



**RECORDING REQUESTED
WHEN RECORDING MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Waterfly Express Car Wash

Control Number:

PLNP2023-00241

Project Location:

The project is located at 7895 Stockton Boulevard, 400 feet south of Victory Avenue, in the South Sacramento community.

APN:

115-0062-021-0000

Description of Project:

The proposal would demolish the existing 4,371± square foot building and parking areas, and completely redevelop the site as a 4,310±-square foot automatic car wash facility consisting of a 2,604± square foot drive-through car wash tunnel, 12 vacuum stations, business office, mechanical rooms, and new landscaping islands, and related site improvements. The property would retain the existing chain link fence along the side and rear yards, while a new decorative wall would be installed in the front yard landscaping. Access would be from Stockton Boulevard, via an existing curb cut toward the north side of the western property line. The existing curb cut along E Stockton toward the south would be redeveloped as an emergency-vehicle-only rolling gate access. Details of the entitlement request are listed below:

1. A **Use Permit** for a new automated car wash tunnel facility.
2. A **Development Plan Review** for an automated car wash and vacuum facility located at 7895 Stockton Boulevard, approximately 400 feet south of Victory Avenue, in the South Sacramento community.
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:

Trevor Knight
Waterfly Car Wash, LLC
19 Anapamu Street, Ladera Ranch, CA 92694
(714) 280-5034
t.knight@waterflycarwash.com

Exempt Status:

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

- CEQA Guidelines Section 15303/Class 3 (c) – New Construction or Conversion of Small Structures

Reasons Why Project is Exempt:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modification are made in the exterior of the structure. In urbanized areas, this exemption applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The project consists of the construction of one small structure totaling approximately 4,310 square feet in a commercial zone within an urbanized area. The proposed use will not involve the use of significant amounts of hazardous materials, and all necessary public services and facilities are available. Additionally, the surrounding area is not environmentally sensitive. The proposed project fits within the parameters set forth under Section 15303, Class 3, Categorical Exemptions within the CEQA Guidelines and is therefore 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 site is fully developed within an urbanized community and has not been designated as a biologically sensitive location. The project site is located within a flood area (FEMA Flood Zone AE and local flood hazard zone), adjacent to the top of bank of Union House Creek. Although the project site is within a mapped flood hazard zone, the project site is fully developed and the proposed project will not increase the impervious surface on the subject property. Additionally, the project will comply with the conditions of approval prepared by Sacramento County Department of Water Resources, including compliance with the County Floodplain Management Ordinance. Therefore, construction of the project will not result in impacts on an environmental resource of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

No cumulative impacts will result from the Project and successive projects of the same type and same place overtime. The project area is already developed, the proposed project will construct on an infill parcel, there are no additional similar projects within vicinity of the site, and the construction and operation of the project will not exacerbate any existing conditions in the immediate neighborhood of the site.

3. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

A Noise Impact Study was prepared by Saxelby Acoustics dated September 18, 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.

An Air Quality Study was prepared by Provost & Pritchard Consulting Group dated September 2024, to evaluate estimated criteria pollutant and greenhouse gas emissions from the construction and operation

of the project. The study determined the estimated emissions of criteria pollutants and greenhouse gases from project construction and total operational emissions are below Sacramento Air Quality Management District (SMAQMD) applicable thresholds. These thresholds include that the project site is less than 35 acres (0.91 acre); does not involve buildings more than 4 stories tall, significant trenching activities; an unusually compact schedule; cut-and-fill operations; or import or export of soil materials requiring a considerable amount of haul activity. The project will include demolition activities but is within SMAQMD thresholds. SMAQMD staff reviewed the report and concur with the results.

4. *Will the project 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?*

River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. The Project is not located within the vicinity of this scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

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

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources.

Julie
Newton

Digitally signed by Julie Newton
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**

County Clerk

3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**

State Clearinghouse

1400 10th Street
Sacramento, CA 95814