



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN26-0008

Project Location: 715 S. Grand Avenue, Glendora, CA 91740

Project Applicant: Gurinderjit Kehr

Mailing Address: 715 S Grand Avenue, Glendora, CA 91740

General Plan Land Use Designation: *Route 66 Specific Plan*

Zoning Designation: *RT66-GCG (Grand Avenue Commercial Gateway)*

Project Description: The project involves a Conditional Use Permit to allow a drive-thru in conjunction with a new fast-food restaurant (Dutch Bros. Coffee) at 715 S Grand Avenue.

Surrounding Land Uses and Setting: Properties surrounding the site are zoned single-family residential to the south and west, and Route 66 Grand Avenue Commercial Gateway to the north and east.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption

Type: **Class 32** Section: **15332 (In-fill Development Project)**

- ☐ Statutory Exemption. Code Number:
- ☐ Other

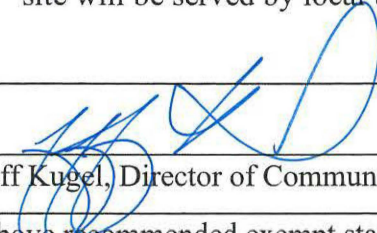
Reasons why project is exempt: CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to the following:

15332 (In-Fill Development Project) – Class 32: This categorical exemption applies to projects that are characterized as infill development and meet specified requirements. The Project qualifies as infill development because it satisfies each of the following conditions:

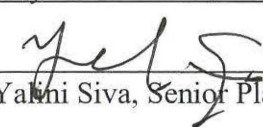
- a. *The project is consistent with the applicable General Plan policies, and zoning designation and regulations.* The proposed CUP is consistent with the City's General Plan Land Use Element of Route 66 Specific Plan. The development project complies with the General Plan Land Use Designation and zoning ordinance standards.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The site is surrounded by commercial uses to the north and east, and single-family residential to the south and west.
- c. *The project site has no value, as habitat for endangered, rare, or threatened species.* The project site has no value as habitat for endangered, rare or threatened species as the surrounding areas are fully developed.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
 - a. Noise. Noise from the Project would be subject to the noise thresholds established by ordinance, consistent with the General Plan and incorporate automatic volume control levels.
 - b. Air Quality. Air quality thresholds are established through the South Coast Air Quality Management District. The Project would not exceed these established thresholds.
 - c. Water Quality. The Project has been conditioned to comply with an applicable Water Quality Management and Best Management Practices to reduce or eliminate potential impacts from water runoff from the site, although all stormwater items are already existing and in place.
- e. *The site can be adequately served by all required utilities and public services.* The project site will be served by local utilities and services.

 _____ Date: 9/2/26
Jeff Kugel, Director of Community Development

The above recommended exempt status and findings were adopted by the following body:

City of Glendora Planning Commission _____ on September 1, 2026

 _____ Date: September 2, 2026
Yalini Siva, Senior Planner