



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

AJ Wash (UPZ-DRS)

Control Number:

PLNP2023-000291

Project Location:

The project is located at 3540 A Street, approximately 215 feet east of the intersection of Watt Avenue and A Street, in the North Highlands community of unincorporated Sacramento County.

APN:

218-0231-009-0000

Description of Project:

The project consists of the following entitlements:

1. A **Use Permit** to allow a carwash in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Hours of Operation (Section 3.7.9.i): Hours of operation shall be limited to between 8:00 am and 8:00 pm. As proposed, the hours of operation are 24 hours, 7 days a week.
 - Entrance and Exit Areas (Section 3.7.9.i): Entrance and exit areas for tunnel type carwashes shall be closed and secured during nonoperation hours to prevent unauthorized access. As proposed, the carwash will be open 24 hours and therefore, will not be closed off.
 - Sound Wall (Section 3.7.9.i): Where carwash facilities are located immediately adjacent to residentially zoned properties, CMU walls a minimum of seven (7) feet in height and a minimum of eight (8) inches in thickness shall be installed along the shared property lines. As proposed, there is a seven foot wooden fence adjacent to residential.
 - Central Vacuum Systems (Section 3.7.9.i): Central vacuum systems shall be utilized so that multiple vacuum stalls are supported by a single vacuum motor. As proposed, there is no central vacuum system.
 - Vacuum Motors and Equipment (Section 3.7.9.i): Vacuum motors and associated mechanical equipment must be located within an indoor equipment room or other fully enclosed and roofed building with any required venting directed away from residential zones. As proposed, there will be no enclosure for vacuum motors or equipment.
 - Minimum Front Yard (Section 5.5.2): Minimum required front yard setback (with PUPF) is 56 feet. As proposed, the minimum front yard setback is 51.2 feet.

- Landscaping Adjacent to Residential (Section 5.2.4.B.3): A minimum seven foot wide continuous landscaped planter area shall be required for Institutional, Commercial, or Industrial uses when along property lines shared with any Agricultural-Residential or Residential zone. As proposed, no landscape planter is provided along shared residential property lines.
- Frontage Landscape Planter (Section 5.2.4.B.2): A planter at eight feet wide excluding curbing with trees 30 feet on-center, shall be provided between the edge of parking areas. As proposed, a 6.5-foot wide planter is proposed with no trees.
- Drive-through Lane Separation (Section 3.9.3.V.1.c.): Drive-through lanes shall be a minimum of 12 feet wide and shall be separated from other circulation aisles necessary for ingress or egress, or aisles providing access to any parking space. Each drive-through lane shall be striped, marked, separated with curbs and/or landscape planters, or otherwise distinctly delineated. As proposed, no separated curbs or designation proposed. As proposed, the drive-through does not provide separated or delineated lanes.
- Parking Requirement (Section 5.9.2.C., Table 5.21): 3.5 spaces for every 1,000 square feet of gross floor area. The carwash provides 187 square feet of floor area and requires one parking space. As proposed, no parking is provided.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:

Permitting Pros
Contact: Daniel Crowley
660 4th Street #124
San Francisco, CA 94107
(707) 387-7967
dan@permittingpros.com

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

Class 1 consists of the operation and permitting of existing private facilities, involving negligible or no expansion of existing or former use. The project consists of the operation of an existing car wash facility in an existing commercial lot, involving no expansion of existing use. Therefore, the project is exempt from the provisions of CEQA.

Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The Project Exemption is not one of the above Classes and this exception does not apply

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place over time;*

The project consists of permitting an existing car wash facility in the Light Commercial (LC) zoning district and therefore, would not result in significant cumulative environmental impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

The project consists of the operation of an existing carwash in a commercial lot. Directly south of the project site are two-story apartment buildings. A Noise Impact Study was prepared by The Acoustics & Vibration Group, Inc., dated October 20, 2023, to evaluate existing and post-project ambient noise conditions at the project site and surrounding area. The noise study concluded the project's operational impact would not exceed the County's exterior or interior noise limit standards. The project's design features will include the following to ensure compliance with County noise standards:

- Adding insulation to the cap of the vacuum and the edge of the canister,
- Adding a sound barrier to the south, east, and west faces of the vacuum building.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The Project is not located in the vicinity of a highway officially designated as a scenic highway. The project site is located in a developed, urban area and consists of the operation of an existing car wash facility in a commercial lot; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity; therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources.

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive,
Suite 110
Sacramento, CA 95814

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA