

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Blue Oak Car Wash Rezone

Lead Agency: Sacramento County

Contact Name: Julie Newton

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Project Location: Carmichael, Sacramento
City County

Project Description (Proposed actions, location, and/or consequences).

The project includes a proposal to develop the subject property with a single-story carwash. The primary carwash structure is proposed to be approximately 3,300 square feet in area with a surrounding parking area, new sidewalk, curb ramps, and landscaping. The project also features a vacuum island with seven car ports along the southern section of the parcel. The proposed car wash will operate between the hours of 7:00 a.m. to 7:00 p.m.
The project is proposing grading improvements for noise mitigation and the finish floor of the carwash building will be seven feet lower than the adjacent daycare and two feet lower than Garfield Avenue. An eight-foot-wide landscape planter and eight-foot-tall wall is proposed along the interior property lines adjacent to RD-2 zoned property. The landscaping and wall along the property line shared with the adjacent daycare will be on top of the retaining wall approximately seven feet higher than the carwash building. The proposed project is also conditioned to install frontage improvements to both Garfield Avenue and Verner Avenue consisting of curb, gutter, sidewalk, and landscaping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Sensitive receptors exist near the project site and traffic-generated noise exists in close proximity at the Garfield and Verner intersection as well as State Highway 80, approximately 0.2 miles from the project site. The document discusses the cumulative impact to ambient noise potentially caused by the proposed project and proposes compliance with County standard noise reduction mitigations.

The project site is undeveloped and supports annual grasses and native oak trees. The document discusses potential impacts to native oaks, nesting habitat, and shade canopy and proposes nesting surveys and native tree in-kind replacement.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A.

Provide a list of the responsible or trustee agencies for the project.

N/A