

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
Community Development- 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: **Maverik Fueling Station and Convenience store (PLNG24-031)**

PROJECT LOCATION - SPECIFIC: **10490 East Stockton Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **134-0600-029, 134-0600-040, 134-0600-032, and portion of 134-0600-049**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Maverik Fueling Station and Convenience Store Project ("Project") consists of a Conditional Use Permit to allow a fueling station use on the Project site and Minor Design Review for the proposed fueling station and convenience store. The proposed development includes a ±5,951 square foot convenience store, two fuel canopies with a total of 25 pumps and associated site improvements (i.e. landscaping, parking, and lighting). The Project shall comply with the City's Climate Action Plan (CAP) for non-residential development.

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

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684/killingsworth@elkgrove.gov

APPLICANT: Maverik Store, Inc
Todd Meyers
185 South State Street, Suite 800

Salt Lake City, UT 84111
801-520-4072

- 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)]
 - Statutory Exemption
 - Categorical Exemption [15332]
 - Common Sense Exemption [Section 15061(b)(3)]
 - Criteria for Subsequent EIR [Section 15162]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

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

Staff has reviewed the Project and determined that the Project is categorically exempt from CEQA review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development). State CEQA guidelines section 15332 consists of projects characterized as in fill development that meet the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Project consists of a Minor Design Review and a Conditional Use Permit for the construction of a fueling station with a convenience store; two fueling canopies; and associated parking, landscaping and lighting improvements. The property currently has an existing building that will be demolished with this application, which will also require a building permit with the City's Building Division. The Project was reviewed and found to be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations. The Project site is within an urban area that is less than five acres in size and surrounded by other industrial and commercial businesses. The Project site does not contain any habitat for endangered, rare, or threatened species as the site is graded, does not have vegetation, and there has been a building on site since the early 1980's. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as it would be subject to the Elk Grove Municipal Code (EGMC) Chapter 16.44 related to

Land Grading and Erosion Control and EGMC 6.32 related to Noise Control. The Project would also be subject to the City's water efficient landscape ordinance. The Applicant provided an Air Quality Assessment for the Project dated January 17, 2025, by Ascent and peer-reviewed by AECOM. It was determined that the Project would be below the construction and operational air quality screening levels set forth in the Sacramento Metropolitan Air Quality Management District CEQA Guide and would not result in significant impacts related to air quality. Finally, the site will be adequately served by all required utilities and public services.

The General Plan EIR relies on Vehicle Miles Traveled (VMT) as a measure of transportation impacts. A VMT Analysis for the Project was prepared by Fehr & Peir dated April 2, 2025, to determine if the Project complies with City of Elk Grove General Plan Policy MOB-1-1 adopted to reduce VMT and achieve State mandated reductions on VMT. According to the analysis, the Project would not exceed the City's VMT limit for Regional Commercial or the City Limit. The Project will comply with the City's Climate Action Plan (CAP) for new non-residential development.

A Cultural Resources Study was prepared for the Project. The Project includes conditions to address any accidental discovery of any unknown resources on the site.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. No special circumstances exist that would indicate there is a reasonable possibility that the Project would have significant adverse effect on the environment.

CITY OF ELK GROVE
Community Development -
Planning

By: *Kyra Killingsworth*
Kyra Killingsworth

Date: September 19, 2025