

**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 #
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**Project Title:** West Elkhorn Gas Station, C-Store, & Fast-Food Restaurant Project

Lead Agency: Sacramento County

Contact Person: Julie Newton

Mailing Address: 827 7th Street, Rm. 225

Phone: 916-874-6141

City: Sacramento

Zip: 95814

County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Rio Linda

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

Longitude/Latitude (degrees, minutes and seconds): 38 ° 41 ' 1.8 " N / 121 ° 28 ' 4.1 " W Total Acres: 1.88

Assessor's Parcel No.: 214-0102-013-0000 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: Mt. Diablo

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: Rio Linda Airport Railways: Western Pacific/Union Pacific Schools: Westside Elementary

**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: Special Development Permit and Desig

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 41,556 Acres 1.88 Employees 20  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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:**

Open land/Agricultural-Residential (AG-RES)/Agricultural-Residential 2-acre (AR-2)

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

The proposed project would involve the development of an approximately 1.9-acre undeveloped site at the southwest corner of West Elkhorn Boulevard and Marysville Boulevard in unincorporated Sacramento County. The proposed project would include development of a new automobile service station with a fuel canopy for a three-island gas station; a 2,985 square foot (sf) convenience store; an incidental drive-through car wash; a 2,500-sf drive-through fast food restaurant; and a bio-retention basin. Associated site improvements would include roadway widening along West Elkhorn Boulevard and Marysville Boulevard with new curb, gutter, and a bifurcated sidewalk within a proposed 20-foot public utilities and public facilities easement (PUPFE). 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 Limited Commercial (LC); and (3) a rezone from AR-2 to Limited Commercial (LC). A Conditional Use Permit, 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 and "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 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 type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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 type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date May 19, 2026 Ending Date June 18, 2026

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Rio Linda Holdings, LLC; Attn: Gill Navjot</u>
Address: <u>575 Market Street, Suite 3700</u>	Address: <u>P.O. Box 483</u>
City/State/Zip: <u>San Francisco/CA/94150</u>	City/State/Zip: <u>North Highlands, CA, 95660</u>
Contact: <u>Jonathan Teofilo</u>	Phone: <u>650-274-2344</u>
Phone: <u>415-896-5900</u>	

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Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton  
Date: 2026.05.15 08:56:06 -07'00'

Date: 5/15/26

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