

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

The City of Huntington Park has prepared an Initial Study for the following project in accordance with City and State of California Environmental Quality Act Guidelines.

Project Title: Florence Car Wash

Project Applicant: Leedco Engineers, Inc.

Project Location: The Project site occupies approximately 0.876 acres within two Assessor's parcels in the southerly portion of the City of Huntington Park. The addresses/Assessor Parcel Numbers of the Project site are as follows:

- 3100 Florence Avenue, Huntington Park, CA 90255: APNs 6212-001-060 and 6212-001-061

Project Description: The Project involves a Conditional Use Permit and Development Permit application that would allow the applicant to develop and operate a new automated drive-thru car wash, including vending machines. Proposed development work includes the following:

- Demolish the existing 11,718 square foot office building and remove all of the existing site improvements including all parking lot paving, trash enclosure, equipment cabinets, parking lot planters, all existing property line walls, and all existing vegetation including trees.
- Construct a 4,969 square foot car wash building with related development including
 - Four vacuum canopies totaling 3,963 square feet and one 192 square foot paystation canopy
 - 192 square foot vacuum pump enclosure and other utility structures
 - 34 parking space parking area including drive aisles, queuing and exit lanes
 - Stormwater infiltration system
 - Wastewater clarifier system and associated water recycling system
 - Property line walls and freestanding pole sign
 - Approximately 7,498 square feet of landscaped area
- Construct the following improvements in the public right-of-way:
 - Remove existing driveway at west end of site
 - Widen existing driveway at Mission Place intersection
 - Install new right-turn-exit-only driveway near east end of site
 - Remove street tree and relocate existing tree well to accommodate new driveway
 - Install new fire hydrant

The City prepared an Initial Study to determine the Project's impact(s) on the environment and found that the Project would not have any significant impacts on the environment. Therefore, a Mitigated Negative Declaration was prepared.

A public hearing to review the project is scheduled before the Planning Commission on April 20, 2022 at 6:30 pm in the City Council Chamber, Huntington Park City Hall. An additional public hearing to consider the project and the Mitigated Negative Declaration is expected before the Planning Commission on May 18, 2022 at 6:30 pm in the City Council Chamber, Huntington Park City Hall.

Copies of the proposed Mitigated Negative Declaration and related documents are on file and available for public review in the Huntington Park City Hall during the hours of 7:00 a.m. to 5:30 p.m. Monday through Thursday and the Huntington Park Public Library. This Notice will be posted at the following locations.

- Los Angeles County Recorder's Office
12400 Imperial Highway, Norwalk, CA 90650
- Huntington Park City Hall
6550 Miles Avenue, Huntington Park, CA 90255
- Huntington Park Public Library
6518 Miles Avenue, Huntington Park, CA 90255

- On- and Off-site at the project location
3100 Florence Avenue, Huntington Park, CA 90255

The starting date for the review period during which the Lead Agency will receive comments about the proposed Mitigated Negative Declaration shall be **April 12, 2022**. The ending date for the review period shall be **May 12, 2022**, at which time all written comments about the Mitigated Negative Declaration must be received by the City. Persons wishing to review or obtain copies of the proposed Negative Declaration and Initial Study may contact Steve Forster, Interim Director of Community Development.



Steve Forster, Interim Director of Community Development