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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: ARCO at Larchmont Village (County Control No. PLNP2021-00268)

Lead Agency: Sacramento County

Contact Name: Julie Newton

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Project Location: North Highlands, Sacramento
City *County*

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

The project proposes to demolish the existing kiosk, construct a new ARCO convenience store of ~2,600 sqft., install two new fuel dispensers in the location of the existing kiosk for a total of 8 fuel dispensers/16 fueling positions, and demolish the existing carwash. The existing canopy and the existing underground storage tanks will be retained, but the canopy will be rebranded to ARCO with new fascia and canopy signs. The proposed frontage improvement at the subject property includes the closure of the most southerly existing 45' driveway, construction of a new 45' driveway approximately 155' north of the intersection, replacement of all non-compliant rolled curb sidewalk with standard curb and gutter, and the replacement of any non-compliant companion curb ramps at the intersection of Walerga Road and Elkhorn Boulevard. The intersection pedestrian push button assembly will also be reviewed to ensure compliance with ADA standards. Proposed on-site improvements will modify the existing stormwater conveyance system to incorporate trash capture facilities, complying with the regional design manual. The under-canopy concrete slab will be hydraulically isolated, where potential spills from the fueling area will be collected and routed to the sanitary sewer.

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

The site was originally entitled for an auto service station use, with convenience store and car wash with limited hours by project control number 1988-1566, which was approved by the Board of Supervisors on April 26, 1989. The new use permit requests an extension to 24-hour operations. To mitigate potential impacts relating to evening use, this document discusses the use of additional shielding for directional lights. To reduce impacts relating to construction and operational use, this document discusses the implementation of basic construction emissions control practices and greenhouse gas emissions reduction basic management practices.

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

N/A.

Provide a list of the responsible or trustee agencies for the project.

N/A.