

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 #

Project Title: P25-021: 7-Eleven Convenience Store and Fuel Station, Power Inn Road and Elder Creek Road

Lead Agency: City of Sacramento Contact Person: Charles Tschudin, Senior Planner
 Mailing Address: Community Development Department 300 Richards Blvd. 3rd Floor Phone: (916) 808-8145
 City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento
 Cross Streets: Power Inn Road and Elder Creek Road Zip Code: 95824

Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ' 34.5312 " N / 121 ° 24 ' 27.7884 " W Total Acres: 8.6

Assessor's Parcel No.: 040-0101-003, -012, -013, -020 Section: 35 Twp.: 8 N Range: 5 E Base: Mt Diablo

Within 2 Miles: State Hwy #: None Waterways: Morrison Creek
 Airports: None Railways: Union Pacific Railroad Schools: Elder Creek Elem, Camellia Basic Elem

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 5,369 Acres 6 Employees 12
 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:

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

Present Land Use/Zoning/General Plan Designation:

M-1S, Light Industrial Zoning District; Employment Mixed Use in the 2040 General Plan

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

The project includes a lot line adjustment to create a 6-acre parcel which would be developed with an approximately 5,369-sf convenience store and fuel station with 8 conventional and 3 commercial fueling positions, and with direct access to Power Inn Road and Elder Creek Road (development area). A separate 2.45-acre parcel would be retained by the property owner (seller's retained area) for future development under separate entitlement which is not part of the currently proposed project; however, as required by the City, potential minimal stormwater and erosion control improvements and/or water and sewer connections on the seller's retained area may be implemented under the proposed project. A cross-access easement agreement would be recorded between the applicant and the seller on the development area parcel to memorialize traffic circulation and ingress/egress rights. Approximately 7,620 square feet along Elder Creek Road would be dedicated to the City (dedication area). Off-site roadway improvements along Power Inn Road and Elder Creek Road would improve circulation with the project incorporated.

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".

<input checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<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 checked="" type="checkbox"/> Other: <u>Sacramento Municipal Air Quality Management District</u>
<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 May 12, 2026 Ending Date June 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Point View Environmental</u>	Applicant: <u>Guggenheim Development Services LLC</u>
Address: <u>1855 Point View Drive</u>	Address: <u>3000 Internet Blvd., Suite 570</u>
City/State/Zip: <u>Placerville, CA 95667</u>	City/State/Zip: <u>Frisco, TX 75034</u>
Contact: <u>Catherine Silvester</u>	Phone: <u>Jesse Kent, (916) 969-7472</u>
Phone: <u>(815) 403-6256</u>	

Signature of Lead Agency Representative: Charles Tschudin  Date: 5/8/2026

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