

COPY

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)	<p style="color: blue;">Governor's Office of Planning & Research</p> <p style="color: red; font-weight: bold;">FEB 25 2020</p> <p style="color: blue; font-weight: bold;">STATE CLEARINGHOUSE</p> <p style="color: blue;">Governor's Office of Planning & Research</p> <p style="text-align: right;">(stamp here)</p>

PROJECT TITLE: **Shell Station – (PLNG19-004)**

PROJECT LOCATION - SPECIFIC: **8607 Elk Grove Blvd.**

ASSESSOR'S PARCEL NUMBER(S): **127-0140-040**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT

DESCRIPTION: The proposed Shell Fueling Station 8607 Elk Grove Blvd. Project consists of a Conditional Use Permit Amendment and Major Design Review with a deviation for landscape setback for the replacement of an existing six pump auto fueling station with a new auto fueling station consisting of a ±2,567 square foot convenience store, a ±1,567 square-foot quick serve restaurant, a ±1,555 square-foot self-service car wash, a ±4,471 square-foot fuel canopy with six fuel pumps, and one vacuum stall.

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

LEAD AGENCY CONTACT: David Oulrey (916) 478-3661

APPLICANT: AU Energy, LLV
Kpish Goyal (Representative)
41805 Albrae Street, 2nd Floor
Freemont, CA 94538

FEB 25 2020

STATE CLEARINGHOUSE

COPY

- EXEMPTION STATUS:
- ☐ Ministerial [Section 21080(b); 15268];
 - ☐ Declared Emergency [Section 21080(b)(3); 15269(a)];
 - ☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - ☐ Preliminary Review [Section 15060(c)(3)]
 - ☐ Consistent With a Community Plan or Zoning [Section 15183(a)]
 - ☐ Statutory Exemption
 - ☒ Categorical Exemption
 - ☐ General Rule [Section 15061(b)(3)]
 - ☐ Criteria for Subsequent EIR [Section 15162]

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.

The Project is exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Section 15332 applies to development projects which are: consistent with applicable General Plan and zoning regulations; within City limits on a project site that is less than five acres and substantially surrounded by urban uses; located on a site with no value as habitat for endangered, rare, or threatened species; located on a site that can be adequately served by all required utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed use is conditionally permitted within the General Commercial zoning district and is consistent with all applicable General Plan policies. At 0.96 acres, the site is within the five-acre maximum required by Section 15332 and is surrounded on all sides by developed urban uses. The site is currently developed and provides no value as habitat for endangered, rare, or threatened species. All required utilities and public services are currently provided to the site. No special circumstances exist that would create a reasonable possibility that approving a Conditional Use Permit Amendment and Major Design Review would create a significant adverse effect on the environment.

CITY OF ELK GROVE
Development Services -
Planning

By:


David Oulrey

Date:

2/20/2020