



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

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## NOTICE OF DETERMINATION

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

**PROJECT TITLE:** ARCO at Metro Air Park

**CONTROL NUMBER:** PLNP2023-00046

**STATE CLEARINGHOUSE NUMBER:** 92032074

**PROJECT LOCATION:** The property is located at the southwest corner of the intersection of Metro Air Parkway and West Elkhorn Boulevard, in the Metro Air Park (MAP) Special Planning Area (SPA), in the Natomas community of unincorporated Sacramento County.

**APN:** 201-1020-017-0000

**DESCRIPTION OF PROJECT:** The applicant is proposing a 12-pump ARCO am/pm fuel station with canopy, a convenience store, and a drive-thru carwash.

The applicant is also requesting the following entitlements:

1. A **Use Permit** for to allow a new automobile 12-pump fuel service station, convenience store, and drive-through carwash in Districts 5A and 5C of the Metro Air Parkway Special Planning Area (SPA) located in the Natomas community.
2. A **Special Development Permit** to allow the Modified Project to deviate from the following development standards:
  - a. Trash Enclosure Perimeter Landscaping (Section 5.2.4.B.5): The standard is five feet of landscaping on three sides when visible from the public right of way. The Modified Project proposes five feet of landscaping on two sides.
  - b. Total Sign Area (Section 5.10.5.A.1): The standard for maximum auto service signage is 125 square feet. The Modified Project as proposed provides 223.1 square feet.
3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@saccounty.net](mailto:CEQA@saccounty.net)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Ravinder Johl 119111 Dry Creek Road Auburn CA 95602 [burnside@barghausen.com](mailto:burnside@barghausen.com) (858) 610-0153

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on January 28, 2025 and has made the following determinations concerning the above described project.

1. An **addendum to a previously certified Environmental Impact Report** was prepared for the project pursuant to the provisions of CEQA.
2. The **previously certified** EIR sufficiently analyzes and addresses potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the project specific addendum. The proposed project is within the scope of the Metropolitan Airport/Vicinity Special Planning Area, General Plan Amendment and Rezone EIR consistent with CEQA Guidelines Section 15168(c)(2), as documented in the addendum.

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3. The project **will** have a significant effect on the environment.
4. An **addendum to a previously certified Environmental Impact Report** was prepared for the project pursuant to the provisions of CEQA.
5. The **previously certified** EIR sufficiently analyzes and addresses potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the project specific addendum. The proposed project is within the scope of the Metropolitan Airport/Vicinity Special Planning Area, General Plan Amendment and Rezone EIR consistent with CEQA Guidelines Section 15168(c)(2), as documented in the addendum.
6. Mitigation measures and standard project requirements from the Metropolitan Airport/Vicinity Special Planning Area, General Plan Amendment and Rezone EIR **were** made a condition of the approval of the project; no new project-specific mitigation measures are required.
7. The previous statement of overriding considerations in the Metropolitan Airport/Vicinity Special Planning Area, General Plan Amendment and Rezone EIR **was** reaffirmed for this project by Sacramento County.
8. Findings **were** made pursuant to the provisions of CEQA Guidelines 15091 for the previously certified EIR.
9. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - i. **Fish and Game fees were paid with the previously certified EIR.**

The Final Environmental Impact Report, addendum and record of project approval is available to the General Public at the physical and internet addresses located above.

**Julie Newton**

Environmental Coordinator  
Sacramento County, State of California

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