



## County of Sacramento

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### 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:** ARCO at Larchmont Village

**Control Number:** PLNP2021-00268

**Location:** The project site is located at 4261 Elkhorn Boulevard, on the northwest corner of the intersection at Elkhorn Boulevard and Walerga Road, in the North Highlands community

**APN:** 219-0031-003-0000

**General Description:** The project consists of the following planning entitlement requests:

1. A **Use Permit Amendment** to allow the reconstruction of an existing gas station and convenience store with 24-hour operation.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
  - Commercial Interior Setback Adjacent to Single Family Residential (Section 5.5.2.A): The standard setback is 25 feet. The project as proposed provides a 19-foot setback from adjacent residential zoned property.
  - Minimum Landscape Planter Width Adjacent to Residential (Section 5.2.4.B.3): The standard planter width is 7 feet. The project as proposed provides a 5-foot, 2-inch planter.
  - Trash Enclosure Setback from Residentially Zoned Property (Section 5.5.2.A): The standard is 25 feet from residentially zoned property. The project provides a minimum of 15 feet.
  - Trash Enclosure Perimeter Landscaping (Section 5.2.4.B.5): The standard is five feet of landscaping on three sides when visible from the public right of way. The project proposes five feet of landscaping on two sides.
3. A Design Review to Determine Substantial Compliance with The Sacramento County Countywide Design Guidelines (Design Guidelines).

**Review:**

The review period for the Mitigated Negative Declaration begins on **12-5-23** and ends on **1-3-24** The Mitigated Negative Declaration may be reviewed at [www.per.saccounty.net](http://www.per.saccounty.net) and at the following location:

**Sacramento County**  
**Office of Planning and Environmental Review**  
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.net](mailto:CEQA@saccounty.net) 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.