



County of Sacramento

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: West Elkhorn Gas Station, C-Store, & Pair of Fast Food Restaurants

Control Number: PLNP2023-00026

Location: Northwest corner of West Elkhorn Boulevard and Marysville Boulevard; unincorporated Sacramento County

APN: 214-0350-003 and 214-0350-004

General Description: The proposed project would involve the development of an approximately 4.14-acre undeveloped site at the northwest corner of Marysville Boulevard and West Elkhorn Boulevard in unincorporated Sacramento County. The project would include construction of a 5,208-square-foot fueling canopy, a 3,926-square-foot convenience store, 1,523 square feet of retail space, a 2,364-square-foot car wash, and two quick service restaurants totaling 7,340 square feet. Associated site improvements would include parking, landscaping, stormwater bio-retention basins, and utility connections. The project would require: (1) a General Plan Amendment from Agricultural-Residential (AG-RES) to Commercial and Office (COMM/OFF); (2) a Community Plan Amendment from Agricultural-Residential 2-acre minimum (AR-2) with Agricultural- Residential Preservation Area (ARPA) overlay to General Commercial (GC); and (3) a rezone from AR-2 to General Commercial (GC). A Conditional Use Permit, Tentative Parcel Map, Special Development Permit, and Design Review entitlements would also be required for the proposed gas station and car wash.

Review:

The review period for the Mitigated Negative Declaration begins on **5/12/26** and ends on **6/12/26**. The Mitigated Negative Declaration may be reviewed at <https://planning.saccounty.gov> and at the following location:

Sacramento County
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.gov or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.