Print Form

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: Solano
675 Texas Street
Fairfield, CA 94533

From: (Public Agency): City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590
(Address)

Project Title: Surf Thru Car Wash

Project Applicant: Ramirez Land Planning

Project Location - Specific:
No Address (APN: 0067-140-200

Project Location - City: Vallejo Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of a Parcel Map, Major Use Permit, Development Review, Design Review, Landscape Review, Exception, and Sign Permit (collectively, PLN25-0054), to construct a new automatic car wash within the northern portion of the vacant 10.86-acre parcel, new landscaping, parking, and lighting. The project also includes two detached solar vacuum canopies, one measuring 1,073 square feet, and the other measuring 2,921 square feet. To facilitate the proposed project, a Parcel Map is proposed to subdivide the existing 10.86-acre vacant parcel into two new parcels: Parcel 1, measuring 1.0 acres and Parcel 2, measuring 9.86 acres. The subdivision would establish separate legal boundaries, reciprocal access easements, and separate utility connections, allowing the car wash business to operate independently while maintaining functional integration with future development of the larger site. Parcel 2 would remain vacant and available for future development .

Name of Public Agency Approving Project: City of Vallejo

Name of Person or Agency Carrying Out Project: City of Vallejo Planning Division

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: Sections 15303 and 15315
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Section 15303(c) (Class 3) exempts the construction and location of limited numbers of new, small facilities or structures, including commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Project consists of a new 5,109-sq.ft. carwash building, is served by existing utilities, and no environmentally sensitive land exists on the project site. Additionally, the project meets all criteria for Section 15315 for subdivision of 4 or fewer parcels. The project consists of a creation of 2 parcels on a parcel that has not been subdivided within the last 2 years, is served by all utilities, and has less than 20% slope.

Lead Agency
Contact Person: Robert Thacker Area Code/Telephone/Extension: 707-648-4506

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: 10/19/2026 Title: Principal 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: 10/19/2026