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

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** ENV-2022-6081-MND

**Project Location:** 22736 West Victory Boulevard, Woodland Hills, CA 91367

**Project Description:** The Project Site has street frontage along the south side of Victory Boulevard and is situated between Fallbrook Avenue to the west and Ponce Avenue to the east. The Project Site is a level, rectangular-shaped lot encompassing a total lot area of approximately 31,048 square feet (approximately 0.71 acres). The Project Site is currently zoned C2-1VL and P-1VL and is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which designates the subject property for Community Commercial land uses. The subject site is currently developed with a coin-operated car wash facility (Fallbrook Car Wash) that was built in 1970. The Proposed Project involves the demolition of the existing coin-operated car wash and the construction, use, and maintenance of a new 6,435 square-foot car wash facility inclusive of a 1,572 square-foot auto detail center, and a 791 square-foot private office, reaching a maximum height of 32 feet, 6 inches. The Project will provide a total of 19 vehicle parking spaces and four (4) bicycle parking stalls. A total of 3,150 square feet of landscaped area will be provided along the perimeter and throughout the interior of the Project Site. Proposed hours of operation of the car wash facility will be from 7:00 a.m. to 7:00 p.m., daily. The Project will involve grading that will result in the import of approximately 70 cubic yards of soil to the site.

In order to facilitate the development of the proposed car wash facility, the applicant is requesting a Zone Change for the portion of the site zoned P-1VL to (T)(Q)C2-1VL; and a Conditional Use to allow the use of an automatic car wash with proposed hours of operation from 7:00 a.m. to 7:00 p.m., daily in the C2 Zone.

**Schedule:** The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration beginning February 9, 2023 for 20 days, ending March 1, 2023. The City

