

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: Z25-110: 7-Eleven Convenience Store and Fuel Station, Northgate Boulevard and Rosin Court

Lead Agency: City of Sacramento

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Project Location: City of Sacramento, Sacramento County

City

County

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

The project site is in the northern part of the City in the South Natomas Community Plan area, southwest of the intersection of Northgate Boulevard and Rosin Court. The project includes developing the 1.4-acre parcel with an approximately 4,761-sf convenience store and fuel station with 8 conventional fueling positions, and with direct access to Rosin Court. The site features existing sidewalks, curb and gutter along Northgate Boulevard and Rosin Court which would be incorporated into the project. Pedestrian access would be provided directly from Northgate Boulevard. The project would include parking, including ADA-compliant and power-ready electric vehicle charging spaces, landscaping, and lighting. The project would connect with existing utilities along Northgate Boulevard and Rosin Court. The convenience store would be electric-only (no natural gas), and would not include the sale of alcohol. A conditional use permit is requested for the sale of tobacco.

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

As documented in the Initial Study, the project would result in potentially significant impacts related to air quality standards during construction if Sacramento Municipal Air Quality Management District's (SMAQMD's) Basic Construction Emission Control Practices are not implemented; the Natomas Basin Habitat Conservation Plan (NBHCP) if the project would not comply with the NBHCP requirements; biological resources; discovery of previously unknown Tribal and cultural resources and/or human remains; greenhouse gas emissions; and noise during construction. Design features incorporated into the project would avoid or reduce certain potential environmental impacts through compliance with existing regulations and permit conditions.

Project construction would require compliance with SMAQMD's requirements. MM AQ-1, Fugitive Dust would apply. The project could affect burrowing owls, Swainson's hawk, nesting birds and would need to comply with the Natomas Basin Habitat Conservation Plan (NBHCP). MM BIO-1, Burrowing Owl Nest Disturbance; BIO-2, Swainson's Hawk Nest Disturbance; BIO-3, Nesting Birds; BIO-4, Pre-construction Survey for NBHCP Covered Species; BIO-5, Payment of NBHCP Land Impact Fees would apply. The project could affect previously undiscovered cultural and Tribal resources and/or human remains during construction. MM CUL-1, Sensitivity and Awareness Training Program; CUL-2, Inadvertent Discoveries; and CUL-3, Inadvertent Discovery of Human Remains would apply. Construction noise could impact nearby sensitive receptors. MM NOI-1, Construction Noise would apply. With implementation of the identified mitigation measures, impacts would be reduced to a level of less than significant.

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 Lead Agency is not aware of any issues that would be considered controversial, either to the public or the regulatory agencies.

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

California Department of Fish and Wildlife - Region 2
California Department of Fish and Wildlife - Habitat Conservation Planning Branch
Central Valley Regional Water Quality Control Board
Sacramento Municipal Air Quality Management District