.net.

Your response should include the name of a contact person in your agency.

An agency scoping meeting consistent with Section 15082 of the CEQA Guidelines is scheduled for the week of November 14th through November 18th, 2022. The meeting will be held virtually via Zoom and proper noticing will be sent to public agencies, responsible agencies, bordering jurisdictions, and to any organization or individual who has requested such a notice.

A Public Scoping Meeting consistent with Section 15083 of the CEQA Guidelines will also occur. The meeting will be scheduled the week of December 5th through December 9th, 2022 in the evening. The specific date and time has yet to be determined, however, the meeting will be held virtually via Zoom and proper noticing will be sent out to interested parties.

Agencies with specific questions about the project should contact Carol Gregory, Associate Environmental Analyst, at (916) 874-5458 or gregoryc@saccounty.gov for further information.

PROJECT TITLE: JESUIT HIGH SCHOOL STADIUM LIGHTING

CONTROL NUMBER: PLNP2021-00262

PROJECT PROPONENTS:

Owner/Applicant: Jesuit High School
1200 Jacob Lane
Carmichael, CA 95608
Attention: Anne Long/Tim Murchison

Other: Taylor & Wiley
500 Capitol Mall, #1150
Sacramento, CA 95821
Attention: Matt Keasling

PROJECT DESCRIPTION AND LOCATION:

Jesuit High School is requesting a Use Permit Amendment and Design Review to install four (4) permanent stadium light poles at the Marauder Stadium. Two (2) of the light poles, located on the north side of the stadium, would be 100-feet high. The other two (2) light poles, located on the south side of the stadium, would be 90-feet high. The proposed light poles will have LED lights affixed to the top, and will be located approximately at the 10-yard lines of the football field. The request also includes additional code-compliant lighting for the bleachers and pedestrian pathways of the stadium. The project site is situated on the north side of American River Drive, the west side of Jacob Lane, and the east side of Piccadilly Circle on the Jesuit High School Campus, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County. Assessor's Parcel Number (APN) is 289-0210-045. Reference Plate NOP-1 for project location. Reference Plate NOP-2 for project preliminary site plan. Note: *While the Jesuit campus spans the boundary between the unincorporated Arden Arcade and Carmichael communities, the proposed stadium lights are within the Carmichael portion of the property.*

SACRAMENTO COUNTY PLANNING ENTITLEMENT REQUESTS:

1. A **Use Permit Amendment** to PLNP2018-00190 to allow stadium lighting on the Jesuit High School athletic field in the Residential 4 (RD-4) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

PROJECT OBJECTIVES:

Per Section 15124(b) of the CEQA Guidelines, one of the necessary components of a project description is "a statement of the objectives sought by the proposed project." Objectives must include statements of the project's underlying purpose and may also include a discussion of project benefits.

Consistent with Section 15124(b) of the CEQA Guidelines, the project applicant has provided the following primary objectives, which state that the project will:

- Provide a feasible location at which to increase the athletic opportunities for Jesuit High School students by hosting on-campus sports competitions during the evening hours;

- Allow for athletic practices and competition to occur after the peak afternoon hours during times with more favorable weather conditions to protect the health and safety of student-athletes, coaches and spectators;
- Provide sufficient time, particularly for Fall and Winter sports, to train and compete without requiring student-athletes to miss excessive classroom instruction multiple times per month;
- Spread on-campus activities over a broader period of time to reduce the number of individuals and vehicles concurrently utilizing school facilities;
- Enhance the overall high school athletic experience for students, parents, alumni and the Sacramento community; and
- Continue to build upon Jesuits reputation for athletic excellence by providing facilities that allow athletes to achieve peak performance.

ENVIRONMENTAL/LAND USE SETTING:

The project is located in the central portion of Sacramento County, south of Fair Oaks Boulevard and north of American River Drive, between Piccadilly Circle and Jacob Lane. The project site is also south of the existing Jesuit High School main campus. The project site is approximately 20.22 acres in size and is the location of Jesuit High School's sports facilities, notably the Marauder Stadium used for football, track and field, soccer, lacrosse, and other sporting events. The project site is developed with the existing stadium and associated facilities, parking lot, practice fields, swimming pool, tennis courts, and two baseball fields. The site also contains existing landscaping consisting of turf grass, trees, and shrubs. Overall site topography is generally flat but increases in elevation along the northern portion of the site toward the Jesuit High School main campus. Site elevations range from 52 feet above sea level (at the southwestern portion of the property fronting American River Drive) to 74 feet (at the northwestern corner of the property). Reference Plate NOP-3 for an aerial photo of the project site.

The surrounding land uses are all single-family residential with RD-4 zoned properties. To the north, there are some single-family residential with RD-3 and RD-2 (NPA) zoned properties. Arden Hills Country Club, zoned RD-2, is also located north of the site. The project site is located approximately 0.3 miles to the north of the American River Parkway zoned O (PC). Reference Plate NOP-4 for surrounding land uses and zoning.

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analysis in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the Project, describe standards of significance to be used in analysis, and describe analysis methodologies. A high-level review of the Project and of the environmental resources in the study area, along with community concern heard at the Community Planning and Advisory Council (CPAC) meeting and subsequent community comments received by Planning and Environmental Review (PER) has resulted in the identification of potential categories of environmental effect. The descriptions below are not exhaustive, and other sections and discussions may be included if further research indicates that their inclusion is warranted. As the analyses progress and the extent of impacts to the categories is determined, appropriate CEQA alternatives will be included for analysis.

AESTHETICS

The analysis will characterize existing visual resources at the project site and vicinity, including any scenic vistas or scenic resources that are potentially affected by project implementation. In addition, the existing visual character will be described to provide a baseline against which the proposed project

changes and resulting visual effects can be gauged. This will include visual depictions of the site with representative photos from several vantage points, including public viewpoints.

AIR QUALITY/GREENHOUSE GAS EMISSIONS

This chapter will describe the potential of the Project to result in the emission of recognized air pollutants such as particulate matter and ozone precursors. The analysis will examine both emissions related to construction and emissions related to operation. Staff will calculate criteria air pollutant and Greenhouse Gas (GHG) emissions using the latest available California Emissions Estimator Model (CalEEMod) program at the time of preparation of the EIR for both construction and operation emissions. The EIR analysis will further address the project's consistency with applicable plans, including the County's Climate Action Plan, and policies related to reducing greenhouse gases and criteria pollutants, as well as the potential for substantial odors and potential human health risks associated with project emissions.

BIOLOGICAL RESOURCES

The project site is located within an established neighborhood, within an existing school campus, located approximately 0.3 miles from the American River Parkway. This section will focus on potential impacts to Special Status Species as well as neighborhood/local wildlife (including but not limited to frogs, owls, raccoons, squirrels, skunks and opossums) and whether the proposed project would have substantial adverse effects either directly or through habitat modifications. Potential impacts to nesting raptors, migratory nesting birds and Swainson's Hawk will be discussed in this section.

NOISE

This analysis will review the existing daytime noise at the project site and surrounding area to determine the noise baseline and compliance with County noise standards. With implementation of the proposed project, nighttime noise at the project site and surrounding area will also be analyzed to determine potential noise impacts based upon County noise thresholds for non-transportation noise sources. Potential noise impacts from the proposed project include crowd noise, PA system, and other noise sources from nighttime sporting events, practices, and school activities.

TRANSPORTATION/VEHICLE MILES TRAVELED (VMT)

This analysis will review impacts of the project on VMT and related to any traffic hazards that may result from implementation of the project. An analysis of VMT impacts, utilizing Sacramento County Transportation Analysis Guidelines will be prepared and presented. The EIR will evaluate potential traffic hazards of the proposed project based on details for ingress and egress provided by the applicant team and reviewed by the County Department of Transportation and the proposed project's consistency with applicable programs, plans, ordinances, or policies addressing the circulation, including transit, roadway, bicycle, and pedestrian facilities.

CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES

The cultural and tribal cultural resources impact analysis will be based on input from affiliated Native American tribal representatives through the County's AB 52 process, a search of the Sacred Lands File and a records search. The EIR will evaluate whether the project would cause substantial adverse changes in the significance of historical resources, archeological resources, or human remains.

INTENDED USES OF THE EIR:

The California Environmental Quality Act (CEQA) requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (Pub. Res. Code 21000 et seq.). CEQA also requires that each

public agency mitigate or avoid, wherever feasible, the significant environmental effects of projects it approves or implements.

The Sacramento County Planning Commission will use the information in the EIR to consider the environmental effects, mitigation measures, and alternatives in the process of rendering a decision to approve or deny the proposed project. The EIR will serve as an informational document for the general public and directly affected property owners as well. The EIR will also be used, as needed, for subsequent discretionary actions, which may be required by other regulatory agencies such as the Regional Water Quality Control Board, Sacramento Municipal Utility District and/or Pacific Gas and Electric, and other public utilities.

Plate NOP-1: Project Location Exhibit

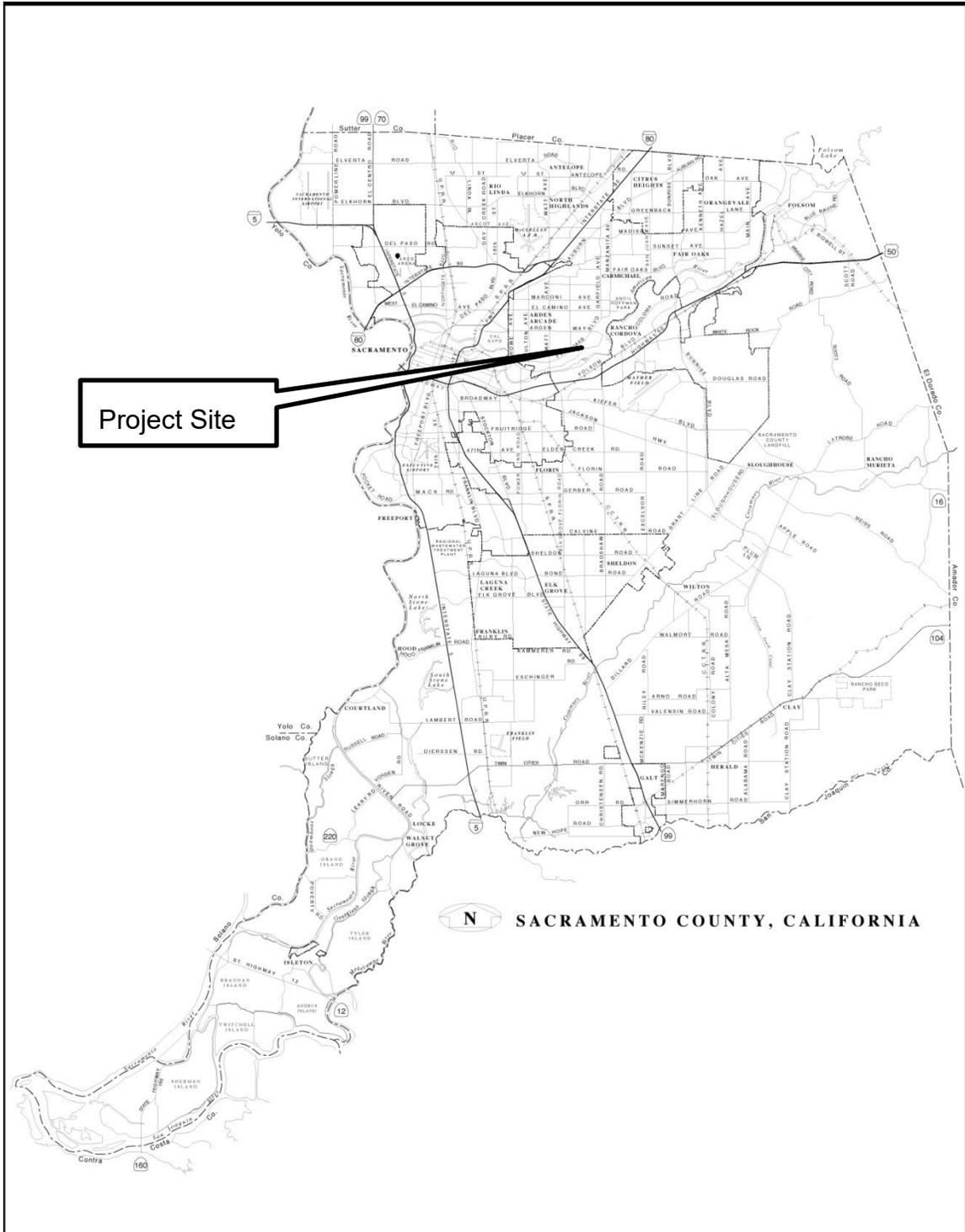
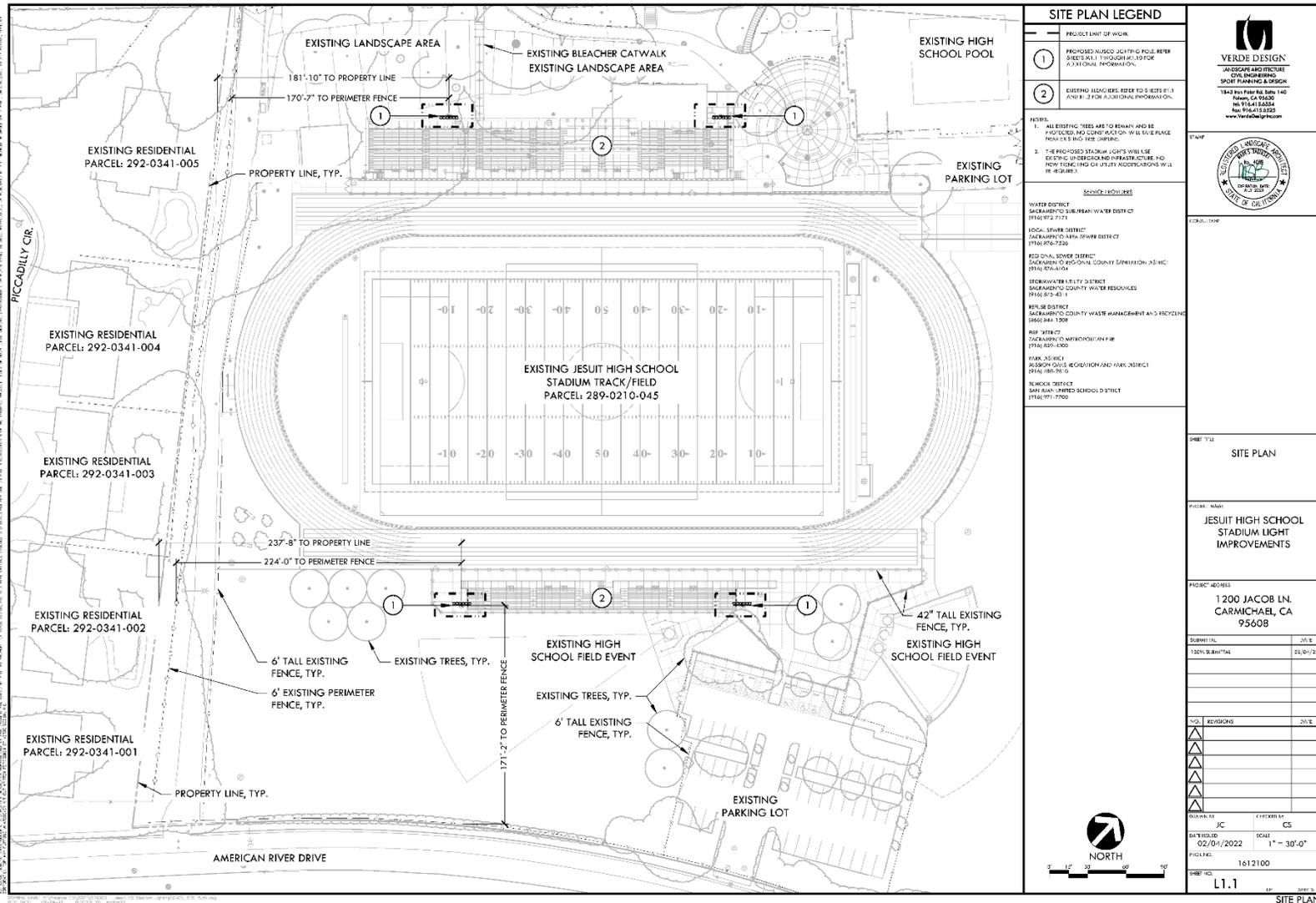


Plate NOP-2: Proposed Preliminary Site Plan



SITE PLAN LEGEND

- PROJECT LIMIT OF WORK
- 1 PROPOSED STADIUM LIGHTING POLE REFER TO SHEETS 111 THROUGH 114 FOR ADDITIONAL INFORMATION.
 - 2 EXISTING BLEACHER REFER TO SHEETS 111 AND 112 FOR ADDITIONAL INFORMATION.
- NOTES:
1. ALL EXISTING TREES ARE TO REMAIN AND BE PROTECTED. NO CONSTRUCTION WILL TAKE PLACE WITHIN THE TREE PROTECTION ZONE.
 2. THE PROPOSED STADIUM LIGHTS WILL USE EXISTING UNDERGROUND INFRASTRUCTURE AND NEW EXISTING OR NEW UTILITIES ACQUISITIONS WILL BE REQUIRED.
- UTILITY INFORMATION:
- WATER DISTRICT SACRAMENTO SUBURBAN WATER DISTRICT 9746 874-7228
 - LOCAL SEWER DISTRICT SACRAMENTO AREA SEWER DISTRICT 9746 874-7228
 - REGIONAL SEWER DISTRICT SACRAMENTO REGIONAL COUNTY SANITATION 353 NICHOLS 9746 874-6104
 - SEWER/WATER UTILITY DISTRICT SACRAMENTO COUNTY WATER RESOURCES 9746 874-4811
 - REFUSE DISTRICT SACRAMENTO COUNTY WASTE MANAGEMENT AND RECYCLING 9566 844-1308
 - IRrig DISTRICT SACRAMENTO COUNTY RECREATION FIRE 9746 859-4300
 - PAVING 353 NICHOLS 9746 874-6104
 - ROADWAY DISTRICT SACRAMENTO COUNTY ROADWAY AND HIGHWAY DISTRICT 9746 888-2810
 - SCHOOL DISTRICT SACRAMENTO COUNTY SCHOOL DISTRICT 9746 971-7700

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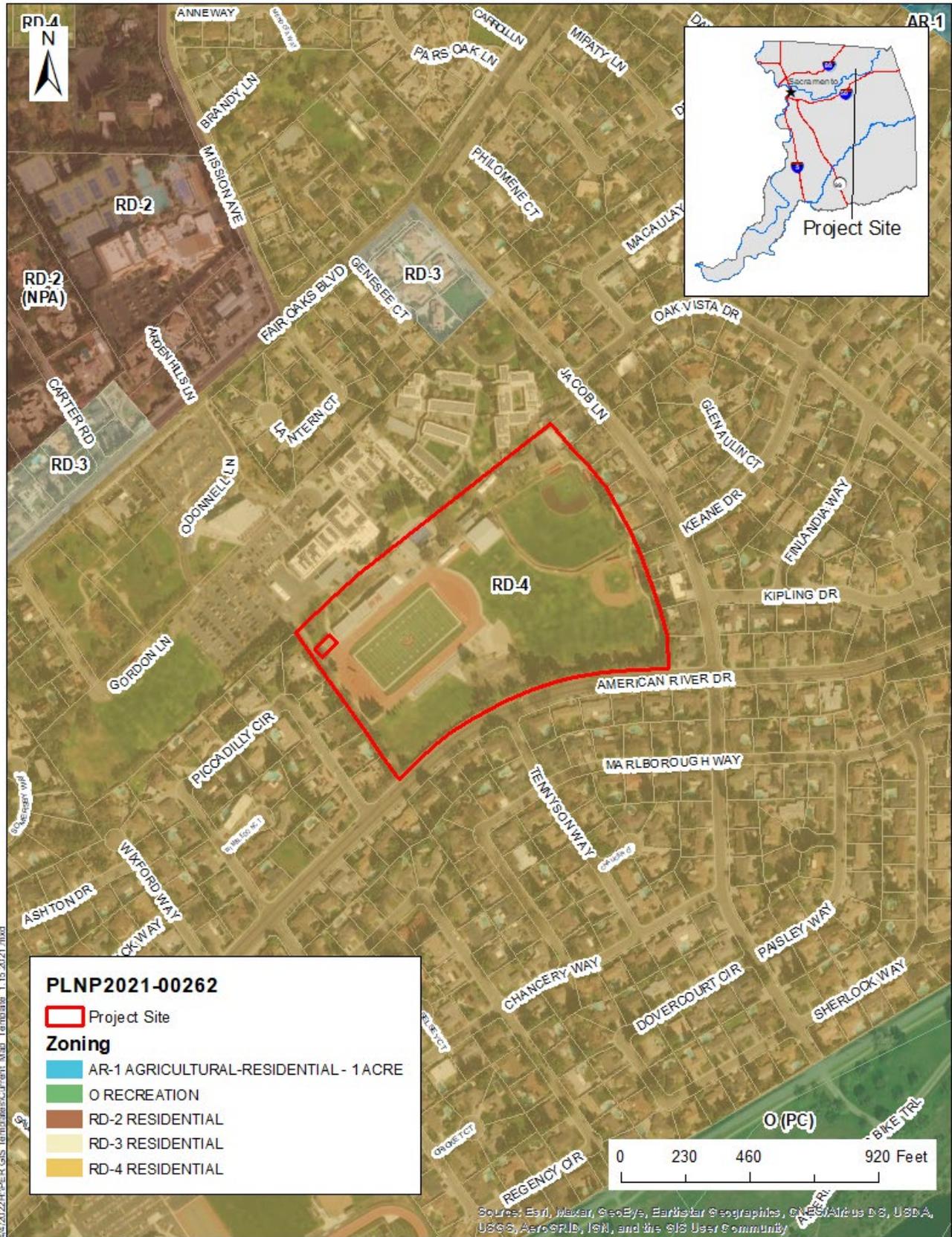
DATE: 11/11/2021	SCALE: 1"=30'-0"
PROJECT NO: 1612100	SHEET NO: 11.1
DESIGNED BY: JC	CHECKED BY: CS
DATE PLOTTED: 02/04/2022	SCALE: 1"=30'-0"
PROJECT NO: 1612100	SHEET NO: 11.1

SITE PLAN	
PROJECT ADDRESS: 1200 JACOB LN, CARMICHAEL, CA 95608	
DATE: 11/11/2021	SCALE: 1"=30'-0"
PROJECT NO: 1612100	SHEET NO: 11.1
DESIGNED BY: JC	CHECKED BY: CS
DATE PLOTTED: 02/04/2022	SCALE: 1"=30'-0"
PROJECT NO: 1612100	SHEET NO: 11.1

Plate NOP-3: Aerial Photo (2018) of Project Site



Plate NOP-4: Surrounding Land Uses



44/2022H/PER GIS Templates/Current Map Template 1.15.2021.mxd