



ENDORSED
SACRAMENTO COUNTY

AUG 20 2025

County of Sacramento

FLORENCE EVANS, CLERK/RECORDER
BY  DEPUTY

Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: 76 at Arcade Park

Control Number: PLNP2022-00015

Location: The project site is located at 4701 & 4705 Auburn Boulevard at the southwest corner of the intersection of Auburn Boulevard and Myrtle Avenue, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN: 240-0061-001 & -002

General Description:

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, 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.