



**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:

Quick Quack Car Wash 6717 Fair Oaks Blvd

Control Number:

PLNP2025-00010

Project Location:

The project is located at 6717 Fair Oaks Boulevard, approximately 2,080 feet northwest of the intersection of Fair Oaks Boulevard and Marconi Avenue, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN:

272-0040-043-0000

Description of Project:

The project consists of the following entitlements:

1. A **Use Permit** to allow a drive-through car wash on a 0.9-acre lot, within the Fair Oaks Main Street Special Planning Area (SPA), Main Street District subarea.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Landscape setback between drive-through lane and right of way (Section 3.9.3.V.1.c): When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive-through lane and right-of-way as measured from the back of sidewalk. As proposed, the proposed landscape planter is approximately 13'-0" in width.

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:

Quick Quack Car Wash
Contact: Don Shiveley
6020 West Oaks Blvd, Suite #300
Rocklin, CA 95765
(801) 550-7739
dshiveley@dontdrivedirty.com

Exempt Status:

- CEQA Guidelines Section 15303 – 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 a 3,588 square foot Quick Quack car wash with 18 vacuum stalls in a commercial zone within an urbanized area. The proposed use will not involve the use of significant amounts of hazardous materials, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. 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 site is fully developed within an urbanized community and has not been designated as a biologically sensitive location. 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?*

As it stands, the project will not result in potentially significant impacts. 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. Therefore, no cumulative impacts will result from the project and successive projects of the same type and at the same place over time.

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 MD Acoustics, LLC. dated October 8, 2024, 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.

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, implementation of 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.



7-17-26

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