



City of Elk Grove NOTICE OF EXEMPTION

To: Office of Planning and Research
 P.O. Box 3044, 1400 Tenth Street, Room 22
 Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder
 Sacramento County
 PO Box 839, 600 8th Street
 Sacramento, CA 95812-0839

From: City of Elk Grove
 Development Services-Planning
 8401 Laguna Palms Way
 Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **ARCO AM/PM Car Wash Expansion (PLNG20-020)**
 PROJECT LOCATION - SPECIFIC: 9590 Harbour Point Drive
 ASSESSOR'S PARCEL NUMBER(S): 119-1920-020-0000
 PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of a Conditional Use Permit Amendment, Minor Design Review, and Tree Removal Permit to allow for the demolition of the existing ±1,294-square foot automatic car wash and construction of a new ±2,250 square foot automatic car wash with utility room. Additional services would include three vacuum areas covered by canopies (with a total of 10 stations), landscaping, lighting, and accessibility upgrades.

LEAD AGENCY: **City of Elk Grove**
 Development Services-Planning
 8401 Laguna Palms Way
 Elk Grove, CA 95758

LEAD AGENCY CONTACT: Joseph Daguman, (916) 478-2283

APPLICANT: Barghausen Consulting Engineers, Inc.
 Breyden Jager (Representative)
 18215 72nd Avenue South
 Kent, WA 98032

EXEMPTION STATUS: Categorical Exemption [Section 15332]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

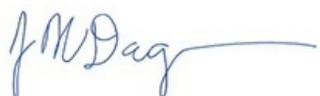
Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). State CEQA Guidelines Section 15332 consists of projects characterized as in-fill development that meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value, as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Project consists of a Conditional Use Permit Amendment, Minor Design Review, and Tree Removal Permit to allow the existing ARCO AM/PM to demolish an existing ±1,294-square foot automatic car wash and construct a new a new ±2,250 square foot automatic car wash with utility room. Additional services would include three vacuum areas covered by canopies (with a total of 10 vacuum stations), landscaping, lighting, and accessibility upgrades. Additionally, a Tree Removal Permit would allow the Applicant to remove two trees of local importance to accommodate the accessibility upgrades and on-site improvements.

The Project site is within an urban area on a parcel that is less than five acres in size. The Project site does not contain sensitive species, and the proposed expansion would not impact traffic or circulation. A noise study concluded that the proposed Project, as conditioned, would comply with the all General Plan land use and Noise Control standards for public health and safety. The site would maintain access to the existing utilities and public services and would not impact the surrounding bicycle or pedestrian paths.

CITY OF ELK GROVE
Development Services - Planning

By: 
Joseph N. Daguman

Date: February 18, 2021
