

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, & Fast Food Restaura

Lead Agency: Sacramento County

Contact Name: Julie Newton

Email: newtonj@saccounty.gov Phone Number: 916-874-6141

Project Location: Rio Linda Sacramento
City *County*

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

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.

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

Project would have potentially significant effects on Air Quality which would be mitigated by the use of Basic Construction Emissions Control Practices. Potentially significant effects on biological resources were mitigated by BIO-1: PRECONSTRUCTION NEST SURVEYS AND AVOIDANCE BUFFERS. BIO-2: WORKER ENVIRONMENTAL AWARENESS PROGRAM TRAINING BIO-3: BIOLOGICAL MONITORING BIO-4: SWPPP PREPARATION AND CONSTRUCTION BMP IMPLEMENTATION and BIO-5: PROTECTED OAK AVOIDANCE AND TREE PROTECTION PLAN. Impacts to Cultural and Tribal Cultural Resources were mitigated by CUL-1: UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES, CUL-2: UNANTICIPATED DISCOVERY OF HUMAN REMAINS and TCR-1: COMPENSATED CONSTRUCTION AWARENESS TRAINING BY OFFICIAL TRIBAL MONITOR. Measure GEO-1: INADVERTENT DISCOVERY OF PALEONTOLOGICAL RESOURCES would address the potential impacts to Paleo Resources. Effects from greenhouse gas emissions would be addressed by Measure GHG-1 which requires the use of SMAQMD BMPs 1 and BMP 2.

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

A part of the local community is opposed to the development of a gas station and commercial development that requires a change in land use designations. Opposition would prefer that the area maintain current semi-rural feeling and existing land use designations.

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).