

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: 4600 Auburn Boulevard Rezone

Lead Agency: Sacramento County

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Project Location: Carmichael/Old Foothill Farms Sacramento
City *County*

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

The applicant is proposing to develop three parcels in unincorporated Sacramento County in two phases. Phase One of the project includes developing the southern two parcels (APNs: 240-0062-028-0000 and 240-0062-091-0000), which total 1.3 acres, with a new self-storage facility. The two parcels are zoned General Commercial (GC), which permits self-storage development and uses by-right. This component of the project is subject to the County's non-discretionary design review, which is in concurrent review (DRCP2025-00005). A new driveway across the parcel to the north (APN 240-0062-034-0000) will provide access to the storage facility from Auburn Boulevard; this driveway will be a part of proposed Phase One. Phase Two includes developing the 3.5-acre northern parcel (APN 240-0062-034-0000) as a commercial center offering retail or office units for lease. The design footprint includes the construction of three buildings. This parcel is currently zoned RD-30 and commercial development is not compatible in the RD-30 zoning district; therefore, Phase Two includes the a rezone of the property as well as a General Plan Amendment from Low Density Residential land use designation to proposed Commercial and Office and an a Community Plan Amendment.

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

The Initial Study presented that the proposed project would have potential significant impacts to Biological Resources (specifically the removal of oak trees, and impacts to nesting birds) which would be mitigated by the replacement of trees and the requirement that pre-construction surveys be performed to determine that impacts to nesting birds would not occur. With mitigation the impacts would be less than significant.

It was also found that while a survey for cultural resources did not locate any resources there was still the potential that resources could be present on site. Therefore, mitigation to address the finding of unanticipated resources including the finding of human remain were recommended which would reduce the impact to less than significant level.

The Initial Study also found that although the Phase Two plans showed the development of three structures it was not known what the final design and use would entail. Therefore, the project would be required to implement the County's BMPs for Greenhouse Gas Emissions, which require the non-use of natural gas (unless the project would include emission off sets for the natural gas emissions) and the installation of Electric Vehicle charging infrastructure. With the implementation of the BMPs impacts would be less than significant.

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

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

SMUD