

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, NORTHGATE BOULEVARD (Z25-110)**

REVIEW PERIOD: **May 15, 2026 through June 16, 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, Northgate Boulevard (Z25-110) 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 **Friday May 15, 2026 through June 16, 2026**. You may review a copy or obtain an electronic copy of the document at the 300 Richards Boulevard, 3<sup>rd</sup> 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 development would include a 7-Eleven convenience store, four conventional gas station islands, and eight electric vehicle charging parking spaces. The convenience store would be approximately 4,761 square feet and would be situated in the southeast portion of the project site, allowing pedestrian access directly from Northgate Boulevard. The store front would face northwest, toward the proposed 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 building would not exceed 50 feet in height. 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 2,800-square-foot sales floor with 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 at the storefront and a single door at the rear of the building (two entrances/exits). The total building occupancy would not exceed 99 people.

The four gas station islands would be constructed in the northern portion of the project site and would feature an approximately 3,350-square-foot canopy. The islands would accommodate up to eight vehicles at a time (two per gas station island). Eight electric vehicle charging parking spaces would be located west of the convenience store, south of the gas station islands.

Two 20,000 underground fuel storage tanks and an enclosed Healy tank would be located in the northern area of the project site. An enclosed trash area and an air and water station would be adjacent to the parking area in the southern area of the project site, southwest of the convenience store.

## Community Development

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m., Tuesday, June 16, 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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