

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2018-00169

SCH # _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

2019079094

Project Title: Elkhorn and 32nd St ARCO AMPM

Lead Agency: Sacramento County
 Mailing Address: 827 7th Street, Rm 225
 City: Sacramento Zip: 95814

Contact Person: Tim Hawkins
 Phone: (916) 874-
 County: Sacramento

Project Location

County: Sacramento City/Nearest Community: North Highlands
 Cross Streets: Elkhorn Blvd/32nd St Zip Code: 95660
 Lat. / Long.: 38° 41' 23.90" N/ 121° 23' 34.51" W Total Acres: 1.36
 Assessor's Parcel No.: 208-0103-002 Section: 35 Twp: 10N Range: 5E Base: Mt Diablo
 Within 2 Miles: State Highway # 80 Waterways: Dry Creek, Robla Creek, Rio Linda Creek, Magpie Creek
 Airports: McClellan Railways: Union Pacific Schools: Grace Family Christian School, Village Elementary School, COA Middle School, Sierra View Elementary School

Document Type

CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) _____ Mit Neg Dec Other: _____

NEPA: NOI EA Draft EIS FONSI

OTHER: Joint Document Final Document Other: _____

Governor's Office of Planning & Research

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: _____

JUL 25 2019

STATE CLEARINGHOUSE

Development Type

Commercial: Sq. Ft. _____ Acres 1.36 Employees _____ Mining: Mineral: _____
 Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type: _____ MW: _____
 Education: _____ Waste Treatment: Type: _____ MGD: _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: Gas station, convenience store, car wash

Project Issues Discussed in Document

<input type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Floodplain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic Hazardous	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Use

Vacant lot/Light Industrial/Intensive Industrial

Project Description

The Elkhorn and 32nd St ARCO AMPM project (Project) would allow a new 24-hour automobile service station; a 24-hour, 3,180-square-foot convenience store; and 1,152-square-foot car wash facility with drive through. The fueling station would be comprised of eight fuel pumps with 16 fueling positions. The fueling station is expected to have throughput of approximately

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

7 - 25 - 2019

M.A.

SCH COMPLIANCE

8 - 23 - 2019

Project Sent to the following State Agencies

<p><input checked="" type="checkbox"/> Resources</p> <p><input type="checkbox"/> Boating & Waterways</p> <p><input type="checkbox"/> Central Valley Flood Prot.</p> <p><input type="checkbox"/> Coastal Comm</p> <p><input type="checkbox"/> Colorado Rvr Bd</p> <p><input type="checkbox"/> Conservation</p> <p><input checked="" type="checkbox"/> CDFW # <u>213</u></p> <p><input type="checkbox"/> Cal Fire</p> <p><input checked="" type="checkbox"/> Historic Preservation</p> <p><input checked="" type="checkbox"/> Parks & Rec</p> <p><input type="checkbox"/> Bay Cons & Dev Comm.</p> <p><input type="checkbox"/> DWR</p> <p><input checked="" type="checkbox"/> CalSTA</p> <p><input checked="" type="checkbox"/> Aeronautics</p> <p><input checked="" type="checkbox"/> CHP</p> <p><input checked="" type="checkbox"/> Caltrans# <u>3</u></p> <p><input type="checkbox"/> Trans Planning</p> <p><input type="checkbox"/> Other</p> <p><input type="checkbox"/> Education</p> <p><input type="checkbox"/> Food & Agriculture</p> <p><input type="checkbox"/> HCD</p> <p><input type="checkbox"/> OES</p> <p><input type="checkbox"/> State/Consumer Svcs</p> <p><input type="checkbox"/> General Services</p>	<p><input type="checkbox"/> Cal EPA</p> <p><input type="checkbox"/> ARB: Airport & Freight</p> <p><input type="checkbox"/> ARB: Transportation Projects</p> <p><input checked="" type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery</p> <p><input type="checkbox"/> SWRCB: Div. of Drinking Water</p> <p><input type="checkbox"/> SWRCB: Div. Drinking Wtr #</p> <p><input type="checkbox"/> SWRCB: Div. Financial Assist.</p> <p><input type="checkbox"/> SWRCB: Wtr Quality</p> <p><input type="checkbox"/> SWRCB: Wtr Rights</p> <p><input checked="" type="checkbox"/> Reg. WQCB # <u>55</u></p> <p><input type="checkbox"/> Toxic Sub Ctrl-CTC</p> <p><input type="checkbox"/> Yth/Adlt Corrections</p> <p><input type="checkbox"/> Corrections</p> <p><input type="checkbox"/> Independent Comm</p> <p><input type="checkbox"/> Delta Protection Comm</p> <p><input type="checkbox"/> Delta Stewardship Council</p> <p><input type="checkbox"/> Energy Commission</p> <p><input checked="" type="checkbox"/> NAHC</p> <p><input checked="" type="checkbox"/> Public Utilities Comm</p> <p><input type="checkbox"/> Santa Monica Bay Restoration</p> <p><input type="checkbox"/> State Lands Comm</p> <p><input type="checkbox"/> Tahoe Rgl Plan Agency</p> <p><input type="checkbox"/> Conservancy</p> <p><input type="checkbox"/> Other: _____</p>
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Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079094

Please forward late comments directly to the Lead Agency

AQMD/APCD 25

(Resources: 7 / 27)

600,000 gallons per month. Fuel would be stored in two underground fuel tanks. The bottom depth of the tanks is at 15'-6" below the ground surface with 5'-0" of earth covering the tops of the tanks. The tanks planned for this location are (1) 25,000 gallon unleaded tank and (1) 22,000 gallon mid-grade/premium split tank.

Entitlement Requests

1. A Use Permit to allow a 24-hour automobile service station with 9 pump islands; 24-hour, 3,180-square-foot convenience store; and 1,152-square-foot automobile wash facility with drive-through on approximately 1.36 acres in the M-1 zoning district.
2. A Special Development Permit to allow:
 - Deviation from the frontage street tree requirement on Elkhorn Boulevard;
 - Deviation from two car wash standards (distance of dryers from tunnel exits, and the treatment of sound-absorbing materials for the wall and ceiling area adjacent to dryers);
 - On-site signage for a primary automotive service station to exceed 125 square feet.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it 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 | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> California Waste Management Board | <input type="checkbox"/> Regional WQCB # <u>5S</u> (Central Valley) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable)

Consulting Firm: _____
 Address: _____
 City/State/Zip: _____
 Contact: _____
 Phone: (_____) _____

Applicant: _____
 Address: _____
 City/State/Zip: _____
 Phone: (_____) _____

Signature of Lead Agency Representative: _____ **Date:** _____

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