City of Elk Grove NOTICE OF EXEMPTION

To:	\boxtimes	Offic	e of Plan	ning and Research	From:	City of Elk Grove
				1400 Tenth Street, Room 22 CA 95812-3044		Development Services-Planning 8401 Laguna Palms Way Elk Grove, CA 95758
		Sacro PO B	amento (ox 839, 60	County Clerk-Recorder County 20 8th Street CA 95812-0839		ER GIOVE, CA 73736
	County Recorder Filing				State Clearinghouse Received	
			(stamp	here)		(stamp here)
Pro.	JECT TITL	.E:		The Plaza Fueling Sta	ition & Quick	(Service Restaurants (PLNG21-069)
Pro.	JECT LO	CATION	- SPECIFIC	c: East Stockton Boulev	ard	,
ASSE	SSOR'S	PARCEL	NUMBER	(s): 125-0030-046 and - 0)47	
Pro.	JECT LO	CATION	I – CITY:	Elk Grove	PROJECT LO	CATION - COUNTY: Sacramento
for the correspond to the correspond to the correspond to the correspond to the corresponding				struction of a new eight pur nience store with an attach 2,020 square foot Starbu	mp auto fuelir ed 2,000 squo cks with a c g station in the	Restaurants consists of a Design Reviewing station consisting of: a 3,050 square are foot quick serve restaurant, and a drive-through. The Project includes a shopping Center (SC) zone, pursuant
LEAD AGENCY:				City of Elk Grove Development Services-Plan 8401 Laguna Palms Way Elk Grove, CA 95758	ning	
LEAD AGENCY CONTACT:				Cindy Gnos (916) 799-043	31	
APPLICANT:				Reliance Gas Investments, Inc. Jivtesh Gill (Representative) 8657 Ranch Road Tracy, CA 95304		
Exemption Stat		TATUS:		Ministerial (Section 21080)	b); 15268];	
				Declared Emergency (Sec	ction 21080(b)	(3); 15269(a)];
				Emergency Project (Section	on 21080(b)(4)	; 15269(b)(c)];
				Preliminary Review (Section	on 15060(c)(3)]
				Consistent With a Commu	ınity Plan or Zo	oning [Section 15183(a)]

Statutory Exemption

\boxtimes	Categorical Exemption [Section 15332]
	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:

The California Environmental Quality Act (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 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 fueling station use is conditionally permitted and the convenience store and quick serve restaurants are permitted within the Shopping Center zoning district and is consistent with all applicable general plan policies. At 1.99 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 the Design Review and granting a Conditional Use Permit would create a significant adverse effect on the environment.

CITY OF ELK GROVE Development Services -Planning

Cindy Gnos

Date: September 1, 2022