

THE CITY OF WESTMINSTER

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND ASSOCIATED MITIGATION MONITORING PROGRAM IN COMPLIANCE WITH SECTIONS 21092 OF CEQA AND 15072 OF THE CEQA GUIDELINES

Case Number: CASE-2025-0142; **Applicant:** Sara De La Cruz. A & S Engineering, Inc., 28405 Sand Canyon Road, Suite B, Canyon Country, CA 91387. **Project Location:** 13720 Beach Boulevard, 8041 21st Street, and 8051 21st Street; APNs: 097-044-15, 097-044-09, and 097-044-08; **Project Description:** Adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program to construct and operate a new carwash facility. The project site consists of three parcels. The total site area is 0.70 gross acres or 0.68 net acres. The project parcels are zoned Mixed-Use, and the project proposes a zone change from Mixed-Use to C1 (Local Business) to allow the self-carwash facility. The project parcels were formerly occupied by a used-car dealership and are currently vacant. The existing light poles and fencing along the site are proposed to be removed to develop a new self-carwash facility consisting of a drive-thru, a single-tunnel carwash (4,716 square feet with a maximum height of 24.2 feet), and 18 parking stalls, including one ADA stall. Each parking stall is located under the canopy equipped with a vacuum. In addition to the vacuum area, the site includes an employee bike rack and three parking stalls. Site access is proposed primarily through a driveway 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.

MND PUBLIC REVIEW PERIOD	Thursday, September 17, 2026, to Tuesday, October 6, 2026
PLANNING COMMISSION PUBLIC HEARING	October 21, 2026, at 6:00 p.m. City of Westminster City Council Chambers 8200 Westminster Blvd Westminster CA 92683
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	City of Westminster Planning Department 8200 Westminster Blvd Westminster, CA 92683 Also available on the City's website at: https://www.westminster-ca.gov/departments/community-development/planning-division/planning-division-public-notice
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	NO

The City of Westminster has prepared and intends to adopt a Mitigated Negative Declaration and associated Mitigation Monitoring Program for the Project. The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects on Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed Mitigated Negative Declaration concludes that although the Project could have a significant effect on the environment, there will

not be a significant effect in this case because mitigation measures have been required or revisions to the Project have been made or agreed to by the Applicant. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation for approval or denial of this Project.

The City will accept written comments on the proposed MND from THURSDAY, SEPTEMBER 17, 2026, to TUESDAY, OCTOBER 6, 2026. Copies of the proposed MND and supporting documents incorporated by reference are available for public review and inspection during the City's normal working hours (Monday – Friday, 7:30 a.m. to 5:00 p.m., excluding City holidays) at the Planning Department in City Hall, 8200 Westminster Blvd, Westminster, California 92683. The draft Mitigated Negative Declaration and supporting documents incorporated by reference are available electronically on the City's website at <https://www.westminster-ca.gov/departments/community-development/planning-division/planning-division-public-notice>

Please submit all written comments on the proposed MND to City Hall at the address or email below no later than 5:00 p.m. on TUESDAY, OCTOBER 6, 2026.

Mailing address:
City of Westminster Planning Department
Attn: Sandie Kim, Associate Planner
8200 Westminster Blvd
Westminster, CA 92683

Email address:
SANDIE KIM,
ASSOCIATE PLANNER
skim@westminster-ca.gov
714.548.3488

If you challenge this Project in court, you may be limited to raising only those issues you or someone else raised during the public review period for the proposed Mitigated Negative Declaration or at any future public hearings.

Date: THURSDAY, SEPTEMBER 17, 2026