

NOTICE OF EXEMPTION**Appendix E**

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

From: City of Rosemead
8838 E. Valley Boulevard
Rosemead, CA 91770

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

Project Title: Conditional Use Permit 25-02, Design Review 25-02 and Minor Exception 26-05

Project Applicant: 7 Planning, Construction & Development, Co.

Project Location – Specific: 9540 Valley Boulevard (APN: 8593-002-038)

Project Location – City: Rosemead Project Location – County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: 7 Planning, Construction & Development, Co., on behalf of Sun Day Carwash, has submitted Conditional Use Permit (CUP), Design Review (DR), and Minor Exception (ME) applications requesting to establish an automobile car wash/detailing use, modernize the exterior façade of the existing 5,726-square-foot car wash facility and propose a tenant improvement, and rehabilitate and increase the height of portions of the existing perimeter walls adjacent to residential uses, respectively. In addition, various site improvements will be implemented, including upgrades and modifications to the parking lot, trash enclosure, freestanding signage, lighting, and landscaping. The subject site is located at 9540 Valley Boulevard (APN: 8593-002-038) in the Medium Commercial (C-3), Residential/Commercial Mixed-Use Development Overlay (RC-MUDO), and Design Overlay (D-O) zones.

Name of Public Agency Approving Project: City of Rosemead

Name of Person or Agency Carrying Out Project: City of Rosemead

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080 (b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(c))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15303, Class 1
- ☐ Statutory Exemptions. State code number:

Reason why project is exempt: Section 15301 of the California Environmental Quality Act (CEQA) guidelines exempts projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Accordingly, the Project consisting of CUP 25-02, DR 25-02, and ME 26-05 is classified as an exempt project, pursuant to Section 15301 (Class 1 Categorical Exemption) of the California Environmental Quality Act guidelines.

Lead Agency

Contact Person: Annie Lao Area Code/Telephone/Extension: (626) 569-2144

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: 06/2/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date received for filing at OPR: _____