



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN22-0036 (DPR and CUP for proposed Drive-Thru Carwash)

Project Location: 1717 S. Grand Ave.

Project Sponsor: Terry Strom – Strom Entitlement Permitting, LLC

Mailing Address: 300 Carlsbad Village Dr., Ste 108A-74, Carlsbad, CA, 92008

General Plan Land Use Designation: *Arrow Highway Specific Plan*

Zoning Designation: *Arrow Highway Specific Plan Corridor Commercial (AHSP C-C3)*

Project Description: The project is the Consideration of a Resolution of the Planning Commission for a Development Plan Review (DPR) for the redevelopment of an existing site located at 1717 South Grand Avenue, to include the construction of a 6,913 square-foot drive-thru car wash structure, with associated parking and circulation improvements. The proposal also includes a Conditional Use Permit (CUP) to allow the operation of an express car wash facility in the Arrow Highway Specific Plan Corridor Commercial (AHSP C-C3) zone.

Surrounding Land Uses and Setting: The properties to the south are commercial. To the west, the area is primarily residential, consisting of single-family homes. To the north, the site is adjacent to a cemetery. To the east, there is a mix of commercial properties, a church, and single-family residential homes.

The Planning Director recommends the following exempt status / findings:


- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071(a))
- Emergency Project (Sec. 15071(b) and (c))
- Categorical Exemption
Types: Section 15303 (c), Class 3 categorical exemption in urbanized areas of commercial buildings not exceeding 10,000 square feet and Section 15332, Class 32 categorical exemption of in-fill development projects meeting certain conditions.
- Statutory Exemption. Code Number: _____

Reasons why project is exempt: The proposed project involves the redevelopment of a site to construct a 6,913 square-foot car wash, improve access from Laxford Street/Grand Avenue, and provide associated parking. A Conditional Use Permit is required for the car wash in the AHSP C-C3 zone. Pursuant to the California Environmental Quality Act (CEQA) Guidelines §15303(c) and §15332. The exemption is applicable for the following reasons:

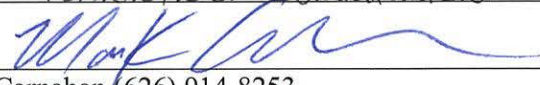
1. Consistency with CEQA Guidelines Section 15303(c): The project involves the new construction of a small structure, specifically a 6,913-square-foot car wash facility. This qualifies as an in-fill development project that is consistent with the applicable zoning and land use designations under the General Plan.
2. Consistency with CEQA Guidelines Section 15332 (In-Fill Development Projects): The project meets the conditions for in-fill development as follows:
 - The proposed car wash aligns with the City's General Plan policies and zoning requirements.
 - The project site is within city limits, occupies a site less than five acres, and is substantially surrounded by urban development.

- The site does not have any value as a habitat for endangered, rare, or threatened species.
- The Local Traffic Analysis (LTA), dated February 26, 2024, confirms that traffic levels will remain within acceptable thresholds, and the Noise Study, dated September 29, 2023, demonstrates compliance with all applicable noise standards. Furthermore, no significant impacts to air quality or water quality are anticipated.
- The project site can be adequately served by existing utilities and public services.

The findings from the LTA and Noise Study provide substantial evidence that the project will not result in significant environmental impacts. Traffic and noise impacts are confirmed to be less than significant, ensuring compliance with applicable environmental standards. Therefore, the project qualifies for a Categorical Exemption under CEQA Guidelines and does not require further environmental review.

 _____ Jeff Kugel, Community Development Director	Date: <u>1/9/25</u>
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The above recommended exempt status and findings were adopted by the following body:

<u>PLANNING COMMISSION</u>  _____ Mark Carnahan (626) 914-8253	on Date: <u>1/7/2025</u> Date: <u>1/8/2025</u>
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