



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

ENDORSED
SACRAMENTO COUNTY

SEP 17 2024

DONNA ALLRED, CLERK/RECORDER
BY J. O. O. DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Maverik Gas Station and Convenience Store

CONTROL NUMBER: PLNP2021-00275

STATE CLEARINGHOUSE NUMBER:2024031178

PROJECT 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

DESCRIPTION OF PROJECT: 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Maverik, Inc. Attn: Christie Hutchins 185 State Street, Ste. 800 Salt Lake City, Utah 84111 (801) 683-3632 Christie.hutchings@maverik.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on September 10, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,916,75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Copy To:

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

Julie
Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento
County, ou,
email=newtonju@sacounty.net, c=US
Date: 2024.09.10 12:57:56 -0700

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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