

Regional Planning Commission Transmittal Checklist

Hearing Date
March 9, 2011
Agenda Item No.
6

Project Number: R2007-00989 - (2)
Case(s): Conditional Use Permit No. 200700150
Environmental Case No. 200900074
Planner: Rob Glaser

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Will Serve Letter, Sanitation District Letter, Sewer Area Study, Public Health email

Reviewed By: Mark Christ



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2007-00989-(2)
CONDITIONAL USE PERMIT NO. 200700150

PUBLIC HEARING DATE 3-9-11	AGENDA ITEM 6
RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT Lee's Mobil Gas Station	OWNER Mal H. Lee	REPRESENTATIVE One Design Lab Inc.
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PROJECT DESCRIPTION
 The applicant, Lee's Mobil Gas Station, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of an automatic car wash at an existing gasoline service station in the C-3 (Unlimited Commercial) zone, Florence-Firestone Community Standards District (CSD) and within the Blue Line - Firestone Station Transit Oriented District (TOD) overlay zone. The project consists of converting an existing automobile lube bay into an automatic carwash facility. This project will not increase the square footage of the existing gas station facility.

REQUIRED ENTITLEMENTS
A CUP is required for an automatic carwash associated with a service station within the Blue Line TOD overlay zone pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code.

LOCATION/ADDRESS
 1502 E. Firestone Boulevard

SITE DESCRIPTION
 The site plan depicts an existing gasoline service station facility located on a 0.46 acre lot. The gasoline service facility consists of three (3) gasoline island pump stations with canopies, a mini-market, a lube bay, three underground gasoline storage tanks and appurtenant parking. The parking for this facility meets current parking requirements, which consist of five (5) parking spaces (2 standard size, 2 compact size and 1 handicapped). The existing landscaping provided on the subject property does not meet current landscaping requirements. Two additional landscape planters are proposed along Firestone Avenue and Compton Avenue to enhance a pedestrian friendly environment. Access to the subject property is through two separate driveways along Compton Avenue and through two separate driveways along Firestone Boulevard. There is also a twelve foot wide alley located on the east side of the subject property.

ACCESS Via Firestone Boulevard and Compton Avenue	ZONED DISTRICT Compton-Florence and Firestone Park
ASSESSORS PARCEL NUMBER 6044-001-040	COMMUNITY Florence-Firestone
SIZE 0.46 Acres	COMMUNITY STANDARDS DISTRICT Florence-Firestone

	EXISTING LAND USE	EXISTING ZONING
Project Site	Existing gasoline service station, mini-market and lube bay	C-3 (Unlimited Commercial) zone
North	School, retail stores, motel, single-family and multi-family residences	C-3 zone
East	Retail stores, service shops, single-family and multi-family residences	C-3 & R-2 (Two-Family Residence) zones
South	Single-family and multi-family residences	C-3 zone
West	Gasoline service station w/ convenience store, retail stores, single-family and multi-family residences	C-3 zone

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Negative Declaration

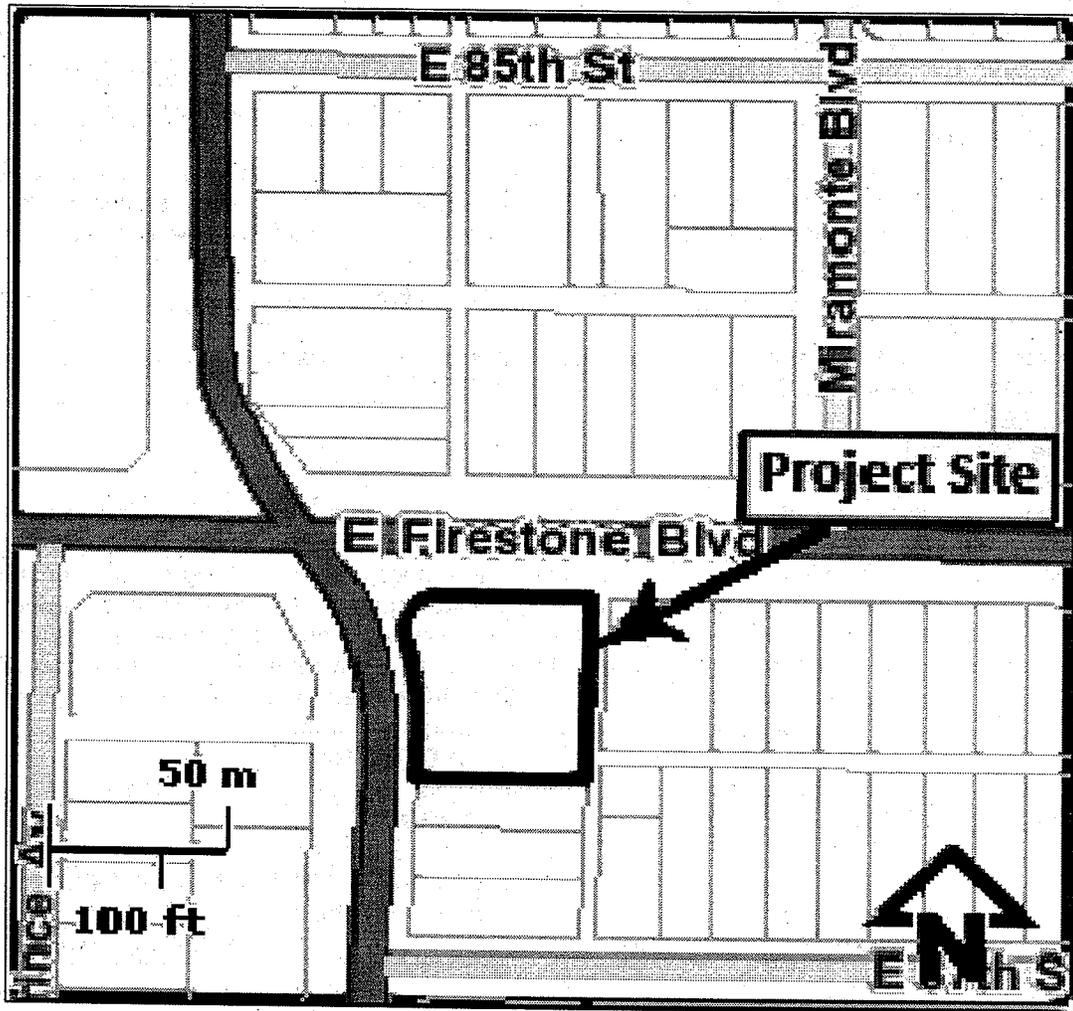
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Rob Glaser		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



STAFF ANALYSIS
PROJECT NUMBER R2007-00989 – (2)
CONDITIONAL USE PERMIT NO. 200700150
ENVIRONMENTAL CASE NO. 200900074

PROJECT DESCRIPTION

The applicant, Lee's Mobil Gas Station, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a self-recycling automatic car wash at an existing gasoline service station in the C-3 (Unlimited Commercial) zone and Florence-Firestone Community Standards District (CSD) and within the Blue Line - Firestone Station Transit Oriented District (TOD) overlay zone. The project consists of converting an existing automobile lube bay into an automatic carwash facility. This project will not increase the square footage of the existing gas station facility.

REQUIRED ENTITLEMENTS

A CUP is required for an automatic carwash at a gasoline service station within the Blue Line TOD overlay zone pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 1502 E. Firestone Boulevard, in the unincorporated community of Florence-Firestone, within the Compton-Florence and Firestone Park Zoned Districts.

Physical Features (topography/vegetation)

The subject property is located on an irregular shaped 0.46 acre improved lot with a gasoline service station, mini-market and a lube bay with appurtenant parking. The topography of the site is flat. The facility is landscaped on the northwest corner of the lot and two landscape buffer strips are proposed between the two driveways along the Compton Avenue and Firestone Boulevard.

Access

Access to the subject property is via Firestone Boulevard (a designated major highway) and Compton Avenue (a designated secondary highway). There is also a twelve foot wide alley located on the east side of the subject property, which also provides access.

SITE PLAN DESCRIPTION

The site plan depicts an existing gasoline service station facility located on a 0.46 acre lot. The gasoline service facility consists of three (3) gasoline island pump stations with canopies, a mini-market, a lube bay, three underground gasoline storage tanks and appurtenant parking. The parking for this facility meets current parking requirements, which consist of five (5) parking spaces (2 standard size, 2 compact size and 1 handicapped). The existing landscaping provided on the subject property does not meet current landscaping requirements. Two additional landscape planters are proposed along Firestone Avenue and Compton Avenue to enhance the streetscape

and promote a pedestrian friendly environment. Access to the subject property is through two separate driveways along Compton Avenue (a designated secondary highway) and through two separate driveways along Firestone Boulevard (a designated major highway). There is also a twelve foot wide alley located on the east side of the subject property and an existing storage unit located on the southeast corner of the lot.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning (Department) prepared an Initial Study for the project, and based on that Initial Study, the Department determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to authorize a self-recycling automatic car wash at an existing gasoline service station, which will not result in any adverse environmental impacts. The project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additionally, the project may, in fact, have a beneficial effect by providing a location where cars can be washed utilizing a system that would filter toxic chemicals from the used water prior to its discharge into the sewer system.

EXISTING ZONING

Subject Property: The subject property is zoned C-3 (Unlimited Commercial) and located within the Florence-Firestone Community Standards District (CSD) overlay zone and the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone.

Surrounding Properties:

North: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
East: C-3 and R-2 (Two-family) zones, Florence-Firestone CSD and Blue Line TOD.
South: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
West: C-3 zone, Florence-Firestone CSD and Blue Line TOD.

EXISTING LAND USE

Subject Property: The subject property is improved with a gasoline service station, mini-market and a lube bay with appurtenant parking.

Surrounding Properties:

North: School, retail stores, motel, single-family residences and multi-family residences.
East: Retail stores, service shops, single-family residences and multi-family residences.
South: Single-family residences and multi-family residences.
West: Gasoline service station with a convenience store, retail stores, single-family residences and multi-family residences.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on February 3, 2011 and in The Press Telegram on February 3, 2011. A total of 115 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on January 27, 2011. This number also includes notices sent to the local community groups and residents on the Compton-Florence and Firestone Park Zoned District's courtesy lists. The Notice of Intent to Adopt the Negative Declaration was also posted at the Registrar-Recorder/County Clerk's office.

Case information materials, including the Notice of Public Hearing, Factual Sheet and Site Plans were forwarded to the Graham County Library at 1900 E. Firestone Avenue, Los Angeles, CA 90001, on February 2, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on February 9, 2011.

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 4562 – established the C-3 (Unlimited Commercial) zone for the subject property on October 23, 1945.

Permit No. 01-03166 - issued on September 12, 1968, authorized the construction of the gasoline station facility with canopies and a mini-market.

Plot Plan No. 43267 – approved November 1, 1993, authorized the construction of the lube bay and the remodel of the mini-market.

Plot Plan No. 2007-00630 – approved June 5, 2007, authorized an increase in height of the fueling station canopies.

STAFF EVALUATION

General Plan Consistency

The Countywide General Plan (Plan) Land Use Policy designation for the subject property is "Major Commercial" and the existing development of the gasoline service station with a proposed automatic car wash is consistent with the intent and policies of the Plan, since the proposed project provides an additional service for the local community.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned Unlimited Commercial (C-3), located within the Florence Firestone Community Standards District (CSD) overlay zone and within the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone. The C-3 zone was established to provide for a comprehensive range of goods and services of a commercial nature for the local community. The existing gas station and proposed car wash is consistent with the intent and purpose of this zone. Typically a gas station with an automatic car wash is permitted by right within C-3 zone, but a CUP is required in this case because it is located within the Blue Line TOD overlay zone. In the C-3 zone, there is a ten percent (10%) landscaping requirement that is not met on this lot, however, it was not required at the time the lot was approved for a gasoline service facility. The requirement for all commercial uses to have ten percent (10 %) of the lot landscaped was established by Ordinance 83-0161 on October 14, 1983, and the gas station was constructed with proper building permits in September 1968, well before the effective date of that requirement. Two additional landscaped buffer strips, between the sidewalk and the facility, along Compton Avenue and Firestone Boulevard are proposed to increase the amount of landscaping on-site and to better meet the intent of the Blue Line TOD to establish a pedestrian friendly environment. However, even with the addition of these landscape strips, the site still does not meet the ten percent (10%) standard. Since the project is converting an existing lube bay into an automatic car wash and no additional square footage of the building is being proposed, the ten percent (10%) landscape standard is not triggered. Nevertheless, the applicant is proposing to provide additional landscaping, which will increase the amount of landscaping on the lot by 360 square feet. The total landscaped area on the lot with the additional landscaping would be 850 square feet, which constitutes approximately four percent (4%) of the lot.

The Florence-Firestone CSD was established to improve the appearance of the community and to promote maintenance of structures and surrounding properties. Since there is no new exterior construction proposed to the structure that would trigger the requirements of the CSD and the facility is well maintained, the project is consistent with the intent of the Florence-Firestone CSD. The proposed project is for the conversion of an existing lube bay to an automatic car wash and this particular use would be permitted by right within the areas of the Florence-Firestone CSD that are not subject to the TOD overlay.

The Blue Line TOD overlay zone is established to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. An automatic car wash in this overlay zone requires a CUP pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code. In addition to the automatic car wash, the applicant is proposing to install two landscaped buffer strips along Compton Avenue and Firestone Boulevard to create a more pedestrian friendly environment to compliment the intent of the Blue Line TOD. Because the car wash is a self-recycling unit, it reduces the amount of water that would be used in the car wash

facility and would otherwise be discharged to the sewer system, and as such, will not impact the existing sewer system infrastructure. Additionally, this project will likely result in beneficial impacts by providing a location where the community can wash cars, where the used wash water will be recycled and filtered before it enters the sewer system, rather than the unfiltered water that currently flows into the storm drain system when individuals wash their cars on the street.

Neighborhood Impact/Land Use Compatibility

The proposed self-recycling automatic car wash is a service that is compatible with the existing gas station facility. The facility will provide a location that will allow for used wash water from car washing to be recycled and filtered prior to being discharged into the sewer system, as compared with washing cars on the street where the unfiltered wash water flows into the storm drain system. The proposed car wash unit will include a filtration system designed to remove oils, grease, fuels, all types of hydrocarbons, waxes, soaps, and other types of organic chemicals and to capture these items to prevent their discharge into the sewer system. This car wash will also save a substantial amount of water since it is a self-recycling system, which will allow for the filtered wash water to be reused rather than discharged to the sewer system after every wash.

The addition of an automatic car wash to the existing gas station facility located along Firestone Boulevard is consistent with the commercial character within this commercial corridor. A noise study was conducted at the subject location on May 3, 2009, by the Department of Public Health, and the study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. This self-recycling automatic car wash will minimize environmental impacts to the infrastructure surrounding this facility. Since this Transit Orientated District is developing and has not yet transitioned to a transit-oriented community, an automatic car wash can be found compatible with the surrounding uses, but for a limited time period. Therefore, staff is recommending a term of ten (10) years. Once this district becomes developed as a fully functional transit-orientated community, the appropriateness of a car wash use at this location should be revisited based on the standards that in place at that time.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with the applicant's responses is attached. Staff is of the opinion that the applicant has met the Burden of Proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Sanitation Districts

EGL Associates, a private engineering company, conducted a sewer area study, which included an analysis of the tributary flow to the sewer system from the project to the Los Angeles County Sanitation trunk line downstream of the proposed project (attached). The conclusion of the study indicated that the existing sewer has adequate capacity for

the proposed development and that mitigation is not required for the analyzed sewer area as a result of this project, based on the sewer capacity information provided from the Los Angeles County Sanitation District. The Department of Public Works, Land Division Section, approved this sewer area study on November 4, 2010. The Los Angeles County Sanitation Districts issued a will serve letter for sewer connection for the proposed project on October 8, 2010. All appropriate sewage connection fees must be paid upon project approval. In addition, a will serve letter was submitted from the Golden State Water Company to provide water for the proposed project (attached).

Los Angeles County Department of Public Health

Department of Public Health conducted a noise study on May 3, 2009, at the subject location (email attached). The study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. The recommendation from this Department is to have the car wash facility adhere to an operational time restriction as indicated in Section 12.08.450 of the Los Angeles County code, which is from 7:00 a.m. to 8:00 p.m. This restriction will cover the forced air blowers, the vacuum cleaners and the compressors. Additionally, all equipment for this car wash facility must be maintained properly. With this condition of operation, the Department of Public Health concluded that there were no noise-related impacts from this project.

PUBLIC COMMENTS

No public comments have been received at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

Department of Regional Planning Zoning Enforcement:

A deposit of \$1,000 to cover the cost of five (5) zoning enforcement inspections has been included and additional funds will be required if violations are found on the subject property. Inspections will be required every other year until the grant term has ended. The grant term for this project will be ten (10) years. All zoning enforcement inspections shall be unannounced. A copy of the conditions of approval for this grant will be required to be kept on site at all times.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. This gasoline service station was legally established in 1968 according to the then-applicable requirements. It does not meet current landscaping standards, which were not effective until several years after the use was established. Nevertheless, the applicant proposes to install additionally landscaping to increase the amount of landscaping on site by approximately 360 square feet in an attempt to enhance the pedestrian environment near the facility in keeping with the goals of the Blue Line TOD.

A service station with a car wash is a use that is consistent with the general goals and polices set forth in the Countywide General Plan. The installation of the landscape buffer strips will enhance the pedestrian friendly environment to compliment the intent of the Blue Line TOD. This project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additional, the project may, in fact, have a beneficial effect by providing a location where cars can be washed utilizing a system that would filter toxic chemicals and from the used water prior to its discharge into the sewer system. A short grant term of ten (10) years is appropriate for the car wash use, given that it is located in a TOD that is intended to create a pedestrian friendly, transit-oriented environment. However, the area is just beginning its transition to such a district, and as that transition progresses, the car wash use is appropriate on a short-term basis. For the reasons explained above, Staff recommends approval of Conditional Use Permit No. 200700150, subject to the attached draft findings and conditions of approval.

SUGGESTED APPROVAL MOTIONS

Is the following:

- 1. Close the public hearing and adopt Negative Declaration (Environmental Assessment Case No. 200900074) associated with Project No. R2007-00989-(2)**
- 2. Approve Conditional Use Permit No. 200700150, subject to the attached findings and conditions.**

Prepared by Rob Glaser, Principal Regional Planning Assistant
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map

**DRAFT FINDINGS AND ORDER OF
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2007-00989 – (2)
CONDITIONAL USE PERMIT NO. 200700150
ENVIRONMENTAL CASE NO. 200900074**

REQUEST:

The applicant, Lee's Mobil Gas Station, is requesting a Conditional Use Permit (CUP) to authorize the construction, operation and maintenance of a self-recycling automatic car wash at an existing gasoline service station in the C-3 (Unlimited Commercial) zone, Florence-Firestone Community Standards District (CSD) and within the Blue Line - Firestone Station Transit Oriented District (TOD) overlay zone. The project consists of converting an existing automobile lube bay into to an automatic carwash facility. This project will not increase the square footage of the existing gas station facility.

HEARING DATE: MARCH 9, 2011

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on March 9, 2011 before the Regional Planning Commission (Commission).

[summary of proceedings from the March 9, 2011 hearing to be added]

Findings

1. The subject property is located at 1502 E. Firestone Boulevard, in the unincorporated community of Florence-Firestone, within the Compton-Florence and Firestone Park Zoned Districts.
2. The subject property is zoned C-3 (Unlimited Commercial), located within the Florence-Firestone Community Standards District (CSD) and the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone. The zoning for the surrounding properties are as follows:

North: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
East: C-3 and R-2 (Two-family) zones, Florence-Firestone CSD and Blue Line TOD.
South: C-3 zone, Florence-Firestone CSD and Blue Line TOD.
West: C-3 zone, Florence-Firestone CSD and Blue Line TOD.

3. The existing land use for the subject property is a gasoline service station, mini-market, and a lube bay with appurtenant parking. The existing land uses for the surrounding properties are as follows:
 - North: School, retail stores, motel, single-family and multi-family residences.
 - East: Retail stores, service shops, single-family and multi-family residences.
 - South: Single-family and multi-family residences.
 - West: Gasoline service station with a convenience store, retail stores, single-family and multi-family residences.
4. This approval is for authorization to construct, operate and maintain an automatic car wash associated with a service station within the Blue Line Transit Oriented District overlay zone, pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Zoning Code.
5. Ordinance No. 4562 – established the C-3 (Unlimited Commercial) zone for the subject property on October 23, 1945.
6. Permit No. 01-03166 - issued on September 12, 1968, authorized the construction of the gasoline station facility with canopies and a mini-market.
7. Plot Pan No. 43267 – approved November 1, 1993, authorized the construction of the lube bay and the remodel of the mini-market.
8. Plop Plan No. 2007-00630 – approved June 5, 2007, authorized a increased height of the fueling station canopies.
9. The proposed use will be consistent with the adopted general plan for the area. The Countywide General Plan (Plan) Land Use Policy designation for the subject property is “Major Commercial” and the existing development of the gasoline service station with a proposed automatic car wash is consistent with the intent and policies of the Plan, since the proposed project provides an additional commercial service for the local community.
10. The subject property is zoned Unlimited Commercial (C-3), located within the Florence Firestone Community Standards District (CSD) and within the Blue Line – Firestone Station Transit Orientated District (TOD) overlay zone. The C-3 zone was established to provide for a comprehensive range of goods and services of a commercial nature for the local community. The existing gas station and proposed car wash is consistent with the intent and purpose of this zone. Typically a gas station with an automatic car wash is permitted by right with in C-3 zone, but a use permit is required in this case because it is located within the Blue Line TOD overlay zone.
11. The existing site is adequate in size and shape to accommodate the development standards and features that are required in Title 22 of the County Code in order to

integrate the use into the surrounding area. The existing gas station facility was established in 1968, pursuant to then-applicable standards. The project does not propose any expansion of the facility that would trigger compliance with updated standards, however, the facility currently complies with the yard, walls, fences, parking, and loading facilities that would be applicable to a site in the C-3 zone. In the C-3 zone, there is a ten percent (10%) landscaping requirement that is not met on this lot, because it was not required at the time the lot was approved for a gasoline service facility. The requirement for all commercial uses to have ten percent (10 %) of the lot landscaped was established by Ordinance 83-0161 on October 14, 1983, and the gas station was constructed with proper building permits in September 1968, well before the effective date of that requirement. Two additional landscaped buffer strips, between the sidewalk and the facility, along Compton Avenue and Firestone Boulevard are proposed to increase the amount of landscaping on-site and to better meet the intent of the Blue Line TOD to establish a pedestrian friendly environment. Even with the addition of these landscape strips, the site does not meet the ten percent (10%) standard. Since the project is converting an existing lube bay into an automatic car wash and no additional square footage of the building is being proposed, the ten percent (10%) landscape standard is not required. Nevertheless, the applicant is proposing to provide additional landscaping, which will increase the amount of landscaping on the lot by 360 square feet. The total landscaped area on the lot with the additional landscaping would be 850 square feet, which constitutes approximately four percent (4%) of the lot.

12. The Florence-Firestone CSD was established to improve the appearance of the community and to promote maintenance of structures and surrounding properties. Since there is no new exterior construction proposed to the structure that would trigger the requirements of the CSD and the facility is well maintained, the project is consistent with the intent of the Florence-Firestone CSD. The proposed project is for the conversion of an existing lube bay to an automatic car wash and this particular use would be permitted by right within the areas of the Florence-Firestone CSD that are not subject to the TOD overlay.
13. The Blue Line TOD overlay zone is established to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. An automatic car wash in this overly zone requires a CUP pursuant to Section 22.44.430 D.1.ii of the Los Angeles County Code. In addition to the automatic car wash, the applicant is proposing to install two landscaped buffer strips along Compton Avenue and Firestone Boulevard to create a more pedestrian friendly environment to compliment the intent of the Blue Line TOD. Because the car wash is a self-recycling unit, it reduces the amount of water that would be used in the car wash facility and would otherwise be discharged to the sewer system, and as such, will not impact the existing sewer system infrastructure. Additionally, this project will likely result in beneficial impacts by providing a location where the community can wash cars, where the used wash water will be recycled and filtered before it enters the sewer system, rather than the unfiltered water that

currently flows into the storm drain system when individuals wash their cars on the street.

14. The requested use on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The proposed self-recycling automatic car wash is a service that is compatible with the existing gas station facility. The facility will provide a location that will allow for used wash water from car washing to be recycled and filtered prior to being discharged into the sewer system. The proposed car wash unit will include a filtration system designed to remove oils, grease, fuels, all types of hydrocarbons, waxes, soaps, and other types of organic chemicals and to capture these items to prevent their discharge into the sewer system. This car wash will also save a substantial amount of water since it is a self-recycling system, which will allow for the filtered wash water to be reused rather than discharged to the sewer system after every wash.
15. The addition of an automatic car wash to the existing gas station facility located along Firestone Boulevard is consistent with the commercial character within this commercial corridor. A noise study was conducted at the subject location on May 3, 2009, by the Department of Public Health, and the study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. This self-recycling automatic car wash will minimize environmental impacts to the infrastructure surrounding this facility. Since this Transit Orientated District is developing and has not yet transitioned to a transit-oriented community, an automatic car wash can be found compatible with the surround uses, but for a limited time period. Therefore, staff is recommending a term of ten (10) years. Once this district becomes developed as a fully functional transit-orientated community, the appropriateness of a car wash use at this location should be revisited based on the standards that in place at that time.
16. The site plan depicts an existing gasoline service station facility located on a 0.46 acre lot. The gasoline service facility consists of three (3) gasoline island pump stations with canopies, a mini-market, a lube bay, three underground gasoline storage tanks and appurtenant parking. The parking for this facility meets current parking requirements, which consist of five (5) parking spaces (2 standard size, 2 compact size and 1 handicapped). The existing landscaping provided on the subject property does not meet current landscaping requirements. Two additional landscape planters are proposed along Firestone Avenue and Compton Avenue to enhance the streetscape and promote a pedestrian friendly environment. Access to the subject property is through two separate driveways along Compton Avenue (a designated secondary highway) and through two separate driveways along Firestone Boulevard (a designated major highway). There is also a twelve foot wide alley located on the east side of the subject property and an existing storage unit located on the southeast corner of the lot.

17. A sewer area study was prepared which included an analysis of the tributary flow to the sewer system from the project to the Los Angeles County Sanitation trunk line downstream of the proposed project. The conclusion of the study indicated that the existing sewer has adequate capacity for the proposed development and that mitigation is not required for the analyzed sewer area as a result of this project, based on the sewer capacity information provided from the Los Angeles County Sanitation District. The Department of Public Works, Land Division Section, approved this sewer area study on November 4, 2010.
18. The Los Angeles County Sanitation Districts issued a *will serve* letter for sewer connection for the proposed project on October 8, 2010. All appropriate sewage connection fees must be paid upon project approval.
19. A *will serve* letter was submitted from the Golden State Water Company which will provide water for the proposed project.
20. Department of Public Health conducted a noise study on May 3, 2009, at the subject location (email attached). The study concluded that the contribution of the car wash noise is at most marginal to the already noisy environment. The recommendation from this Department is to have the car wash facility adhere to an operational time restriction as indicated in Section 12.08.450 of the Los Angeles County Code, which is from 7:00 a.m. to 8:00 p.m. This restriction will cover the forced air blowers, the vacuum cleaners and the compressors. Additionally, all equipment for this car wash facility must be maintained properly. With this condition of operation, the Department of Public Health concluded that there were no noise-related impacts from this project.
21. The Department of Regional Planning (Department) prepared an Initial Study for the project, and based on that Initial Study, the Department determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to authorize a self-recycling automatic car wash at an existing gasoline service station, which will not result in any adverse environmental impacts. The project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additionally, the project may, in fact, have a beneficial impact by providing a location where cars can be washed utilizing a system that would filter toxic chemicals from the used water prior to its discharge into the sewer system.
22. The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with the applicant's responses is attached. Staff is of the opinion that the applicant has met the Burden of Proof.
23. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper

and property posting. The comment period for the Negative Declaration was included with the noticing and the Notice of Intent to Adopt a Negative Declaration was posted at the County Clerk's office.

24. To ensure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to ten (10) years.
25. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at this location, in conformance with the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the existing site is adequately served by infrastructure including streets with adequate access to the subject property and sewer. The project will not result in any impacts to the existing sewer system and infrastructure because the self-recycling component will reduce the amount of water discharged to the sewer system. Additional, the project may, in fact, have a beneficial impact by providing a location where cars can be washed utilizing a system

that would filter toxic chemicals from the used water prior to its discharge into the sewer system.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200700150 is **APPROVED**, subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

MC:RG:rg

1. This grant authorizes the construction, operation, and maintenance of a self-recycling automatic car wash at an existing gasoline service station located at 1502 E. Firestone Boulevard, in the unincorporated community of Florence-Firestone, subject to the following conditions of approval:
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. The recorded affidavit shall be filed and the required monies shall be paid by **May 8, 2011**. Notwithstanding the foregoing, this Condition No. 3, and Conditions Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
 4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
 7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of

this grant, the permittee, or property owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on March 9, 2021.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two years from the date of final approval of the grant by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County of Los Angeles the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **five (5) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within 3 days of the date of final approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code (currently **\$2,119.00** (\$2,044.00 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the

Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the County Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exception shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
17. Hours of operation for the automatic car wash facility shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday.
18. All equipment for the said automatic car wash facility shall be maintained in working order at all times. If the car wash facility is not in working order, then the permittee shall repair the car wash facility. The car wash facility includes the code-o-matic equipment device, the vacuuming system and all other equipment associated with the car wash.
19. If the automatic car wash facility becomes inoperable for more than 6 months, the permittee shall replace the car wash use with another use on the site subject to obtaining all applicable permits and approvals, or otherwise remove the car wash facility from the site.
20. The permittee shall obtain an industrial waste permit from the Los Angeles County Department of Public Works, as applicable, for the car wash facility. All required permits shall be obtained prior to commencing operation of the car wash facility.
21. All landscaping on the subject property shall be well maintained in a neat and orderly fashion, and any dead plant materials shall be promptly removed and replaced with suitable plants.

MC:rg

February 24, 2011

CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF

Agent: One Design Lab, Inc.

Project Location: 1502 E. Firestone Blvd, Los Angeles, California

Request:

The applicant is seeking to obtain the conditional use permit to add an automated car wash at the existing lube bay located 1502 E. Firestone Blvd, Los Angeles, California.

Project Description:

The subject property is located at 1502 E. Firestone Blvd, Los Angeles, California. The intention of this entitlement request is to prove the need of an automated car wash at the subject property where current owner operates a lube bay. There are good reasons why the car wash is needed at the subject property as following;

1. Adding the automated car wash at the subject property would substantially reduce the environmental concerns of the contaminated water from individual car wash from a residence in the subject property's neighborhood.
 - A. There is no car wash nearby the subject property and most residents tend to wash their car at their residence. As a car wash at a private residence is not equipped with sewer filtering systems, at most of the times, the dirty water used for the car wash ends up at the ocean. On the other hand, a commercial car wash processes the water used for car wash into grease interceptor and other water purification system before releasing it. Therefore, if there is car wash demand, it is better to accommodate the demand into commercial car wash in terms of environmental protection.
2. Automated car wash will save substantial amount of water used for car wash.
 - A. California suffers from a historically harsh drought and it is strongly discouraged to have a private car wash at household. Commercialized car wash; however, is fairly efficient compare to private individual car wash in terms of amount of water used. At a commercial car wash, there is no substantial leak of the water on the ground like private car wash at a residence where most of the water evaporates before it gets to sewer system.

3. It is convenient for residents in the neighborhood.
 - A. Simply the close distance to the car wash is convenient for residents in the nearby neighborhood as they can get their car wash anytime without a hassle of driving far away to get a car wash. Also, the neighborhood will have more of cleaner cars and it will make the city look better.
4. Business income from the car wash will contribute to the local government's tax revenue.
 - A. The car wash owner is required to pay for the additional business tax for the increased amount of income to the local government. Larger tax revenue for the government would be ultimately used for the community.
5. The facility planned would be in harmony with other buildings around.
 - A. The exterior appearance of the structure will be consistent with the exterior appearance of commercial property nearby. Consistent appearance will give a city a clean and neat look

As the reasons mentioned above would contribute to the community both directly and indirectly, we believe that it gives a good legitimacy of approving the request to add an automated car wash facility to the lube bay.



***** INITIAL STUDY *****
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 1-13-10 Staff Member: Rob Glaser

Thomas Guide: 704 F2 USGS Quad: South Gate

Location: 1502 E. Firestone Boulevard Los Angeles, CA 90001 (APN 6044-001-040)

Description of Project: The applicant is requesting a Conditional Use Permit to authorize the construction and operation of a carwash by converting an existing auto lube bay to an automatic carwash, located on a parcel of land developed with an automobile fueling station in the C-3 Zone (Unlimited Commercial). The project construction consists of converting the interior of an existing ten foot tall structure used as an auto lube bay to an automatic car wash. A proposed sign for the car wash will be installed on the building frontage facing Slauson Avenue. A code-o-matic equipment device will be installed on the south side of the car wash entrance to initiate the automatic washing process. The proposed hours of operation for the car wash are seven days a week, from 7:00 AM to 7:00 PM.

Gross Acres: 0.44 acres

Environmental Setting: The rectangular shaped project site is located in the unincorporated Los Angeles County community of Florence-Firestone adjacent to the Firestone Blue Line Rail Station. The project site is an irregular shaped parcel with the Assessor Parcel Number of 6044-001-040. The project site is located on the southeast corner of the intersection of Firestone Boulevard (a designated Major Highway) and Compton Avenue (s designated Secondary Highway) with access from both streets. The elevation of this parcel is flat. The property is within an urban setting and surrounded by single and multi-family residences to the southeast. Commercial and retail businesses are located along Firestone Boulevard to the east and west and also along Compton Avenue to the north and south. A school is located northwest of the project site. An eleven foot wide alley is located along the eastern perimeter of the property. The Firestone Blue Line train station is located 1,200 feet east of the property. The existing gas station and mini-mart on the project site was constructed around 1968. The existing building including the mini-mart and lube bay, is 1,960 sq.ft. in size. There are three existing gas pump islands with canopies. Majority of the site is paved with asphalt except for 700 sq.ft. of landscaping separating the sidewalk from the vehicular parking used for the gas pumps. There are five parking spaces for the facility (2 standard, 2 compact and 1 handicapped). A six foot high wall separates the gas station from an adjacent residential unit on the south side of the project site. There are four access driveways of various widths are located on the project site, two fronting on Compton Avenue and Firestone Boulevard. Additional access is provided via a twelve foot wide alley located on the east side of the project site.

Zoning: C-3 (Unlimited Commercial), Florence-Firestone Community Standards District (CSD) overlay zone and Firestone Station Blue Line Transit Oriented Development (TOD) overlay zone.

General Plan: Los Angeles Countywide General Plan – Designated Category C – Major Commercial

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>PP33329</u>	<u>Plot Plan – parking reduction thru lease agreement - approved 5/29/1984</u>
<u>RCOC 200800300</u>	<u>Certificate of Compliance – unconditional – recorded 3/10/2009</u>
<u>CP91393</u>	<u>Conditional Use Permit – approved 9/24/1992</u>
<u>PP46988</u>	<u>Plot Plan – adult day care center – approved 7/19/2002</u>
<u>PP42154</u>	<u>Plot Plan – various signs – approved 6/24/1992</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|-----------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> | |

Trustee Agencies

- | | |
|----------------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

Special Reviewing Agencies

- | | |
|--------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> High School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Los Angeles City Public Works | <input type="checkbox"/> Town Council |
| <input type="checkbox"/> City of Los Angeles | <input type="checkbox"/> Water District |

Regional Significance

- | | |
|------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Beaches and Harbors | <input type="checkbox"/> Sheriff Department |
| <input checked="" type="checkbox"/> DPW: Traffic & Lighting, Geotechnical & Materials Engineering | <input type="checkbox"/> Fire Department |
| <input type="checkbox"/> Sanitation District | <input checked="" type="checkbox"/> Health Services |

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				Potentially Significant Impact
		CATEGORY	FACTOR	Pg		
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Category 1: Urban Revitalization
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by:  Date: 2/4/10

Approved by:  Date: 2/4/10

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Los Angeles County Safety Element-Plate 5, Landslide Inventory Map</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (Los Angeles County Safety Element- Plate 4, Liquefaction Susceptibility Map) and State of California Division Mines and Geology, Seismic Hazard Zone Maps: South Gate Sheet</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The project is not considered a sensitive use or adjacent to other sensitive uses such as churches, schools or hospitals.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Topography of the site is relatively flat and grading is not proposed or required to convert a portion of the building to an automatic carwash.</i>
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>USGS South Gate Quad Sheet</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>LA County Safety Element-Plate 6, Flood Inundation Hazards Map</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>No grading is proposed for the project</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>The site is currently developed and located in an urbanized area, only interior and exterior modifications are required to convert portion of the building to a carwash. Major earth moving /disturbing activities such as grading is not needed.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
- Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

- MITIGATION MEASURES
- Lot Size Project Design

- OTHER CONSIDERATIONS
- Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>LA County Safety Element-Plate 7, Wildland and Urban Fire Hazards Map</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>Vehicular and pedestrian access is taken from Compton Ave. and E. Firestone Blvd., which are improved streets</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Public water service (Golden State Water Company) is available to meet fire flow standards.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				<i>The subject property is approximately 1,100 feet west of the Blue Line railroad.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
				<i>A school is located 500 feet northwest of the project site.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
				<i>Car wash equipment may increase ambient noise during the drying cycle.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

Consult Environmental Health for potential noise impacts from the carwash.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>There is public water serving the existing facility.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <hr/> If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>The disposal system for water runoff from the carwash will catch the asbestos from car brake systems.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <hr/> <i>May require NPDES permit for water runoff from carwash and gas station.</i>

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Compatible Use
- Septic Feasibility Study
- Industrial Waste Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

Consult Department of Public Works Land Development (Storm Drain & Hydrology Section)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? <i>The project is not a residential development and the existing gas station has less than 2,000 sq.ft. of floor area.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>The gas station already exists and this project converts the lube bay to an automatic carwash. The carwash does not create obnoxious odors or dust.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Project Design | |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>LA County SEA and ESHA Map</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>USGS South Gate Quad Sheet</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>The site is fully developed and it is located in a urbanized area.</i>

MITIGATION MEASURES

Lot Size

ERB/SEATAC Review (Biota Report required)

OTHER CONSIDERATIONS

Project Design

Biological Constraints Analysis

Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>The site is fully developed with a gas station and mini-mart. The applicant is not proposing any grading or dredging to convert portion of building to a carwash.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
				<i>Los Angeles County Important Farmland 2002 Map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>The nearest scenic highway is Angeles Forest Highway, approximately 17 miles from the site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>Los Angeles County Trail System and Open Space maps.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>This project converts an existing lube bay facility in a fueling station to a carwash and the only addition to the exterior of the building is a new sign for the carwash attached to the front of the building facing Firestone Blvd. Modifications to the building will take place in the interior of the lube bay. The height of the structure will not be modified.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Since the project is a drive thru facility there may be potential problems with queuing vehicles.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>The site is served by public sewer system. The carwash will be discharging into the sewer.</i>

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
<hr/>				
<i>The project will not create residential units.</i>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

Residential units are not proposed with this project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Nearest Fire Station is 0.5 mile away at 8010 Compton Ave., Los Angeles, CA

Nearest Sheriff Station is 3 miles away at 11703 S. Alameda St., Lynwood, CA

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>There is existing water service from the Golden State Water Company serves the project site.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>All utility services are available at the existing site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>The project is converting portion of an existing structure, therefore, it will not generate significant amount of solid waste.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<i>The proposed carwash will not require a significant amount of electrical resource.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>The site is currently developed as a fueling station, converting portion of the building to a carwash will not alter land use patterns of the area or community.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<i>No conversion of farmland is anticipated.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>The existing use is a gas station and fuel is stored on site, but the project is the conversion of the lube bay to an automatic carwash. Detergents and cleaning solutions used in carwash need to be identified.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>The lube bay stored used oil and the proposed use would not have any hazardous wastes stored on-site.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>A school is located within 500 feet of the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>EnviroStor Database/ or DTS website. Property is not listed.</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment
Consult Fire Department Hazmat?

Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The use on the property and the proposed carwash are consistent with the commercial plan category of the Countywide General Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The use on the property is consistent with the zoning designation of C-3.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>The project is not a residential development.</i>
Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

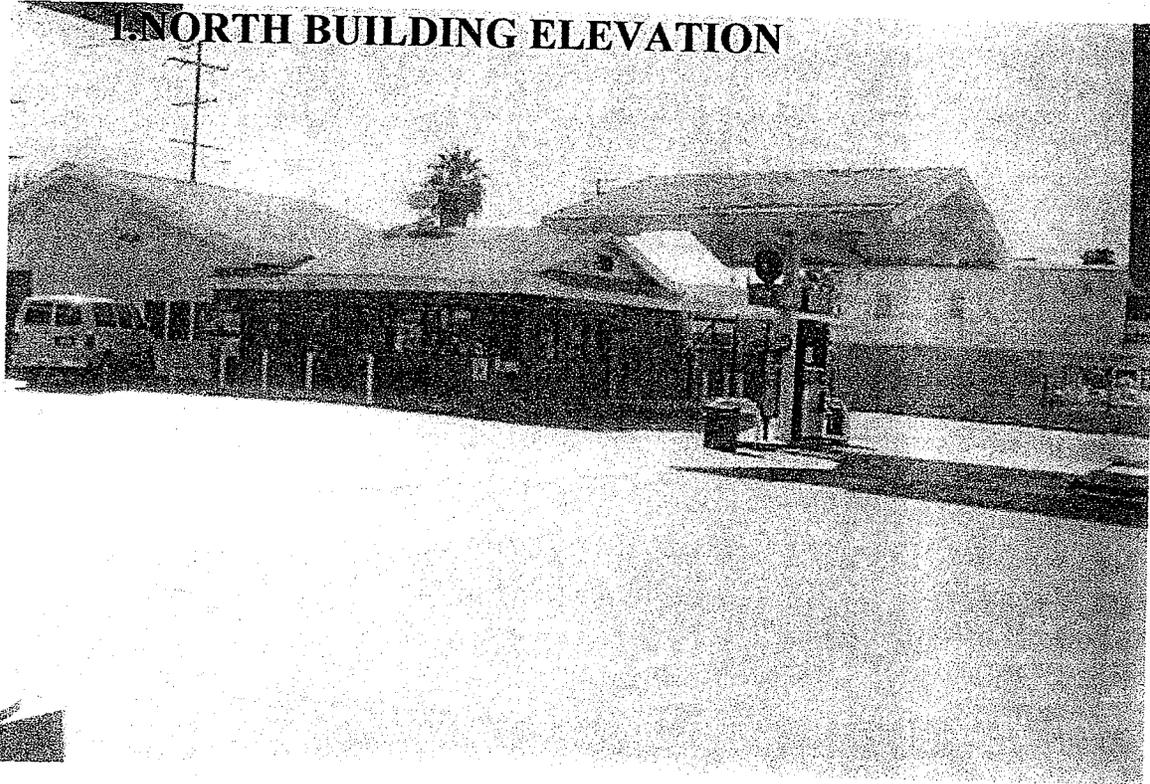
	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

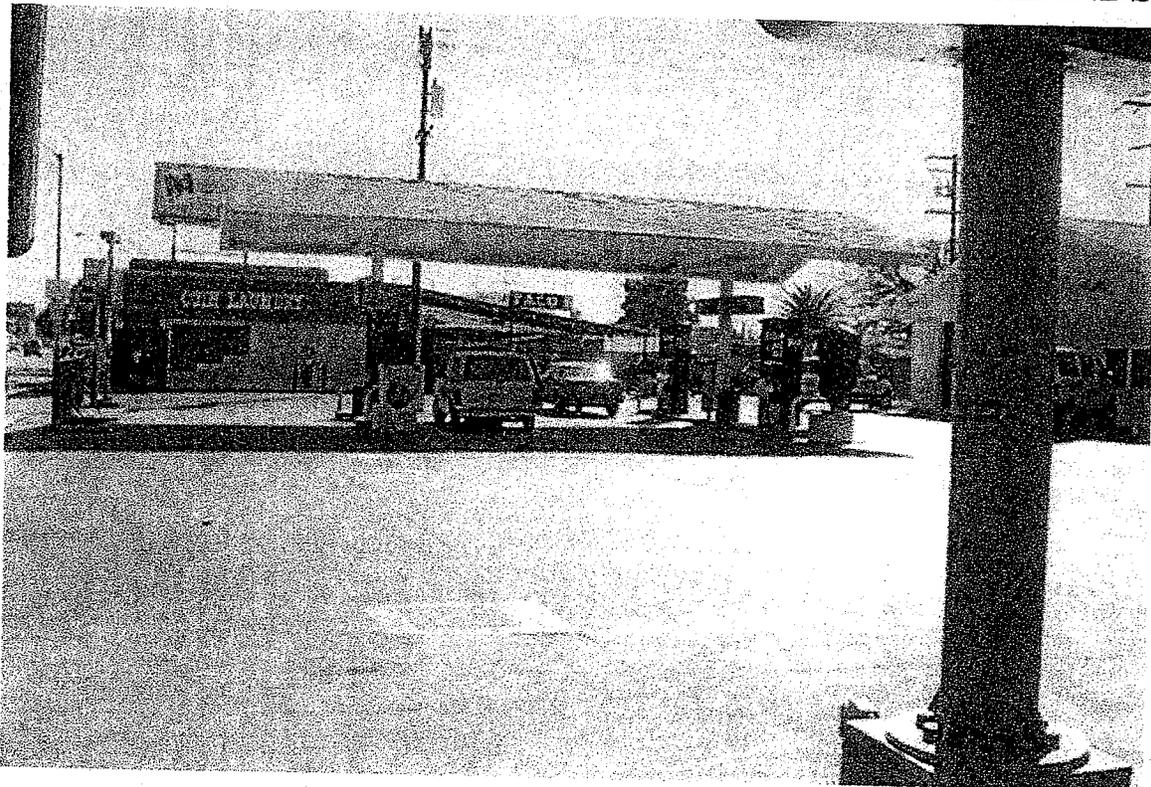
Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

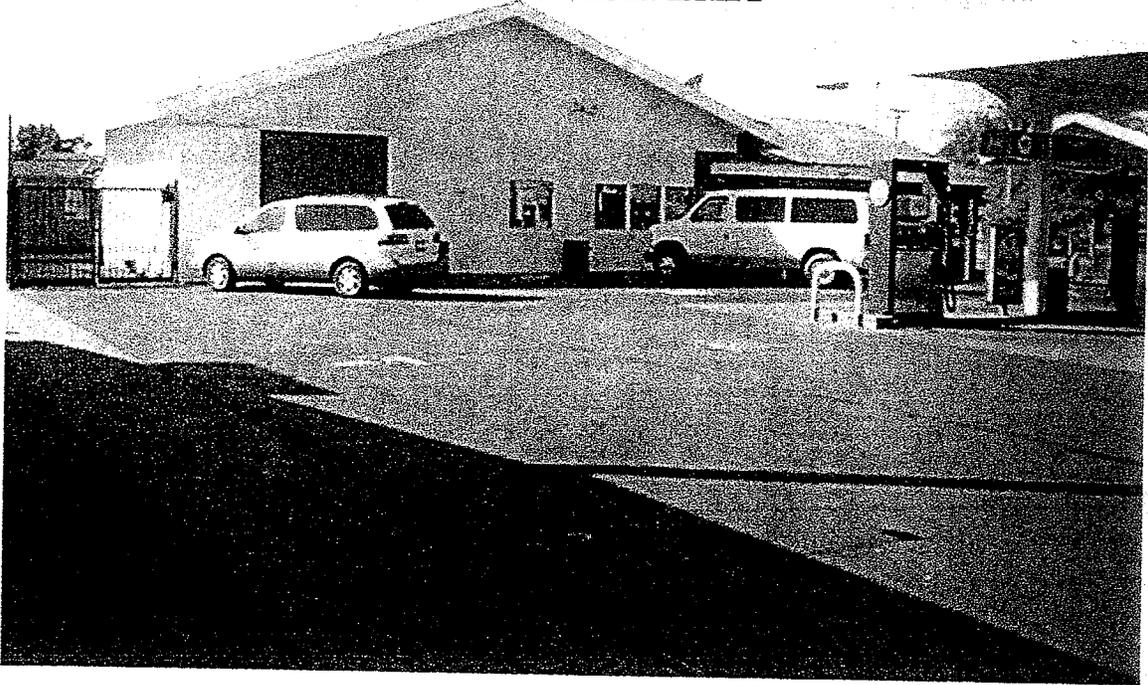
1. NORTH BUILDING ELEVATION



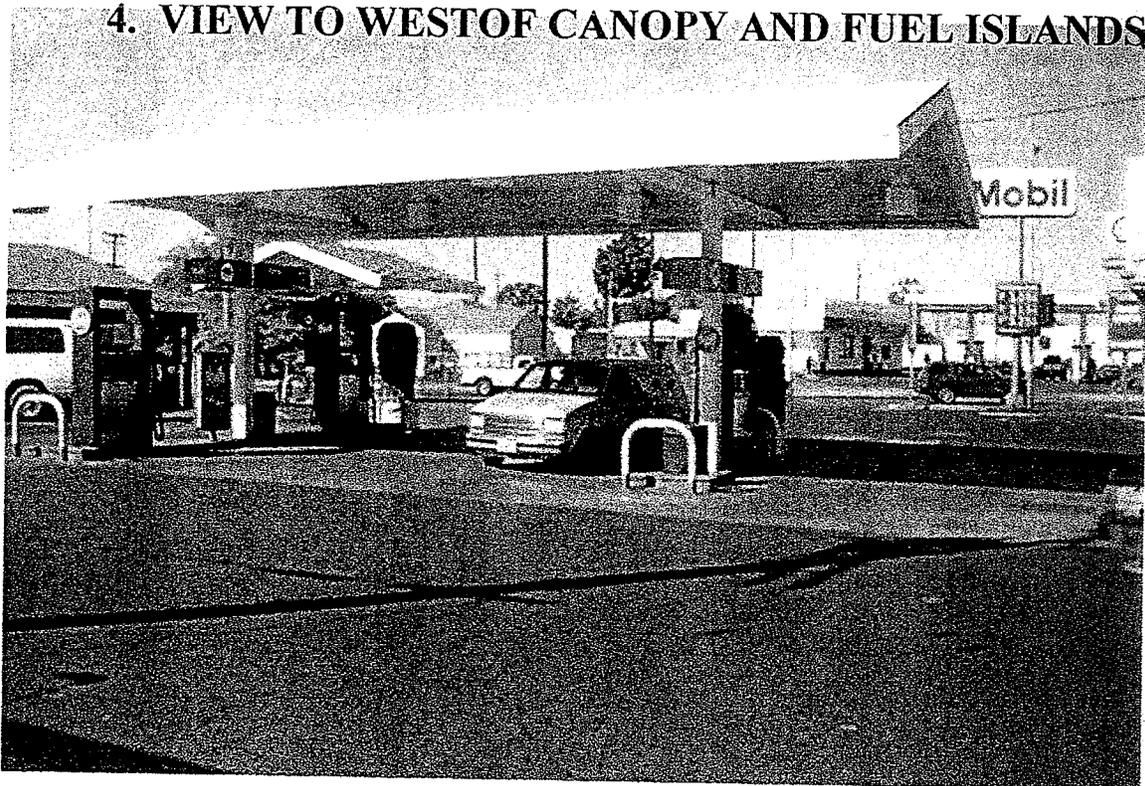
2. VIEW TO EAST OF CANOPY AND FUEL ISLANDS



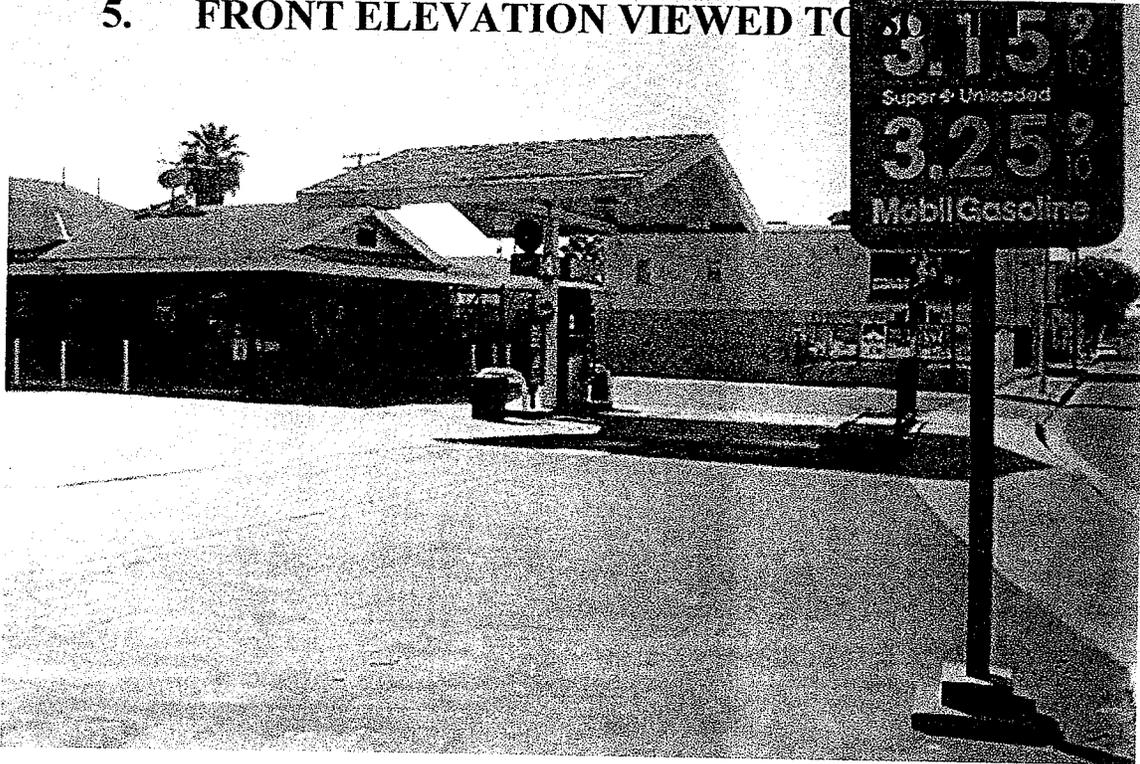
3. NORTH BUILDING ELEVATION AT PROPOSED CARWASH EXIT



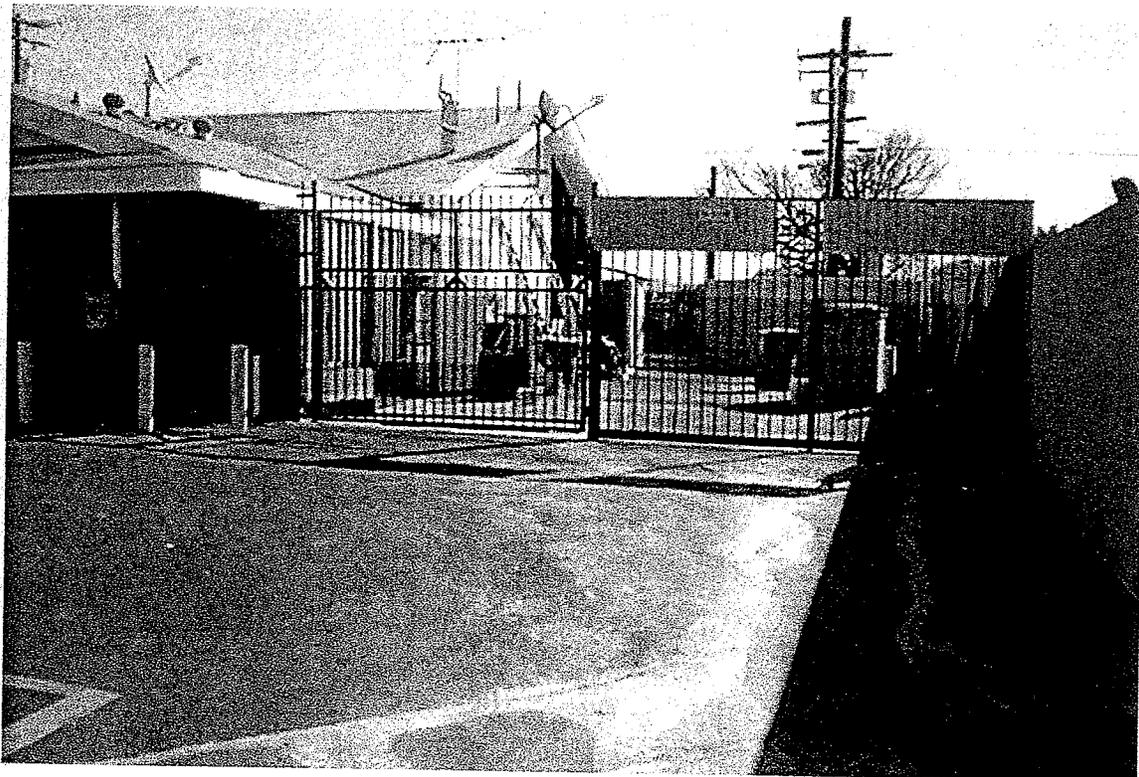
4. VIEW TO WEST OF CANOPY AND FUEL ISLANDS



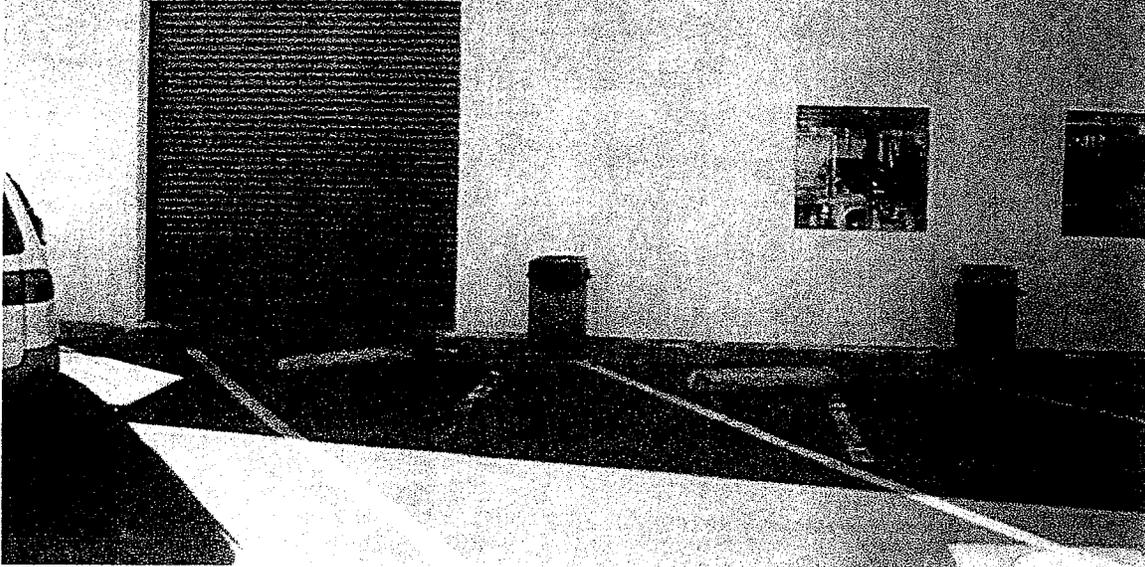
5. FRONT ELEVATION VIEWED TO



6. DRIVEWAY TO PROPOSED CARWASH ENTRY



7. NORTH BUILDING ELEVATION AT PROPOSED CARWASH EXIT.



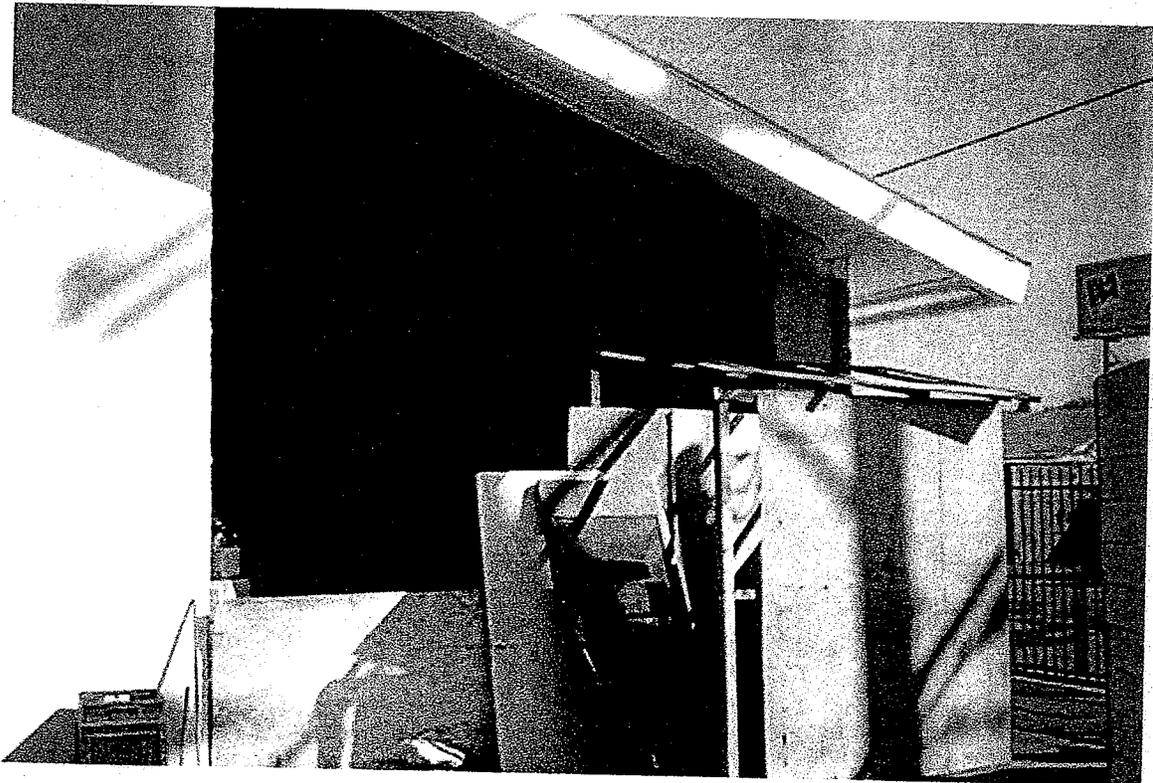
8. EXISTING FOODMART INTERIOR



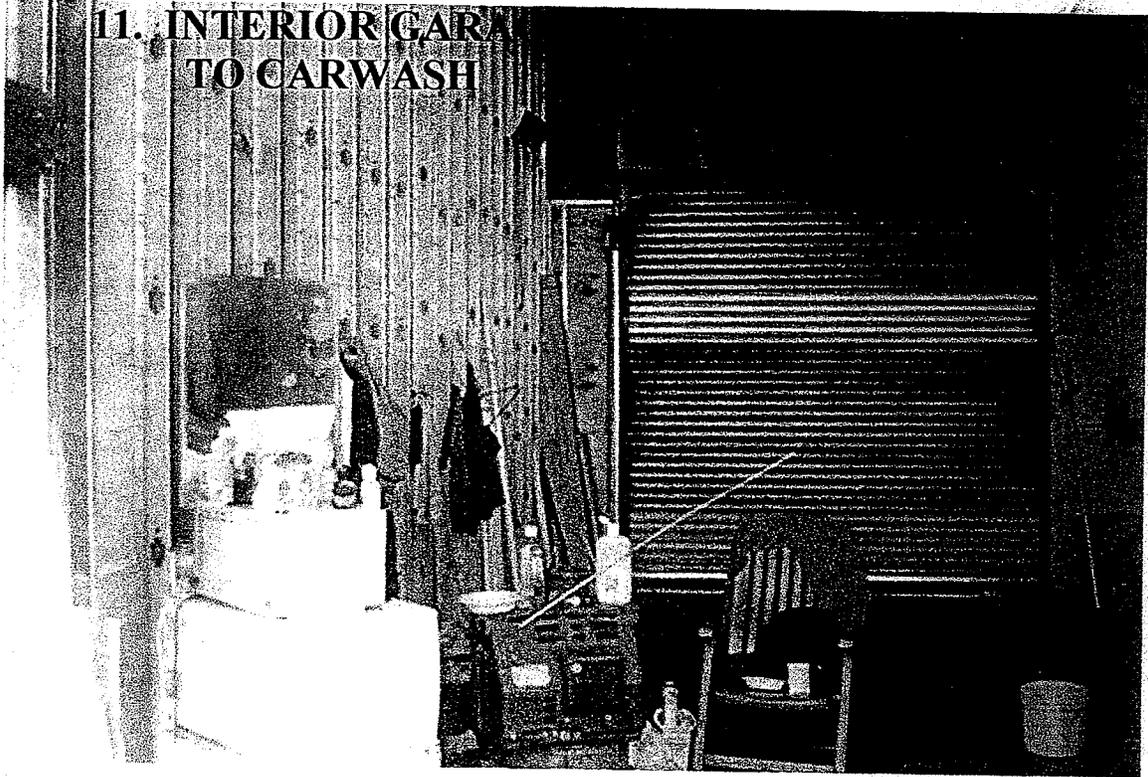
9. EXISTING FOODMART INTERIOR



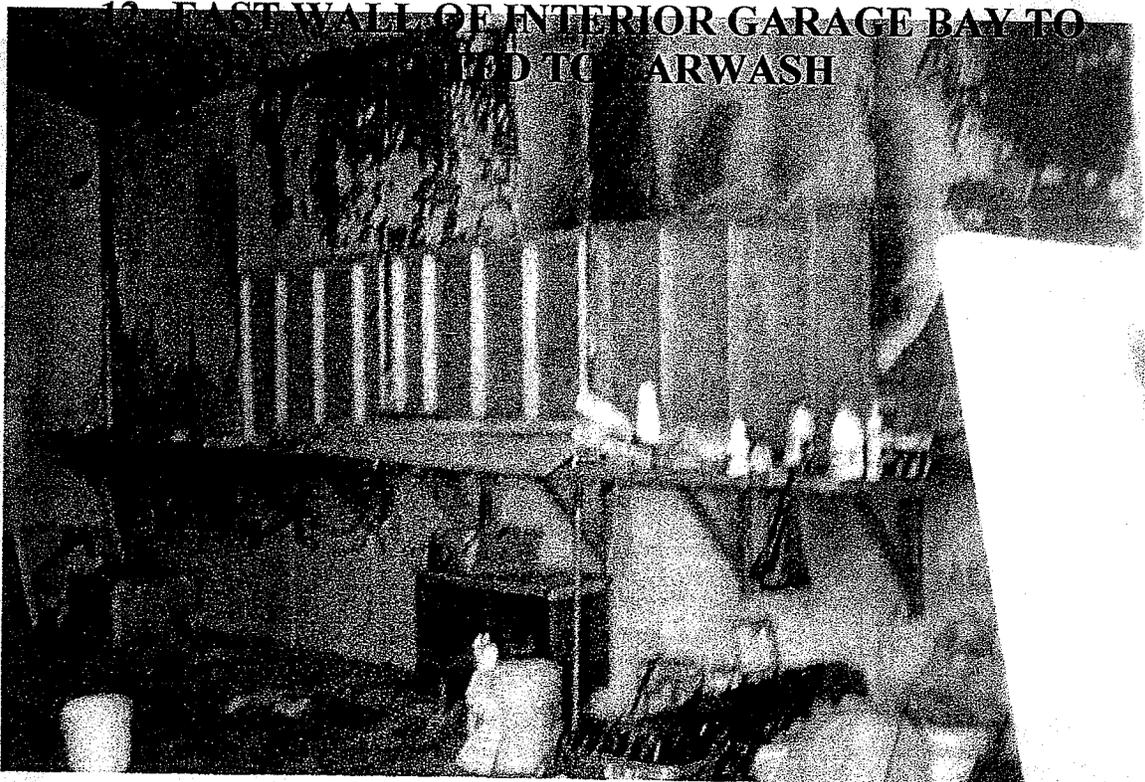
10. BUILDING ENTRY TO PROPOSED CARWASH

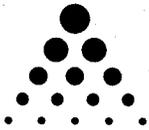


11. INTERIOR GARAGE BAY TO CARWASH



12. EAST WALL OF INTERIOR GARAGE BAY TO CARWASH





Golden State
Water Company

A Subsidiary of American States Water Company

June 3, 2010

Lee, Mal Hui
1502 Firestone Blvd
Los Angeles, Ca. 90001

Reference: 1502 Firestone Blvd.
Los Angeles, Ca 90001

Gentlemen:

This is to inform you that upon completion of satisfactory financial arrangements under our subdivision rules and regulation on file with the Public Utilities Commission of the State of California, we will be able to provide water service to the above referenced location.

Sincerely,

Kathy Brailsford
Customer Service Representative II
(800) 999-4033



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

October 8, 2010

File No: 01-00.00-00

Ms. Jamie Kim
One Design Lab, Inc.
2511 Beverly Boulevard
Los Angeles, CA 90001

Dear Ms. Kim:

1502 Firestone Gas Station

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on September 21, 2010. The proposed development is located within the jurisdictional boundaries of District No. 1. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Compton Avenue Trunk Sewer, located in Compton Avenue just south of Firestone Boulevard. This 12-inch diameter trunk sewer has a design capacity of 1.2 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2009.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 280.5 mgd.
3. The expected increase in average wastewater flow from the project site is 1,310 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

October 8, 2010

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

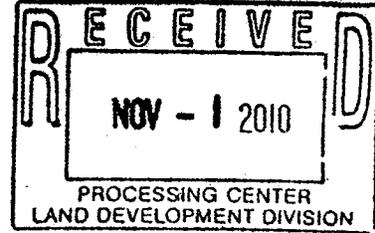


Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Ph: 626-263-3588; Fax: 626-263-3599

EGL



SEWER AREA STUDY PC 12134AS

SEWER AREA STUDY
APPROVED
APPROVED BY: Patricia Pantano PERCE NO. C03614 DATE 11/4/10
CHECKED BY: _____ DATE _____

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

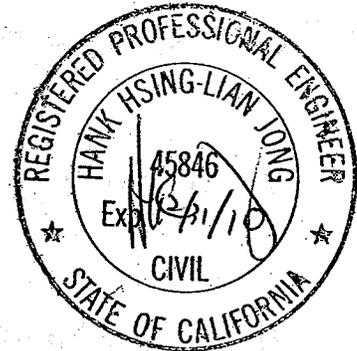
ASSESSOR PARCEL NO. 6044-001-040

BUILDING ADDRESS: 1502 Firestone Blvd.,
LOS ANGELES, CA 90001

EGL JOB NO.: 10-AA-020

PREPARED BY: EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588 FAX: 626-263-3599
E-MAIL : mail@egl88.com

Date: 6/9/2010
Revised Date: 10/15/2010



EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Ph: 626-263-3588; Fax: 626-263-3599

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- I. INTRODUCTION
- II. SITE DESCRIPTION
- III. PROJECT DESCRIPTION
- IV. SEWER PIPE CAPACITY ANALYSIS
- V. CONCLUSION
- VI. APPENDIX VI - SEWER CAPACITY
CALCULATIONS
- VII. APPENDIX VII - REFERENCES

EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Ph: 626-263-3588; Fax: 626-263-3599

I. INTRODUCTION

The following Area study has been prepared by EGL Associates, Inc to determine and show:

- a) The capacity of the existing sewer segments from proposed development site to the Los Angeles County Sanitation District (LACSD) maintained trunk sewers.
- b) Based on the calculation attached, the existing sewer facility will adequately service the proposed development.

This analysis will include any and all tributary flow to the sewer system from the proposed development to the LACSD trunk line downstream of the proposed development. All tributary area within this area study has been developed.

II. SITE DESCRIPTION

This site is located right on the southeast corner of Firestone Blvd. and Compton Ave. The proposed improvement is located at 1502 Firestone Blvd., Los Angeles, CA 90001, with APN 6044-001-040; TG Page# 704-F3.

III. PROJECT DESCRIPTION

This project development will be a tenant improvement (car wash machine) of Mobil Service Station. The total lot area is 0.47 acres.

IV. SEWER PIPE CAPACITY ANALYSIS

The existing sewer pipes were analyzed per County Standard S-C4 for a maximum design depth at half full.

The design capacity for the existing pipe was obtained by using Kutter's Formula with "n=0.013" as shown in the flow diagram for the design of circular sanitary sewer system (see attached S-C4 chart in appendix VII)

The tributary sewer flow rate (Q) for the studied sewer lines are analyzed based on County standards are as follows:

$$Q = Z A$$

A = Tributary Area (Acre)

Z = Zoning Coefficients (see county attachment in appendix VII)

Referenced attached Los Angeles County Maps in appendix VII for the tributary areas and their corresponding zoning coefficients.

EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Ph: 626-263-3588; Fax: 626-263-3599

V. CONCLUSION

The existing sewer segments being analyzed in this area study has the design capacity.

The existing sewer pipes located between manhole #235 and Trunk Sewer, is approximately at 64.25% of the half full capacity based on depth of the estimated flow. Since it is well below 100% of the flow capacity, it is concluded that the existing sewer line on Firestone Blvd., and downstream to the County of Los Angeles sewer main on Compton Avenue can accommodate the cumulative calculated flow.

We therefore conclude that the existing sewer have adequate capacity for the proposed development and propose that further mitigation is NOT required for the analyzed sewer area.

For area calculation and tabulated results, see appendix VI.

EGL ASSOCIATES

11819 Goldring Road, Unit A, Arcadia, CA 91006

Ph: 626-263-3588; Fax: 626-263-3599

APPENDIX VI. - SEWER CAPACITY CALCULATIONS

Glaser, Rob

From: Claro Cartagena [ccartagena@ph.lacounty.gov]
Sent: Thursday, May 07, 2009 5:33 PM
To: Glaser, Rob
Cc: Cole Landowski; Ken Habaradas
Subject: RE: Project: R2007-00989/ Case RCUPT2007-00150 -1502E.FirststoneBlvd., LA, CA

Rob,

We did conduct a noise study at the location on 5/3/09. The area is affected by a composite of noise sources that include vehicular traffic and overflights of planes landing into LAX. A sample of vehicle count was 10-15 vehicles per minute passing and crossing through the intersection of Firestone and Compton. A sample count of overflights was a plane every 4 to 10 minutes. I looked at L50 as indicated in our Noise Ordinance for both meters situated: one - near the car wash, and another - across Compton Avenue, and the data showed a difference less than the tolerance level of the meters, that is, less than 1 dB.

Section 12.08.450 of the Ordinance has a specific noise restriction: 65 dB (Commercial) for a car wash forced air blowers. This is assumed as an LEQ value. The LEQ readings we obtained from a meter near the car wash were 66.3 and 65.5 dBA. The L50 for another meter near the car wash were 63.3 and 65.4 dB.

Based on these readings, the contribution of the car wash noise is at most marginal to the already noisy environment.

However, I still would recommend adhering to operational time restriction as indicated in section 12.08.450: 7:00 a.m. to 8:00 p.m. And that restriction should also cover the forced-air blowers, the vacuum cleaners and the compressors. Additionally, all equipment has to be maintained properly.

If you have any questions let me know. I will be on vacation next week and will be back the last week of May.

Claro

>>> "Glaser, Rob" <rglaser@planning.lacounty.gov> 4/28/2009 9:03 AM >>>
Sounds good. I meet with the applicant last Thursday and went over the changes to the site plan. When she turns in a new site plan I will send a copy over to you. I did let the applicant know the you were going to do a sound check and she was already aware of it.

Rob

-----Original Message-----

From: Claro Cartagena [mailto:ccartagena@ph.lacounty.gov]
Sent: Friday, April 24, 2009 11:26 AM
To: Glaser, Rob
Cc: Cole Landowski; Ken Habaradas
Subject: RE: Project: R2007-00989/ Case RCUPT2007-00150 - 1502E.FirststoneBlvd., LA, CA

Rob,

I have to postpone and re-schedule measurement of sound levels at this location. Our meters are being calibrated and will not be ready until the end of next week. I'll let you know. I already spoke with the owner of the car wash.

Claro

>>> "Glaser, Rob" <rglaser@planning.lacounty.gov> 4/15/2009 10:30 AM >>>
Thanks for taking care of this!

Rob

-----Original Message-----

From: Claro Cartagena [<mailto:ccartagena@ph.lacounty.gov>]
Sent: Wednesday, April 15, 2009 9:35 AM
To: Glaser, Rob
Cc: Cole Landowski; Ken Habaradas
Subject: RE: Project: R2007-00989/ Case RCUPT2007-00150 - 1502 E.FirststoneBlvd., LA, CA

This is one project that I would make a site visit and determine the ambient noise versus the intruding noise from the car wash operation at the nearest residence. Ambient noise need to be measured when other composite noise sources - rail and auto traffic - (sound levels) are lowest. Very likely on a Sunday. I would schedule it on the 26th of April, and the report would then be ready by the 28th.

>>> "Glaser, Rob" <rglaser@planning.lacounty.gov> 4/15/2009 9:19 AM >>>
Hey Claro,

I believe the issue with this project has to do with the dryers for the automatic carwash. There is a single family residence right behind the carwash and other single family residences located adjacent. This carwash is already built and the applicant claimed Building and Safety issued them permits, then after the completion of construction someone realized that Planning needs to give approval for this project. Please let me know your department's recommendation will be. Two-Three weeks is fine, the applicant needs to do some more work.

Rob

-----Original Message-----

From: Claro Cartagena [<mailto:ccartagena@ph.lacounty.gov>]
Sent: Wednesday, April 15, 2009 9:14 AM
To: Glaser, Rob
Cc: Cole Landowski; Ken Habaradas
Subject: Project: R2007-00989/ Case RCUPT2007-00150 - 1502 E. FirststoneBlvd., LA, CA

Robert Glaser - Regional Planning

Rob,

Just to let you know that I just got this project this morning. Along with other assignments prioritized over this project, I need at least two weeks to make a comment on it. If you any questions, let me know.

Claro

Claro Cartagena, REHS
Environmental Hygiene
Environmental Health
5050 Commerce Drive, Rm. 115
Baldwin Park, CA 91706
626-4305433