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: LUV Car Wash General Plan Amendment, Rezone, Conditional Use Permit, and Design Review Project

Lead Agency: City of Cloverdale Planning and Community Development Department
Contact Person: Rafael Miranda, Associate Planner
Mailing Address: 124 N. Cloverdale Blvd., Cloverdale CA 95425
Phone: (707) 894-1701
City: Cloverdale Zip: 95425 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Cloverdale
Cross Streets: South Cloverdale Boulevard, W/E Cherry Creek Road, Hillview Drive Zip Code: 95425
Longitude/Latitude (degrees, minutes and seconds): 38 ° 47 ′ 38 ″ N / 123 ° 01 ′ 03 ″ W Total Acres: 1.52
Assessor's Parcel No.: 001-241-008 and 001-332-021 Section: 00 Twp.: 11N Range: 11W Base: Mount Diablo
Within 2 Miles: State Hwy #: 101 Waterways: Porterfield Creek, Russian River
Airports: Cloverdale Municipal Airport Railways: Schools: Washington Middle School, Cloverdale High School

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: Design Review

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. Acres 1.24 Employees ☐ 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:

Present Land Use/Zoning/General Plan Designation:

Land Use: High Density Residential (HDR), Zoning: Multifamily Residential (R-3)

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

The project includes a General Plan Amendment, Rezone, Conditional Use Permit, and Design Review for development of an attended 3,900-square-foot self-serve automated car wash facility featuring a 110-foot-long car wash tunnel and installation of 16 vacuum stations, new driveway, landscaping, signage, and parking on the approximately 1.24-acre property located at 680 South Cloverdale Boulevard in Cloverdale (APN: 001-332-021). A General Plan Amendment is proposed to change the site from High Density Residential (HDR) to General Commercial (GC) and a Rezone to change the site from Multifamily Residential (R-3) to General Commercial (G-C). Design Review and issuance of a Conditional Use Permit are also required for the project. In addition, the City is including one additional property (APN: 001-241-008; 690 S. Cloverdale Boulevard; 0.28 acres) as part of the General Plan Amendment and Rezone request. Collectively, this represents the overall Project with both parcels representing the Project Area. At this time, development is only proposed on the northerly parcel (APN: 001-332-021).

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 and "**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	X	Regional WQCB # 1
_____	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
X	Fish & Game Region # 3	_____	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 October 14, 2026 Ending Date November 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LACO Associates
Address: 21 W. 4th Street
City/State/Zip: Eureka, CA 95503
Contact: Megan Marruffo, Senior Planner/Project Manager
Phone: (707) 443-5054

Applicant: Amaturo Commercial Real Estate, LLC
Address: 1275 Santa Rosa Avenue
City/State/Zip: Santa Rosa, CA 95404
Phone: (707) 292-4243

Signature of Lead Agency Representative: Rafael Miranda **Date:** 10-12-26

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