

May 12, 2026

TO: Interested Persons
FROM: Charles Tschudin, Senior Planner
SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT – MITIGATED NEGATIVE DECLARATION FOR 7-ELEVEN CONVENIENCE STORE AND FUEL STATION, POWER INN ROAD AND ELDER CREEK ROAD (P25-021)**

REVIEW PERIOD: **May 12, 2026 through June 12, 2026**

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a draft Mitigated Negative Declaration for the 7-Eleven Convenience Store and Fuel Station, Power Inn Road and Elder Creek Road (P25-021) Project. Mitigation measures have been identified for air quality, biological resources, greenhouse gas emissions, noise, cultural and tribal cultural resources,

The document is now available for a 30-day public review and comment period. The comment period is from **Tuesday May 12, 2026 through June 12, 2026**. You may review a copy or obtain an electronic copy of the document at the 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811 between the hours of 9:00 AM and 4:00 PM, Monday through Friday. The draft Mitigated Negative Declaration is also available at:

<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

The project site is in the southeast part of the City, within Sacramento County. The project site is southeast of the intersection of Power Inn Road with Elder Creek Road. The project site totals approximately 8.6 acres and is comprised of Assessor's Parcel Numbers (APNs): 040-0101-003, -012, -013, -020. Addresses associated with the project site include: 6441 Power Inn Road, 8128 Elder Creek Road and 8140 Elder Creek Road

The project development in the development area would include a 7-Eleven convenience store, four conventional gas station islands, three commercial gas station islands, and 12 electric vehicle charging parking spaces. The convenience store would be approximately 5,369 square feet, situated between the conventional and commercial gas station islands with the storefront facing north towards the conventional gas station islands. The anticipated building height is 21 feet, 4 inches with a 24-foot, 8-inch-tall parapet panel at the storefront. The proposed building would feature a neutral, beige-colored masonry exterior with a parapet comprised of vertically placed cedar-colored fiber cement panels. Black corrugated metal accent panels would cover a portion of the storefront, and the sides of the buildings. Black metal finishes would be used for the doorways, windows, canopies, downspouts and edging.

The convenience store would include an approximately 2,640-square-foot sales floor with a beer cave, seating, and sales/checkout area. The store also includes a backroom, manager's office, utility and coolers/storage areas, and men's and women's public restrooms. Store entrances/exits would include double doors for customers at the storefront and at the rear of the building (two primary entrances/exits). An emergency-only exit would be located on the east side of the building. Service doors near the west end of the building would be provided for each of the following areas: utility/backroom and storage cooler, the electrical room and the fire riser. The total building occupancy limit is not to exceed 68 people.

Four conventional gas station islands with an approximately 3,248-square-foot canopy would be constructed in the northern portion of the project site. The conventional gas station islands would accommodate up to eight vehicles at a time (two per gas station island). Three commercial gas station islands with an approximately 2,030-square-foot canopy would be constructed in the southern portion of the project site, which would accommodate up to three trucks at a time. Six electric vehicle charging stations serving 12 parking spaces would be located west of the conventional gas station islands.

Underground fuel storage tanks would be located in the northeast and southwest areas of the project site - two 20,000-gallon tanks serving the conventional fuel islands, and one 27,000-gallon tank serving the commercial fuel islands. An enclosed Healy tank would be located in the northern area of the project site, near the fuel storage tanks for the conventional fuel islands. A covered trash enclosure would be located southeast of the convenience store and parking area. An air and water machine would be located at the conventional vehicle parking area.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m., Friday, June 12, 2026** (please note, the public counter hours are 9 am – 4 pm, Weekdays. Holidays excluded.). Written comments should be submitted to:

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