

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Greenback and Hickory

Lead Agency: Sacramento County

Contact Name: Julie Newton

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Project Location: Unincorporated Sacramento County (Orangevale Community) Sacramento
City *County*

Project Description (Proposed actions, location, and/or consequences).

Proposed Actions:
1. A Tentative Parcel Map to divide a 2.84 gross acre parcel into two new parcels in the Greenback Lane Special Planning Area (SPA); 2. A Use Permit to allow an auto service station and a neighborhood convenience store with extended hours (24/7) in the Greenback Lane SPA, and to allow the proposed auto service station to deviate from the canopy development standards; 3. A Special Development Permit to allow the proposed project to deviate from minimum front yard, side yard, and landscape planter requirements; and 4. A Design Review to comply with the Countywide Design Guidelines.
Location:
The project is located at 8695 Greenback Lane, at the northwest corner of the Hickory Avenue and Greenback Lane intersection, in the Orangevale community.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Project impacts would occur in the following resource areas: Air Quality, Biological Resources, Cultural Resources/Tribal Cultural Resources, and Greenhouse Gas Emissions. Standard mitigation for basic construction emissions control practices will reduce project impacts to air quality to less than significant under CEQA. Mitigation requiring native oak tree protection during project construction and tree surveys during nesting season for migratory birds/raptor nests will reduce project impacts to biological resources to less than significant under CEQA. Mitigation requirements for the inadvertent discovery of cultural and tribal cultural resources, if discovered during project construction, will reduce project impacts to less than significant under CEQA. Standard best management practices mitigation to meet SMAQMD Tier 1 and Tier 2 standards will reduce project impacts to greenhouse gases to less than significant under CEQA.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At the Orangevale Community Planning Advisory Council (CPAC) meeting on May 7, 2024, five neighbors spoke regarding the project, indicating opposition. Public comments included concerns with the project regarding the following:

1. Increased traffic, particularly along the rear portion of the property adjacent to a residential use.
2. Access to the project, particularly with the use of existing access roads along adjacent properties as a shortcut to the site.
3. Increased noise impacts, with a request to construct a masonry wall along the northern property line.
4. Deviation request for the adjacent landscape planter. A landscape planter that meets County Zoning Code standards can further act as a buffer to deter potential light and noise impacts and to maintain privacy for the adjacent assisted living care facility.
5. Health risks associated with the gas station.
6. Safety concerns with the proposed sale of alcohol at the convenience store.
7. Lack of meandering sidewalks for the project, as required by the Greenback Lane Special Planning Area (SPA).
8. Over concentration of gas stations in the immediate area, including an existing gas station fronting the site.
9. The project overall is not a good fit for the community, and is incompatible with the surrounding area.

Provide a list of the responsible or trustee agencies for the project.

Sacramento Municipal Utility District (SMUD), Pacific Gas and Electric (PG&E), Governor's Office of Planning and Research, Sacramento Regional County Sanitation District (SRCSD), Sacramento Area Sewer District (SASD), AT&T, Orangevale Water District, and Sacramento Air Quality Management District (SMAQMD).