

**Environmental Impact Report  
3841 S. Rochester Road  
Rochester Hills, Michigan**

**Part I Analysis Report**

- A. Characteristics of the land are a fully developed gas station, with concrete and asphalt, along with grass areas. Site is  $\frac{3}{4}$  acre in size, with no wetlands. Site is served by municipal water and sewer service.
- B. No historical or cultural value to the land.
- C. Existing 1500 square foot building and one Gas Island canopy, both to be raised.
- D. No important scenic features.
- E. Full access to property at this time.
- F. All utilities available on site.

**Part II The Plan-Commercial**

Site is less than five acres, so we do not need to respond to questions here.

**Part III Impact Factors**

- A. Traditional small retail shopping center on existing gas station site.
  - 1. Total size of property is  $\frac{3}{4}$  of an acre.
  - 2. Zero wetlands
  - 3. N/A
  - 4. N/A
  - 5. N/A
  - 6. Drainage to be on site
  - 7. N/A
  - 8. Utilities are already on site.
- B. Site is currently master planned for Office.
- C. We would like to obtain approvals and permits by June 1, 2015, and commence building immediately.
- D. N/A

E. Located next to Discount Tire Store.

F. N/A

G. When we are under construction for our new retail center, all applicable rules and guidelines will be followed to minimize any negative environmental impact. All contractors will be properly licensed to handle safely removing all underground petroleum piping and related products.

H. We are going to be removing Six Underground Storage Tanks. We will perform the requisite testing and reporting during this process to the State of Michigan agencies handling this. The UST's will have contained gasoline and diesel fuel, which we will prevent from entering the environment.

I. We are removing one entire petroleum dispensing system, which will have a beneficial impact to the environment because leaking tanks, pipes, deliveries, and these items will no longer be delivered, stored and sold on site.

A. N/A

B. Ground water will improve with petroleum system removed.

C. N/A

D. No loss, no gain, should stay them same.

E. Similar noise issues from previous development compared to new.

F. No changes

J. 1. Changing this zoning from a B-5 to the requested B-2 will keep that zoning on all businesses on the east side of M-59 (except the Discount Tire is B-5).

2. All landscaping will be removed and replaced with new products on the entire location.

3. We will be removing an unsightly dilapidated building, replacing it with a new, fresh, eye-friendly shopping center. We will have floor to ceiling windows to take advantage of the natural light and the goal is to make this center a group of businesses that serve this community and that people want to trade at.

4. The alternative plan is to continue operating the location as a BP gas station with a miniature convenience store.

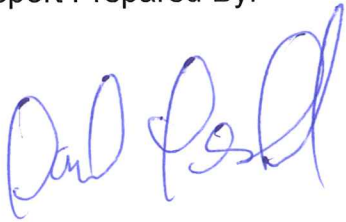
#### **Part IV The Summary**

In the simplest of terms, Auto City Service, Inc. wishes to remove an old, unsightly, incomplete gas station/convenience store, and replace it with a modern, glass filled storefront shopping center. These stores will be businesses that serve our community and customers.

The net impact on the community is positive, insofar as an existing location of gas tanks, pumps, lines and related equipment is properly and safely removed, so no future "disasters" can take place with those products at this location.

Does the community, by any measure, wish to have an older gas station at 3841 Rochester Road, or a state of the art beautiful shopping center, small in footprint, but easy on the eyes? I think the answer is yes. There are very few, if any, negative impacts with the shopping center proposal, while the gas station has many potential issues.

Report Prepared By:



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22 existing gas stations  
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