Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2022-00015 **SCH #** _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: 76 at Arcade Park

Lead Agency: Sacramento County
Mailing Address: 827 7th Street, Rm 225
City: Sacramento Zip: 95814

Contact Person: Julie Newton
Phone: (916) 874-6141
County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Sacramento
Cross Streets: Myrtle Avenue at Auburn Boulevard Zip Code: 95841
Lat. / Long.: 38° 39′ 12″ N/ 121° 21′ 19″ W Total Acres: 1.06
Assessor's Parcel No.: 240-0061-001 & -002 Section: 46 Twp: 9N Range: 6E Base: Mt. Diablo
Within 2 Miles: State Highway # Interstate 80 Waterways: Arcade Creek, Verde Cruz Creek, Magpie Creek
Airports: McClellan Railways: Southern Pacific Schools: San Juan Unified School District, Twin Rivers Unidfied Schoold District, Los Rios Community College

Document Type

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☒ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

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: _____

Development Type

☐ Residential:	Units _____	Acres _____		
☐ Office:	Sq. Ft. _____	Acres _____	Employees _____	
☒ Commercial:	Sq. Ft. 2949	Acres 1.06	Employees 6	
☐ Industrial:	Sq. Ft. _____	Acres _____	Employees _____	
☐ Education: _____				
☐ 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 ☒ Floodplain/Flooding ☐ Schools/Universities ☒ Water Quality
☐ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Air Quality ☐ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☒ Wildlife
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Growth Inducing
☒ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic Hazardous ☐ Land Use
☐ Cumulative Effects
☐ Other: _____

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

☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation

☐ Fiscal ☐ Recreation/Parks ☐ Vegetation

Present Land Use/Zoning/General Plan Use

General Commercial/ General Commerical/ Commerical and Office

Project Description

1. 1.A Use Permit to allow for an Auto Service Station within the General Commercial (GC) zoning district and a drive-through with amplified sound within 300 feet of a residential zoning district.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
•Drive through entrance distance from driveway to right-of-way (SZC Section 3.9.3.V.1): The standard for distance between the drive through entrance and the driveway to the right-of-way is 25 feet. The project proposes a distance of 19 feet.
•Minimum drive through lane width (SZC Section 3.9.3.V.1): The standard for drive through lane width is 12 feet. The project proposes a minimum drive through width of 11 feet.
•Minimum landscape planter width between right of way and drive through lane (SZC Section 3.9.3.V.1): The standard for landscape planter width between drive through lane and public right-of-way is 25 feet. The project proposes a 19-foot-wide landscape planter.
•Maximum Aggregate Signage (SZC Section 5.10.5.A.1): The standard for aggregate signage for auto service stations is 125 square feet. The project proposes multiple monument signage options which would impact final signage square footage. With monument sign option A, total signage square footage would be 72 square feet and the aggregate signage deviation would be dropped. With monument sign option B total signage square footage would be 134 square feet.
•Maximum Monument Sign Area (SZC Section 5.10.5.A.3): The standard for monument signs for automotive service stations is 52 square feet. The project as proposed provides two monument signage options, one at 48 square feet (proposed option A), and one at 110 square feet (proposed option B). If proposed option A is chosen this deviation request would be dropped.
3.A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
If approved, the two existing structures (combined total of 4,700 square feet) would be demolished and an approximately 2,949-square-foot convenience store, a 1,495-square-foot fast food drive-through, and a 2,520-square-foot fuel canopy with four pump stations would be constructed. The project would install two 20,000-gallon fuel tanks below ground. Other improvements include perimeter sidewalks, landscaping, utilities, lighting, a monument sign, and asphalt-paved parking.

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**".

X Air Resources Board
_ Boating & Waterways
_ California Highway Patrol
_ Caltrans District #_____
_ Caltrans Division of Aeronautics
_ Caltrans Planning (Headquarters)
_ California Waste Management Board
_ Coachella Valley Mountains Conservancy
_ Coastal Commission
_ Colorado River Board
_ Conservation, Department of
_ Corrections, Department of
_ Delta Protection Commission
_ Education, Department of
_ Energy Commission
_ Fish & Game Region #_____
_ Food & Agriculture, Department of
_ Forestry & Fire Protection
_ General Services, Department of
_ Health Services, Department of
_ Housing & Community Development
_ Integrated Waste Management Board
__ Native American Heritage Commission
_ Office of Emergency Services
_ Office of Historic Preservation
_ Office of Public School Construction
_ Parks & Recreation
_ Pesticide Regulation, Department of
_ Public Utilities Commission
_ Reclamation Board
X Regional WQCB # 5S (Central Valley)
_ Resources Agency
_ S.F. Bay Conservation & Development Commission
_ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_ San Joaquin River Conservancy
_ Santa Monica Mountains Conservancy
_ State Lands Commission
_ SWRCB: Clean Water Grants
_ SWRCB: Water Quality
_ SWRCB: Water Rights
_ Tahoe Regional Planning Agency
_ Toxic Substances Control, Department of
_ Water Resources

_ Other _____
_ Other _____

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable)

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (_____) _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: (_____) _____

Signature of Lead Agency Representative: Julie Newton Digitally signed by Julie Newton DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US Date: 2025.08.18 15:09:48 -07'00' **Date:** 8/18/25

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