



County of Sacramento

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: Maverik Gas Station and Convenience

Control Number: PLNP2021-00275

Location: The project site is located at the northwest corner of the intersection of Jackson Road and South Watt Avenue, in the Cordova community.

APN: 063-0011-054, 074-0010-069, 078-0201-018, 078-0201-019

General Description: The proposed Maverik Gas Station and Convenience Store Project (Project or proposed project) consists of developing a convenience store with fuel sales, including diesel fueling for heavy commercial vehicles, and a shared 'bypass' road, on a 4.51-acre, undeveloped site located at the northwest corner of South Watt Avenue and Jackson Road.

The project consists of the following planning entitlement requests:

1. A Conditional Use Permit (UPB) from the Board of Supervisors for a new auto service station per SZC§3.2.5, Table 3.1.
2. A Special Development Permit (SPPadd) to authorize 120% of the maximum cumulative sign area, to 150 square feet (sf) from 125 sf, per SZC§5.10.5.A.3.a.
3. A Boundary Line Adjustment (BLR) to expand the boundaries of an existing lot, which as proposed would result in a 3.81-acre Parcel 'A' (from 6.58 acres) to accommodate all proposed development, and an 8.99-acre Parcel 'B' (from 8.12 acres), and an 83.63-acre Parcel 'C' (from 81.73 acres).
4. An Abandonment (ABB) of a public road and public utility easements for a never-realized portion of Manlove Road.
5. A Development Plan Review (DRS-major) to ensure compliance with the standards of the SZC Title V, Cordova Industrial Uses Neighborhood Preservation Area, § 530-23 Development Plan Review and the Countywide Design Guidelines.

Review:

The review period for the Mitigated Negative Declaration begins on **3/29/24** and ends on **4/29/24**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov and at the following location:

Sacramento County
Planning and Environmental Review Division
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.gov 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.