

**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
for the Star Express Car Wash Project**

This serves as the City of Long Beach’s Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the Star Express Car Wash Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Star Express Car Wash Project

Project Location: The project site is located at 1911 East Pacific Coast Highway (Assessor’s Parcel Number [APN] 7216-036-021). The 24,083-square foot site is bound by residential uses to the north, an alley to the east, East Pacific Coast Highway to the south, and Gardenia Avenue to the west. Local access to the site is provided via East Pacific Coast Highway.

Lead Agency: City of Long Beach, 411 West Ocean Boulevard, 3rd Floor, Long Beach, California 90802.

Project Description: The project proposes to demolish the existing on-site restaurant and associated surface parking lot, and construct a staffed, automated express car wash facility. A 3,278-square foot one-story express car wash building would be constructed, equipped with standard car wash tunnel equipment. In addition to the 100-foot wash tunnel, the building would include an area for mechanical/electrical equipment and storage. A drive-through lane would be constructed to direct vehicles entering the site from a new driveway along Gardenia Avenue northerly to a pay station, then southerly to enter into the car wash tunnel. Vehicles would exit the southerly end of the car wash building and either exit the site via a driveway towards the eastern alley or a new driveway onto East Pacific Coast Highway. Vehicles also have the option to park in one of 18 self-service vacuum parking spaces, equipped with one vacuum per space. The project would construct an approximately 355-square foot one-story building consisting of a restroom, trash enclosure, and vacuum room in the southeast corner of the site, as well as a 127-square foot one-story monitoring room near the entrance (northern end) of the car wash tunnel. The project would also include the installation of 2,523 square feet of new drought tolerant landscaping on-site. Car wash operations would include on-site staffing of approximately five employees per shift with two shifts per day. Anticipated operating hours would be from 7:00 a.m. to 8:00 p.m. seven days a week.

City discretionary approvals for the proposed project include CEQA Clearance, Conditional Use Permit, Site Plan Review, Zone Change, and Lot Merger.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that the project would not have any significant adverse impacts on the environment with incorporated mitigation measures. The reasons to support such a finding are documented by an Initial Study prepared by the City.

Due to the COVID-19 pandemic, all City facilities, including City Hall and Long Beach Public Library facilities are only open to the public on an appointment basis. The Initial Study, Mitigated Negative Declaration, and supporting materials are available for public review on the City’s website at <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

For questions regarding the Mitigated Negative Declaration or to make an appointment to view the document in person, please contact:

NAME:	Alex Muldrow, Planner	PHONE:	(562) 570-6607
ADDRESS:	City of Long Beach Development Services Department 411 West Ocean Boulevard, 3rd Floor Long Beach, CA 90802	EMAIL:	LBDS-EIR-Comments@longbeach.gov

Public Review Period: Begins – June 1, 2022

Ends – June 30, 2022

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and **received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City’s final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period.