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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: Maverik Store at Sheldon Road and West Stockton Boulevard

Lead Agency: City of Sacramento

Contact Name: Ron Bess

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Project Location: Sacramento (*City*) Sacramento (*County*)

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

The proposed project includes a 5,637 square foot single-story convenience store with a small outdoor dining area, a covered 20-pump gas station, parking for up to 39 vehicles including two Americans with disabilities spaces, space for two high speed Level III electric vehicle charging stations, and bike storage. The proposed project also includes two side-by-side underground fuel storage tank and landscaping. The convenience store and gas station would be open 24 hours a day, seven days a week and would employ 15 to 18 people. Five to eight employees would be on shift at a given time. The convenience store would offer food to order. Project access would be via two driveways along Sheldon Road and West Stockton Boulevard. Both driveways would be limited to right in and right out only. The driveway access to and from West Stockton Boulevard requires crossing a small portion of a drainage swale, approximately 1,000 square feet, within the Caltrans right-of-way that runs along the easterly side of the project site. The project includes utility improvements, removal of two trees, as well as new landscaping and lighting. The project is requesting a Conditional Use Permit for the gas station and a variance for the driveway location, which are discretionary approvals, along with a variety of ministerial permits including a tree permit relating to the tree removal and a sign permit. Permits may also be required to construct and operate the gas station from the Sacramento Metropolitan Air Quality Management District and an encroachment permit for work in the Caltrans right-of-way that would be issued by Caltrans District 3.

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

Air Quality. Compliance with Sacramento Metro Air Quality Management District (SMAQMD) and California Air Resources Board (Mitigation Measures AQ-1 and AQ-2) requirements would ensure air quality impacts related to construction emissions and construction traffic would be less than significant.

Biological Resources. Implementation of Mitigation Measure BIO-1 would ensure less than significant impacts related to nesting bird species. Mitigation Measure BIO-2 requires a qualified wetland scientist to delineate potential aquatic resources and ensure they are not directly affected by construction activities. Mitigation Measure BIO-3 also requires, in the scenario that impacts to these resources are unavoidable, as determined by the wetland scientist, that compensatory mitigation be made at a 1:1 ratio for temporary impacts and 2:1 for permanent impacts.

Cultural Resources. Implementation of avoidance and minimization measures via Mitigation Measure CUL-1 would reduce potential impacts to cultural and paleontological resources that may be unexpectedly discovered during project construction activities. Implementation of procedures in the event of the inadvertent discovery of human remains, would ensure impacts to discovered human remains would be less than significant.

Greenhouse Gas Emissions. Implementation of SMAQMD requirements related to operational emissions via Mitigation Measure GHG-1 would ensure greenhouse gas emissions impacts are less than significant.

Tribal Cultural Resources. Mitigation Measure TCR-1(a) through TCR-1(b) provides specific steps to be taken in the event that unanticipated TCRs, including those of Native American origin, are encountered during project construction.

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

No areas of controversy have been raised by agencies or the public.

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

SMAQMD - to permit construction/operation of a gas station.

Caltrans (District 3) - for an encroachment permit for construction work with Caltrans right-of-way.