



**NOTICE OF EXEMPTION**

**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044  
  
 County Clerk  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000

**From:** (Public Agency)  
  
City of Riverside  
Community Development  
Department, Planning Division  
3900 Main Street, 3rd Floor  
Riverside, CA 92522  
(951) 826-5371

**Case Number:** PR-2024-001752 (Minor Conditional Use Permit, Design Review)

**Project Title:** Arlington Car Wash – Vehicle Wash Facility

**Project Applicant:** Sara De La Cruz, A&S Engineering

**Project Location - Specific:** 3355 Arlington Avenue, situated on the northwest corner of Arlington Avenue and McMahon Street.

**Project Location - City:** Riverside      **Project Location - County:** Riverside County

**Description of Project:** The applicant is requesting approval of a Minor Conditional Use Permit and Design Review to facilitate the remodel and expansion of an existing vehicle wash facility.

**Name of Public Agency Approving Project:** City of Riverside

**Name of Person or Agency Carrying Out Project:** Sarah Zughayer

**Exempt Status:**

- 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: 15301 Existing Facilities \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons Why Project Is Exempt:** The project is proposed within an existing building with an expansion not to exceed 50 percent of existing floor area or 2,500 square feet.

**Lead Agency Contact Person:** Sarah Zughayer, City of Riverside, Community and Economic Development Department – Planning Division

**Area Code/Telephone/Extension:** 951-826-5932

Signature:

*S. Zugraves*

Date: 5/27/2026

Title: Associate Planner

**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

Date received for filing at OPR: \_\_\_\_\_

*Revised 2018*