

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Case -2025-0142 - Beach Blvd Car Wash

Lead Agency: City of Westminster

Contact Name: Ken Fichtelman

Email: kfichtelman@westminster-ca.gov

Phone Number: 714.548.3484

Project Location: Westminster

Orange County

City

County

Project Description (Proposed actions, location, and/or consequences).

The City of Westminster is reviewing an application to construct and operate a new carwash facility. The project requires a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, Development Review and a Lot Line Adjustment. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation. Mitigated to less than significant through submittal of lighting plan to City which uses light sources designed to eliminate spillage and glare.

-Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • Less than Significant Impact with Mitigation. Mitigated to less than significant through use of on-site monitors during all ground disturbance operations.

All other impacts less than significant or no impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy with environmental documents.

Provide a list of the responsible or trustee agencies for the project.

City of Westminster