

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Sacramento
 P.O. Box 839
 Sacramento, CA 95812-0839

From: (Public Agency): City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
 (Address)

Project Title: Palace Shine Hand Car Wash Conditional Use Permit

Project Applicant: Omar Gheyszada; 3118 Catawba Ct. Pleasanton, CA 94566; 510-368-1228

Project Location - Specific:

The project is located at 10765 Coloma Rd., Rancho Cordova, CA 95670 APN: 056-0260-013-0000

Project Location - City: Rancho Cordova Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The scope of this project includes the expansion of an existing self-service car wash. The property is zoned Commercial Mixed-Use. The Applicant is currently operating a self-service car wash at this location. The Applicant intends to expand the business' services to include attendee/employee hand car washing.

Name of Public Agency Approving Project: City of Rancho Cordova

Name of Person or Agency Carrying Out Project: Omar Gheyszada (Applicant)

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Existing Facilities - Section 15301
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

The business will continue to serve the surrounding neighborhood and no significant increase in traffic, noise, or environmental impacts is anticipated as a result of the change. Additionally, the site is fully developed and already served by existing public infrastructure, utilities, and roadways. The property is not located in an environmentally sensitive area. Therefore, the proposed changes constitute a negligible expansion.

Lead Agency
 Contact Person: Chance Finley-Ross Area Code/Telephone/Extension: 916-851-8868

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 05/15/2025 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ENDORSED
 SACRAMENTO COUNTY

MAY 15 2025

DONNA ALFRED, CLERK/RECORDER
 BY  DEPUTY