

COPY



City of Elk Grove NOTICE OF EXEMPTION

2019070523

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)	<p data-bbox="954 709 1328 751">Governor's Office of Planning & Research</p> <p data-bbox="1047 785 1226 831">JUL 01 2019</p> <p data-bbox="950 842 1323 898">STATE CLEARINGHOUSE</p> <p data-bbox="1040 1014 1187 1043">(stamp here)</p>

PROJECT TITLE: **ARCO AM/PM Car Wash Expansion (PLNG18-073)**

PROJECT LOCATION - SPECIFIC: 9215 Elk Grove-Florin Road

ASSESSOR'S PARCEL NUMBER(S): 127-0160-056

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 the Applicant (ARCO AM/PM) to demolish the existing ±1,374-square foot automatic car wash and replace it with a new ±2,800 square foot automatic car wash with utility room. Additional services would include two vacuum areas covered by canopies (with a total of 17 stations), landscaping, lighting, and an enhanced sound wall along the southern property line. The Tree Removal Permit would allow removal of 25 trees of local importance to accommodate the new car wash and on-site improvements.

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

LEAD AGENCY CONTACT: Matt Diaz, AICP, Senior Planner (916)-478-3684

APPLICANT: Barghausen Consulting Engineers, Inc.
Robert McNeil (Representative)
18215 72nd Avenue S,
Kent, WA 98032

EXEMPTION STATUS: Categorical Exemption per section 15332 (In-fill Development)

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

1909

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 the existing ±1,374-square foot automatic car wash and construct a new a new ±2,800 square foot automatic car wash with utility room. The additional services would include new parking areas, two parking stall canopies with 17 vacuum pump stations, landscaping, lighting, and enhance sound wall along the southern property line. The Tree Removal Permit would allow the Applicant to remove 22 trees of local importance to accommodate the new car wash and on-site improvements.

The Project site is within an urban area on a parcel that is less than 5-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. As the proposed use is conditionally permitted within a General Plan implementing zoning designation and does not consist of construction greater than 50,000 square feet, the proposed Project did not warrant further Vehicle Miles Traveled (VMT) analysis as required per City's Transportation Analysis Guidelines. The site is surrounded by development and the proposed Project will not impact the surrounding street system and will continue to have access to all utilities and public services that current serve the existing facility.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. No special circumstances exist that would indicate that there is a reasonable possibility that the Project would have a significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services - Planning

By: _____



Matt Diaz, Senior Planner

Date: _____

6/27/19