

December 7, 2023

TO: Interested Persons
FROM: Ron Bess, Associate Planner
SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**
PROJECT: **MAVERIK GAS STATION AT SHELDON ROAD AND WEST STOCKTON BOULEVARD PROJECT (P21-029)**

COMMENT PERIOD: **December 14, 2023, to January 15, 2024**

LOCATION: The proposed Maverik Store Project is located at the northwest corner of Sheldon Road and West Stockton Boulevard (APN: 117-0220-019). The project site is in the southeast corner of the city limits and is adjacent to the City of Elk Grove to the south and east, across Sheldon Road and West Sexton Boulevard. The project site is approximately 500 feet west of California State Route 99 (SR 99).

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a Draft Mitigated Negative Declaration for the **Maverik Gas Station at Sheldon Road and West Stockton Boulevard Project (P21-029)**. Mitigation measures have been identified for Air Quality, Biological Resources, Cultural Resources, and Greenhouse Gas Emissions and Tribal Cultural Resources.

The document is now available for a 30-day public review and comment period. The comment period is from **December 14, 2023, to January 15, 2024**. You may review a copy or obtain the document at the City's website located at:

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

The proposed project consists of a request for a Conditional Use Permit (CUP) to establish a gas station with 10 fuel dispensers, a CUP to sell beer and wine (Type 20), a CUP to sell tobacco, and Site Plan and Design Review for the construction of a 5,637 square foot convenience store, fueling station canopy, and associated site improvements on a portion of a 3.66-acre parcel in the General Commercial (C-2-R) zone.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m., January 15, 2024**. All comments should be submitted via email or mailed to:

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(916) 808-8272
Rbess@cityofsacramento.org

If you have questions about the environmental review process, please call Ron Bess. If you have questions about the project, please contact Angel Anguiano, Associate Planner at AAnguiano@cityofsacramento.org or (916) 808-5519.