

NOTICE OF DETERMINATION

To: Office of Planning and Research
 1400 10th Street, Room 222
 Sacramento, CA 95814

County Clerk
 County of Sacramento

ENDORSED
 SACRAMENTO COUNTY

FEB 23 2024

DONNA ALLRED, CLERK/RECORDER
 BY *[Signature]* DEPUTY

From: City of Sacramento
 Community Development Dept.
 Planning Division
 300 Richards Boulevard, 3rd Floor
 Sacramento CA 95811

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: **Maverik Gas Station at Sheldon Road and West Stockton Blvd Project (P21-029)**

2023120367 State Clearinghouse #	City of Sacramento Lead Agency	Ron Bess Contact Person	(916) 808-8272 Telephone
Tabitha Micheels c/o Cartwright Engineers	3010 Lava Ridge Court, Ste. 160 Roseville, CA 95661	tabitha@cartwrightengineers.com	(916) 978-4001
Applicant Name	Address	Telephone	

Project Location (include county): The proposed Maverik Store Project is located at the northwest corner of Sheldon Road and West Stockton Boulevard (APN: 117-0220-019). The project site is in the southeast corner of the city limits and is adjacent to the City of Elk Grove to the south and east, across Sheldon Road and West Sexton Boulevard. The project site is approximately 500 feet west of California State Route 99 (SR 99) within the City of Sacramento, Sacramento County.

Project Description: The project consists of a request for a Conditional Use Permit (CUP) and a variance for the development of a vacant site with a small convenience store, gas station, and other associated amenities located at the intersection of Sheldon Road and West Stockton Boulevard. 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, and parking for up to 39 vehicles. The project also requires ministerial permits including a tree permit relating to the tree removal and a sign permit.

This is to advise that the City of Sacramento, Planning and Design Commission has approved the above-described project on February 22, 2024, and has made the following determination regarding the above-described project:

- The project will will not have a significant effect on the environment.
- A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA
- Mitigation Measures were /were not made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
- A statement of Overriding Considerations was adopted for this project (adoption of 2035 General Plan).
- Findings were made pursuant to the provisions of CEQA

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of project approval is available to the General Public on the City’s website located at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: <http://www.cityofsacramento.org/Clerk/Services/Public-Records>

Ron Bess
 Signature (Lead Agency Contact) Associate Planner February 23, 2024
 Email: Rbess@cityofsacramento.org Title Date

CK# 0323959



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 34 — 02/23/2024 — 070
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023110643

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 02/23/2024
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2024-0078	

PROJECT TITLE

Maverik Gas Station at Sheldon Road and West Stockton Blvd Project (P21-029)

PROJECT APPLICANT NAME Cartwright Engineers, Attn: Tabitha Micheels	PROJECT APPLICANT EMAIL tabitha@cartwrightengineers.com	PHONE NUMBER (916) 978-4001
PROJECT APPLICANT ADDRESS 3010 Lava Ridge Court, Ste 160	CITY Roseville	STATE CA
		ZIP CODE 95661

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 2,916.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,966.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001532484
2/23/2024 9:40:41 AM
Order#: 20240024133 JBH

Description	Amount
Clerk - CEQA Filing	\$2,966.75
Document 20240078	
NOD Negative Declaration	
NOD - Neg Declare	\$2,966.75

Total Amount Due \$2,966.75

Payments:
Check# 0323939 \$2,966.75

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference