

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # \_\_\_\_\_

**Project Title:** 2019-0010154 - Valley Boulevard Car Wash

Lead Agency: County of Los Angeles - Department of Regional Planning Contact Person: Shaun Temple  
 Mailing Address: 320 W Temple Street Phone: (213) 974-6411  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Avocado Heights  
 Cross Streets: Valley Bouelvard and San Angelo Avenue Zip Code: 91746  
 Latitude/Longitude: 34 ° 3 ' 3.91 " N/ 118 ° 0 ' 0.40 " W Total Acres: 1.17  
 Assessor's Parcel No.: 8110-011-053 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 605, 60, 10 Waterways: San Gabriel River, Walnut Creek Channel  
 Airports: n/a Railways: Southern Pacific Schools: Don Julian Elementary

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec Other \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducement  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Gas Station-Convenience store / C-1 Restricted Business / General Commercial

**Project Description:** (please use a separate page if necessary)

Zone change from C-1 (Restricted Business) to C-3-DP (General Commercial – Development Program) to allow the construction and operation of a 2,945 square foot car wash through review of the associated conditional use permit. The proposed new car wash will be accessory to the existing gas station and convenience store. The General Land Use Plan Category of General Commercial (CG) is not proposed to be changed with the zone.



**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

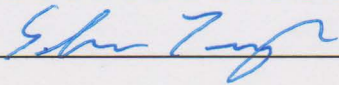
- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Emergency Services                         |
| <input type="checkbox"/> Boating & Waterways, Department of     | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> CalFire                                | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Parks & Recreation, Department of                    |
| <input type="checkbox"/> CalRecycle                             | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans District # _____              | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Regional WQCB # _____                                |
| <input type="checkbox"/> Caltrans Planning (Headquarters)       | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Central Valley Flood Protection Board  | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Coastal Commission                     | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Colorado River Board                   | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Corrections, Department of             | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> Energy Commission                      | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Fish & Wildlife Region # _____         | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> Food & Agriculture, Department of      | <input type="checkbox"/> Water Resources, Department of                       |
| <input type="checkbox"/> General Services, Department of        | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Health Services, Department of         | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development        |   |
| <input type="checkbox"/> Native American Heritage Commission    |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 24, 2022 Ending Date March 29, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>American Royal Properties, LLC</u>
Address: <u>180 North Ashwood Avenue</u>	Address: <u>11025 Washington Boulevard</u>
City/State/Zip: <u>Venutra, CA 93003</u>	City/State/Zip: <u>Whittier, CA 90606</u>
Contact: <u>Bill Vosti</u>	Phone: <u>(949) 208-9700</u>
Phone: <u>(805) 644-4455</u>	

Signature of Lead Agency Representative:  Date: 2/24/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.