

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Hickory Station

Lead Agency: Sacramento County Contact Person: Julie Newton  
 Mailing Address: 827 7th Street, Rm. 225 Phone: 916-876-8502  
 City: Sacramento Zip: 95814 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Citrus Heights/Orangevale  
 Cross Streets: Greenback Lane/Hickory Avenue Zip Code: 95662  
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 40 ' 45 " N / 121 ° 14 ' 07 " W Total Acres: 2.84  
 Assessor's Parcel No.: 261-0210-020-0000 Section: 32 Twp.: 10N Range: 7E Base: Mt. Diablo  
 Within 2 Miles: State Hwy #: N/A Waterways: Arcade Creek, Arcade (South) Creek, Cripple Creek, Linda Creek, Linda (South) Creek, and Unknown Creeks  
 Airports: N/A Railways: N/A Schools: Almondale Academy, Andrew Carnegie Middle, California

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Tentative Parcel Map/Special Develop

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 83,096 Acres 2.84 Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Vacant/SPA (Special Planning Area)/Low Density Residential

**Project Description:** (please use a separate page if necessary)

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 following development standards:  
 • Design Clearance Height (Section 3.7.9.2.C.2.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.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 1/2".  
 3. A Special Development Permit to allow the proposed project to deviate from the following 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, all new commercial structures (mini-storage and convenience store) are located with the required setback.  
 • Minimum Side Street Yard (Section 5.5.2.A, Table 5.13): The requirement is 56'-0" with a Public Utility Public Facility easement (PUPFE). As proposed, all new commercial structures (mini-storage and convenience store) are located with the required setback.  
 • 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 in combination with other plant material to provide a dense visual screen. The planter along the western boundary narrows to 4.5 - 5 feet to the north and screen trees are not proposed.  
 4. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                     | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 9/6/24 Ending Date 10/7/24

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Iroquois Investment Company, LLC</u>
Address: _____	Address: <u>825 K Street</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: _____	Phone: <u>(916) 442-4600</u>
Phone: _____	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton  
DN: cn=Julie Newton, o=Sacramento County, ou=www@sccounty.net, c=US  
Date: 2024.09.06 08:21:34 -0700

Date: 9/6/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.