

NOTICE OF EXEMPTION

To: Office of Planning & Research
P.O. Box 3044
Sacramento, CA 95812-3044

Los Angeles County Clerk
Environmental Findings
12400 E. Imperial Highway, #1201
Norwalk, CA 90650

From:
Director of Community Development
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Lead Agency (if different from above):
N/A

PROJECT TITLE: Conditional Use Permit No. 279, Amendment No. 3, Reconstruction and Expansion of a Carwash Tunnel at an Existing Service Station

PROJECT APPLICANT: MGE Oil, LLC, Mo Enterprises, LLC, Mohamed Elbiali, 2749 E. Ocean Boulevard, Long Beach, CA 90803

PROJECT LOCATION - SPECIFIC: 4311 South Street, Lakewood, CA 90712

PROJECT LOCATION - CITY: Lakewood **PROJECT LOCATION - COUNTY:** Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The project includes the reconstruction and operation of a carwash tunnel with three canopies, nine vacuum stations, and for the construction of a 9'-8" foot high block wall along the east property line. The existing convenience store, signage, and canopy for the gas pumps will be included as part of the tenant improvements to reflect the new branding. The upgrades to the existing trash enclosure and parking layout will be a part of the overall site improvements.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Lakewood

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MGE Oil, LLC, Mo Enterprises, LLC, Mohamed Elbiali

EXEMPT STATUS: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. Categorically Exempt pursuant to CEQA Guidelines Sections 15301, 15302, and 15303
- Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The proposed project could not have a significant effect on the environment. No exceptions listed under CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Frankie Griffiths, Assistant Planner
Area Code/Telephone/Extension: (562) 866-9771, extension 2341
E-mail Address: fgriffiths@lakewoodcity.org

Signature: _____



Paul Kuykendall, AICP, Senior Planner, on behalf of
Abel Avalos, Director of Community Development
City of Lakewood (Chief Planning Official)

Date: August 9, 2023

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1 Public Resources Code.

Date received for filing at OPR: _____