



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, & Fast-Food Restaurant Project

Control Number: PLNP2022-00166

Location: Southwest corner of West Elkhorn Boulevard and Marysville Boulevard; unincorporated Sacramento County (Rio Linda/Elverta Community Plan Area)

APN: 214-0102-013

General Description: 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.

Review:

The review period for the Mitigated Negative Declaration begins on **5/19/26** and ends on **6/18/26**. 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.