



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

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

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **ARCO AM/PM Remodel (PLNG23-016)**

PROJECT LOCATION - SPECIFIC: **8500 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **132-0410-040**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Elk Grove ARCO AM/PM Remodel Project (the "Project") consists of a Minor Design Review for the remodel of an existing ARCO Fueling Station and AM/PM Convenience Store. The scope of work includes replacing the existing fuel canopy and a remodel of the convenience store that will expand the convenience store by 53 square feet and the canopy over the fueling station by 267 square feet. The fueling station's four existing fuel dispensers will be removed and replaced in the same location and site improvements, including a new sidewalk and roadway improvements, will be completed with the Project.

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

LEAD AGENCY CONTACT: Joseph Daguman (916) 478-2283

APPLICANT: H/S Oil LLC
Mohammad Sattar (Representative)
8500 Elk Grove Boulevard
Elk Grove, CA 95758
775-544-4993

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)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]


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" (CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This includes additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The Project site features an existing fueling station consisting of an approximately 1,646 square-foot canopy and 2,017 square-foot convenience store. The Project consists of the replacement of the existing canopy with a 1,913 square-foot canopy, a remodel of the convenience store that will expand the store to 2,070 square feet, and associated site and street frontage improvements. The fueling station will retain the four existing fuel pump stations. The addition will not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 feet. No special circumstances exist that would create a reasonable possibility that granting a Minor Design Review would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under State CEQA Guidelines Section 15301.

CITY OF ELK GROVE
Development Services -
Planning

By: 
Joseph N. Daguman

Date: April 29, 2025