

# Notice of Exemption

To:  Office of Planning and Research  
 PO Box 3044, 1400 Tenth Street, Rm. 212  
 Sacramento, CA 95812-3044

From: City of Vista  
 200 Civic Center Drive  
 Vista, CA 92084-6275

County Clerk  
 County of: San Diego

Project Title: P23-0298 – Quick Quack Car Wash

Project Location – Specific: NEC of Business Park Drive and Poinsettia Avenue (APN 221-661-03-00)

Project Location – City: Vista Project Location – County: San Diego

**Description of Project:**

The proposed project consists of a Site Development Plan and Special Use Permit for the construction of a new 3,363 sq. ft. drive-thru carwash facility on approximately one-acre of vacant land located on the northeast corner of Business Park Drive and Poinsettia Avenue. Development of the project would include grading, utility connections, and drainage improvements. Other project improvements include a 249 sq. ft. office, nine vacuum stations, queuing lanes, and a covered trash/recycling enclosure. Vehicular access to the site is provided by one driveway located along Poinsettia Avenue. The parcel has a general plan designation of GC (General Commercial) and is zoned Vista Business Park Specific Plan. The project is consistent with the types of commercial uses allowable under the general plan's GC land use designation, and drive-through carwashes are allowed in the Vista Business Park Specific Plan zone subject to approval of a Special Use Permit. The project site is surrounded by existing urban land uses; it is adequately served by all required public utilities and services; and development of the project would not result in any significant air quality, noise, traffic, or water quality impacts.

Name of Public Agency Approving Project: City of Vista Planning Division

Name of Person or Agency Carrying out Project: Newmark Merrill Companies, Inc.  
427 College Boulevard, Suite K  
Oceanside, CA 92057  
Contact: Barret Bradley – (720) 607-3032

**Exempt Status:** (check one)

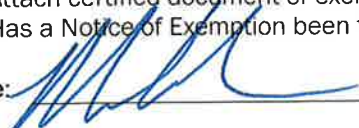
- Ministerial (Sec. 21080(b)(1): 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332 - In-Fill Development Projects
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is exempt under State CEQA Guidelines Section 15332 - In-Fill Development Projects, which is a Class 32 categorical exemption. As noted in the project description above, the proposed project meets the following five in-fill conditions of Class 32 exemptions: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services.

Lead Agency Contact Person: Michael Ressler, City Planner Telephone Number: (760) 643-5382

**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: 4/23/24 Title: City Planner

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- Signed by Applicant