



**Community Development
Planning Department**
10500 Civic Center Drive
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Date: June 8, 2020

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

From: Tabe van der Zwaag, Associate Planner
City of Rancho Cucamonga, Planning Department
10500 Civic Center Drive
Rancho Cucamonga, California 91730
909-774-4316

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title: Arbor Express Car Wash

Location: The Project site is located on the north side of Arrow Route just east of Archibald Avenue in the City of Rancho Cucamonga, San Bernardino County, California (APNs: 208-291-06 & 208-291-03)

Applicant/Owner: Southwest Design Group, LLC

PROJECT DESCRIPTION: The Project includes development of a 5,865-square foot automated express car wash building, a 1,428-square foot auto detail center, shaded vacuum canopies/stalls, associated parking, and landscaping on a 1.36-acre site comprised of two parcels at 9744 and 9760 Arrow Route. The two-floor car wash building will include an enclosed 140-foot long car wash tunnel with enclosed mechanical equipment area, restrooms, office space, cashier space, and storage space on the ground floor and an equipment room, an office, and restrooms on the second floor. The Project includes a General Plan Amendment and Zone Change on Parcel 2 from Low Medium Density Residential to General Commercial. In addition, the Project is requesting a Variance for a reduction in the required setback from the adjacent residential land use and from the required average landscape setback related to site plan and architectural review.

ENVIRONMENTAL DETERMINATION: The City of Rancho Cucamonga has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration represents the City's independent judgment and analysis. The proposed Project will not have a significant effect on the environment with the implementation of mitigation measures.

PUBLIC CIRCULATION: The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for 30 days in accordance with Section 21091 of the State CEQA Guidelines. A 30-day public review period to solicit comments on the Draft IS/MND starts June 25, 2020 and ends August 12, 2020.

DOCUMENT AVAILABILITY: Upon request, copies of the Draft IS/MND will be made available to the public for review at the Rancho Cucamonga City Hall, located at 10500 Civic Center in the City of Rancho Cucamonga, California. The Draft IS/MND is also available on the City's website at <https://www.cityofrc.us/current-projects>. To request a copy of the Draft IS/MND, or for any questions related to the Draft IS/MND, please contact Tabe van der Zwaag, Associate Planner, at 909-477-4316 or Tab.VanderZwaag@cityofrc.us.