

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: Case-2025-0142 - Beach Blvd Car Wash**Lead Agency:** City of Westminster**Contact Person:** Ken Fichtelman**Mailing Address:** 8200 Westminster Blvd,**Phone:** 714.548.3484**City:** Westminster**Zip:** 92683**County:** Orange**Project Location:** County: Orange

City/Nearest Community: Westminster

Cross Streets: Beach Blvd and 21st Street**Zip Code:** 92683**Longitude/Latitude (degrees, minutes and seconds):** 33 ° 45 ' 47.491 " N / 117 ° 59 ' 21.044 " W **Total Acres:** 0.70**Assessor's Parcel No.:** 097-044-15, -08, &-09**Section:** _____ **Twp.:** _____ **Range:** _____ **Base:** _____**Within 2 Miles:** State Hwy #: 22 & 39**Waterways:** _____**Airports:** _____ **Railways:** _____ **Schools:** _____**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 _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 4,716

Acres _____

Employees ³ _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ 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☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☒ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Mixed Use & Residential

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

The City of Westminster is reviewing an application to construct and operate a new carwash facility. The project site consists of three parcels. The total site area would be 0.70 gross acres or 0.68 net acres. The existing light poles and fencing along the site would be removed as part of the project. The proposed carwash facility would include a drive-thru, single tunnel carwash, and an outdoor vacuum area. The carwash building would have an area of 4,716 square feet and a maximum height of 24.2 feet. The outdoor vacuum area would be covered by a canopy and would include 18 parking stalls, including one ADA stall. Each parking stall located under the canopy would be equipped with a vacuum. A 196 square foot equipment storage building and a 241 square foot vacuum equipment storage building would be located adjacent to the main carwash building. In addition to the vacuum area, three employee parking stalls would be provided. Site access would be provided primarily through a driveway located on the east side of Beach Boulevard and a 25-foot driveway providing both ingress and egress would be located on the north side of 21st Street. The project would provide 5,430 square feet of landscaping.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 9/18 Ending Date 10/8

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Ken Fichtelman

Digitally signed by Ken Fichtelman
Date: 2026.09.18 06:06:15 -0700

Date: 9/17/2026

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