

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

Lead Agency: Sacramento County

Contact Person: Julie Newton

Mailing Address: 827 7th Street, Room 225

Phone: 916-874-6141

City: Sacramento

Zip: 95814

County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento/Rio Linda-Elverta Community

Cross Streets: W. Elkhorn Boulevard/Marysville Boulevard Zip Code: 95673

Longitude/Latitude (degrees, minutes and seconds): 38 ° 41 ' 03 " N / -121 ° 28 ' 06 " W Total Acres: 4.14

Assessor's Parcel No.: 214-0350-003-0000 and 214-0350-004-0000 Section: 7 Twp.: 10N Range: 5E Base: Mt. Diablo

Within 2 Miles: State Hwy #: N/A Waterways: Unknown Creeks; Unknown Drainage Canals; Dry Creek (North); Natomas East Main Drainage Canal; Nemdc Tributary I Canal; Rio

Airports: Rio Linda Airport Railways: Western Pacific/Union Pacific Railroad Schools: Westside Elementary; Heritage Peak Charter; Rio Linda

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: _____

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: Special Development Permit, Design R

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 20,361 Acres 4.14 Employees 112
 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:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/AR-2 (Agricultural-Residential - 2 acres)/AG-RES (Agricultural-Residential)

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

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.

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 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 checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<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 _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Barghausen Consulting Attention: Leslie Burnside</u>
Address: _____	Address: <u>3300 Douglas Boulevard, Suite 100</u>
City/State/Zip: _____	City/State/Zip: <u>Roseville/CA/95661</u>
Contact: _____	Phone: <u>(425) 251-6222</u>
Phone: _____	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
Date: 2026.05.11 15:22:49 -07'00'

Date: 5/11/26

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