

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: West Elkhorn Gas Station, C-Store, and Pair of Fast Food restaurants

Lead Agency: Sacramento County

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Project Location: Unincorporated Sacramento County (Rio Linda/Elverta Community) Sacramento
City *County*

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

The project is located at the northwest corner of Marysville Boulevard and West Elkhorn Boulevard. 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.

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

Project impacts would occur in the following resource areas: Air Quality, Biological Resources related to Nesting Raptors and Migratory Birds and Wetlands, Cultural Resources/Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Noise. Standard mitigation for basic construction emissions control practices will reduce project impacts to air quality to less than significant under CEQA. Mitigation requiring pre-construction nesting tree surveys during nesting season and avoidance buffers, worker environmental awareness training, and additional biological monitoring will reduce project impacts to nesting raptors and migratory birds to less than significant under CEQA. Mitigation for wetlands compensation will reduce project impacts to on-site wetlands to less than significant under CEQA. Standard best management practices mitigation requiring either no natural gas and meeting CalGreen Tier 2 standards or carbon offsets will reduce project impacts to greenhouse gases to less than significant under CEQA. Mitigation requirements for the inadvertent discovery of cultural resources, tribal cultural resources, human remains, or paleontological resources, if discovered during project construction, will reduce project impacts to less than significant under CEQA. Mitigation for interior requirements associated with the car wash tunnel and drying assembly equipment along with hours of operation restrictions for car wash operations and vacuums will reduce noise impacts associated with the proposed car wash to less than significant under CEQA.

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

The project was heard as an early workshop item before the Rio Linda/Elverta Community Planning Advisory Council (CPAC) on December 20, 2023. Eleven (11) constituents provided public comments on the project. Nine (9) speakers were in opposition to the project and two (2) were in support of the project. Concerns with the project stated at the meeting included:

- 1.) Land use changes that would set a precedent and possibly induce additional conversion of Agricultural-Residential land to businesses uses;
- 2.) Need for another gas station and convenience store in an area already served by several similar businesses;
- 3.) Suggestion to consider other properties already zoned for commercial uses;
- 4.) Proposed project would generate additional traffic on existing 2-lane roadway network;
- 5.) Potential threats to Rio Linda/Elverta Water District's Groundwater Well #9, located adjacent to the site, and nearby private groundwater wells from leaking Underground Storage Tanks (USTs).
- 6.) Sale of alcohol to increase crime and attract transients (which occurred at a nearby 7-11 convenience store);
- 7.) The Rio Linda/Elverta area is already well served with alcohol vendors (at least 10 alcohol selling locations were cited).

Speakers in support of the project stated the following:

- 1.) New development would result in new site and frontage improvements (curb, sidewalk, lighting) for a portion of the intersection of Elkhorn and Marysville Boulevards;
- 2.) The Rio Linda/Elverta community needs new development and the site is a good location for a gas station.

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

Sacramento Municipal Utility District (SMUD), Pacific Gas and Electric (PG&E), Governor's Office of Planning and Research, Sacramento Area Sewer District (SASD), AT&T, Rio Linda/Elverta Water District, and Sacramento Metropolitan Air Quality Management District (SMAQMD).