

LOS ANGELES COUNTY LETTERGRAM

TO	Gina Natoli Hearing Officer	FROM	Diane Aranda Zoning Permits II
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SUBJECT: AGENDA ITEM 2:

DATE: December 7, 2010

CONTINUED FROM 10/19/2010 PUBLIC HEARING

CASE NUMBER: Conditional Use Permit 200900109 -- Project R2009-01522-(1)

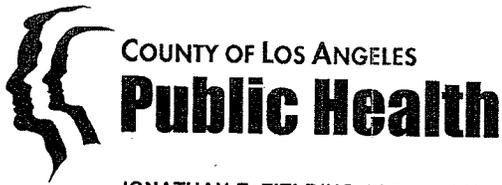
There was a duly noticed public hearing held on October 19, 2010 before the Hearing Officer. At the public hearing, staff asked for a continuance to allow sufficient time to consult with the Department of Public Works (DPW) to address internal and external circulation issues on the project site. At the time of this report, the Department of Public Works and the applicant are still finalizing the circulation plan, and I will forward the documents as soon as I have received a copy.

The Hearing Officer continued this item to Tuesday, December 7, 2010 to allow time for the applicant to remove existing graffiti, a cargo container and a banner on the project site. The hearing officer asked staff to make revisions to the initial study, confirm with DPW whether the applicant needs to comply with landscape plan requirements prior to final approval, or prior to acquiring building permits, to provide the hearing officer with revised letters from Environmental Health and acquire an official clearance letter from DPW.

Staff has attached revised draft conditions with the addition of draft conditions no. 21 and 23 (d-i), and staff has also attached a revised letter from Environmental Health and the revised initial study. The Department of Public Works has not yet provided a copy of the official clearance letter dated September 7, 2010 because they will be drafting another letter that will include conditions regarding the circulation plan that will supersede the previously mentioned letter. Staff will forward this letter as soon as it is received. Staff also confirmed with DPW that the landscaping plans will be submitted for review and approval after CUP approval, and prior to obtaining permits. At this time, the applicant has removed the container and banner but has not been able to remove the graffiti at the site. Staff will forward photographs of the clean-up effort once received from the applicant.

Please let me know if you have questions.

MBM: DA



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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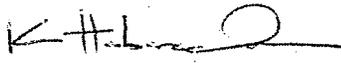
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Fifth District

October 22, 2010

TO: Diane Aranda
Impact Analysis Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Bureau of Environmental Protection
Department of Environmental Health

**SUBJECT: PROJECT NO. R2009-01522-(1), RCUP 200900109, ENV 200900093
1328 SAN GABRIEL BLVD., ROSEMEAD**

- Environmental Health recommends approval of the CUP.
- Environmental Health does NOT recommend approval of the CUP.

We have reviewed additional information submitted by the applicant pertaining to noise. Based on the information provided, we are now able to recommend approval of the CUP and preparation of a Negative Declaration for this project. Upon approval of the CUP, we recommend the following conditions to further reduce any potential noise impacts associated with the project:

Construction Noise Impacts

1. Comply with the requirements of the County Noise Control Ordinance as specified in the Los Angeles County Code, Title 12, Chapter 12.08.
2. All construction mobile or stationary internal-combustion engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers/mufflers in proper working order.
3. Minimize construction equipment idling and maintain equipment in good working order. Shut-off noise generating equipment when not in use. Locate noise generating equipment as far as feasible away from residential units. Use noise barriers or shields around equipment as needed.

4. All construction activities, except for emergencies, shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday and prohibited on Sundays and legal holidays.

Operational Noise Impacts

1. The applicant proposes to install, at most, two dryers - the *Proto-Vest Windshear* with sound silencers. The *Proto-Vest Windshear* with a silencer is advertised at 76.9 dBA at 10 feet. Based on this information, the Department does not anticipate the noise levels to exceed the noise standard for air blowers. Use of the *Proto-Vest Windshear* without a silencer is not recommended.
2. The applicant proposes to install two vacuums, Motor Vac – Large Dome Wide Open with attachment. This vacuum is rated at 58.2 dBA at 100 feet. Based on this information, the Department does not anticipate the noise levels from the vacuum to exceed the exterior noise standard.
3. Utilizing the existing structure to block the line of site from the car wash bays to residences along Mountain Vista Road would further reduce operational noise.
4. Prohibit the installation and use of PA or loud speaker systems.
5. Limit the operation of car wash between the hours of 7 AM – 7 PM.
6. Compressors shall be stored in an enclosed structure or building.

For questions regarding the above comments, please contact Robert Vasquez, Industrial Hygienist with our Toxics Epidemiology Program, at (213) 738-4596.

KH:kh

1. This grant authorizes the operation and maintenance of a hand operated car wash in the C-2 (Neighborhood Commercial) Zone in the South San Gabriel Zoned District within the community of South San Gabriel. The project includes converting an existing 1,530 sq. ft. abandoned building into a cashier and wait area for patrons, two existing canopies for car vacuuming and washing, landscaping and parking. The use of the subject property as depicted on the approved Exhibit "A" is subject to all of the following conditions:
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 Department of 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. 8, and until all required monies have been paid pursuant to Condition No.19. Notwithstanding the foregoing, this condition No. 3, and Condition Nos. 4, 5, and 6 shall be effective immediately upon final approval of this grant by the County.
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 notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A single one-year time extension may be requested in writing with the appropriate fee before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or 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 subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. 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.
10. 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.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
13. The permittee shall comply with all requirements stated in the letter dated October 22, 2010 from the Department of Public Health.
14. The permittee shall comply with all requirements stated in the letter dated August 26, 2010 and September 7, 2010 from the Department of Public Works.
15. The permittee shall comply with all requirements stated in the letter dated August 17, 2010 and August 18, 2010 from the County of Los Angeles Fire Department.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings,

drawings, or signage within 24 hours 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.

17. The subject property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". If other 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. All revised plot plans must be accompanied by the written authorization of the property owner.
18. **This grant will terminate on December 7, 2020.**
Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
19. 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 in violation of any such law, statute, ordinance, or other regulation shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including conformance with the approved site plan on file. The fund provides for **10 annual** 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$200.00 per inspection.
20. The permittee shall comply with requirements of the Department of Health Services and the National Pollutant Discharge Elimination System (NPDES) requirements of the California Los Angeles Regional Water Quality Control Board and the Department of Public Works. Adequate water and sewage facilities shall be provided as may be required by said Departments.
21. Prior to the issuance of any building permits, the permittee shall be referred to the Industrial Waste Unit to submit a work plan that illustrates how the residual will be

- collected and then pumped out. The plans will illustrate compliance with the ordinance, and the permittee will also have to apply for an Industrial Waste Permit.
22. The project shall comply with requirements of the County Noise Control Ordinance as specified in the Los Angeles County Code, Title 12, Chapter 12.08.
- a. All noise generating equipment shall be shut-off when not in use.
 - b. Forced-air blowers shall not amplify any noise generated so as to not exceed the stated noise limit as stated in the Department of Public Health letter dated August 25, 2010.
 - c. Vacuum motors to be used shall be insulated or fully enclosed so as to reduce noise to comply with the stated noise limit as stated in the Department of Public Health letter dated August 25, 2010.
 - d. The installation and use of PA or a loud speaker system is prohibited.
 - e. Compressors shall be stored in an enclosed structure or building.
 - f. The existing structure shall be utilized to block the line of site from the car wash bays to residences along Mountain Vista Road to reduce operational noise
23. The operation and maintenance of a hand operated car wash is subject to the following conditions:
- a. A minimum of six parking spaces, one of which shall be a handicapped accessible space, shall be maintained onsite. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage or automobile repair.
 - b. The operation of the hand operated car wash shall be limited to the hours between 7 a.m. to 7 p.m., Monday to Friday and 8 a.m to 7 p.m., Saturday and Sunday.
 - c. The permittee shall provide a closure letter to the Department of Regional Planning for the removal/mitigation of underground storage tanks prior to the issuance of a construction permit for grading or underground construction.
 - d. Hazardous chemicals stored on-site shall not exceed 55 gallons, as enforced by the Fire Department. If there are more than 55 gallons of hazardous chemicals stored on-site, the permittee shall comply with all of the Fire Department's additional requirements.
 - e. The permittee shall provide adequate lighting above all entrances and exits to the premises and utilize full cut-off light fixtures for lights on light poles. Any exterior lights shall be directed away from adjacent residential properties to prevent direct illumination and glare.

- f. Lighting after operation hours shall be motion-sensor lighting to not disturb the surrounding residential area to the northeast.
- g. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval four (4) copies of the revised site plan depicting signs indicating "Entrance Only" at the two southeastern driveways along Mountain Vista Drive and San Gabriel Boulevard and "Exit Only" along the two southwestern driveways along San Gabriel Boulevard. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
- h. No outside storage, including cargo containers, shall be allowed on the project site.
- i. The permittee shall provide a Sewer Area Study to the Department of Public Works prior to issuance of any building permits.
- j. The permittee shall meet landscaping requirements pursuant to Section 22.28.170 (A) of the County code Development Standards. The landscaping shall be maintained to the highest level possible; this includes gardening, watering, repairs and maintenance.
- k. The permittee shall comply with the South San Gabriel Community Standards District Section 22.44.131-D.6 (i) (A) and (B)- Landscaping and Buffering of Commercial Uses from Residential Uses; and
- l. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.

MM:DA
11/23/2010

STAFF USE ONLY

PROJECT NUMBER: R2009-01522-(1)
CASES: RCUP200900109
ENV 200900093



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: July 8, 2010 Staff Member: Diane Aranda
Thomas Guide: 636.F4 USGS Quad: Grid 77-El Monte
Location: 1328 San Gabriel Blvd., Rosemead

Description of Project: The application is for a conditional use permit to authorize a hand-operated car wash on a 25,700- sq- ft. lot. The hand-operated car wash facility will consist of a 1,530-sq.-ft. existing building used as a waiting area for customers and two station areas for vacuuming and washing. There are ten standard parking spaces including one handicap-accessible parking space. Access is from four driveways to the east, west and south along San Gabriel Blvd. and Mountain Vista Dr. The car wash proposes to operate from 7a.m. to 7 p.m. seven days a week, with a maximum of 14 employees working per shift. Construction activity will consist of equipment installation on existing structure, and trenching to install drains from the wash bays to the water clarifier.

Gross Acres: 25,700 square feet (lot size)

Environmental Setting: The proposed project site is located on a developed property that was once used as a gas station within an urbanized neighborhood. Surrounding land uses consists of a church and single-family residential to the north, multiple-family residential to the east, retail and single- family residential to the west and commercial retail to the south. The property has an existing groundwater cleanup operation and there is an ongoing remediation effort by Exxon Mobile.

Zoning: C-2 (Neighborhood Commercial) Zone

General Plan: 1 - Low Density Residential (1 to 6 du/ac)

Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

RPP200801334

Approved on November 26, 2008 for a temporary soil vapor and groundwater extraction remediation system for a closed gas station on the property.

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

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

-
-
-
-
-

Trustee Agencies

- None

- State Fish and Game
- State Parks
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area

- City of Montebello*
- Water District*
- City of Rosemead*
-
-
-

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Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

-
-
-
-
-

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division (Drainage/Grading, Geotechnical and Materials Engineering Division, Traffic & Lighting Division, Waterworks Sewer Maintenance Division)

- Fire Dept.
- Sanitation District (Check if sewers proposed)

DPH Environmental Health:

Environmental Hygiene
(noise, air quality and vibration)

Solid Waste Management
(landfills, trash trucks & transfer
stations)

Land Use Program (septic
systems & wells)

Cross Connection and Water
Pollution Control Program

(recycled and reclaimed water)

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			Potential Concern
HAZARDS	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	26	<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: _____
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.

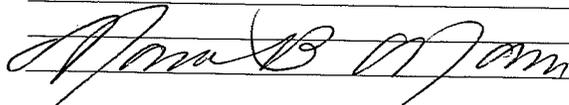
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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 EIR is required to analyze only the factors not previously addressed.

Reviewed by:  Date: 11/23/2010

Approved by:  Date: 10-23-2010

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 - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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>Based on review of GIS Net, Topography, Topos, and USGS Quads the major drainage course, as identified on USGS quad sheets by a dashed line, is not located on the project site?</i>
b.	<input 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>N/A</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <i>The proposed project is located within a leveled and developed urbanized area.</i>
d.	<input 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>The project site is on a relatively leveled parcel and is completely paved with minimal landscaping.</i>
e.	<input 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 proposed hand- operated car wash will be established on an existing paved area, and within an existing building.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

Project is establishing the operation of a hand-operated car wash on a developed site within an existing building, and is not located within a flood zone area.

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 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>Based on review of eNet, and Fire the project is not located in a Very High Fire Hazard Severity Zone (Fire Zone 4).</i>
b.	<input 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>The Fire Department stated in a letter dated August 17, 2010 that the project site has and shall maintain adequate access.</i>
c.	<input 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? <i>The proposed project is for the operation of a hand operated car wash within a 25,700- square-foot lot and is not in a high fire hazard area.</i>
d.	<input 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>The Fire Department stated in a letter dated August 18, 2010 that the project site has adequate water and pressure to meet fire flow standards.</i>
e.	<input checked="" type="checkbox"/>	<input 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)? <i>The project site had an underground storage tank leaking gasoline. Exxon Mobile is working with RQWCB to clean-up the site.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>The applicant's will be limited to no more than 55 gallons of any hazardous chemical on-site as enforced by the Fire Department. Also, there is an active underground storage tank case at this site that is under the jurisdiction of the L.A. RWQCB.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Prevention Guide No.46
 Fuel Modification/Landscape Plan

MITIGATION MEASURES

- Project Design Compatible Use

OTHER CONSIDERATIONS

The permittee shall provide a closure letter to the DRP for the removal/mitigation of underground storage tanks prior to the issuance of a construction permit for grading or underground construction. Hazardous chemicals stored on-site shall not exceed 55gallons, as enforced by the Fire Department. If there are more than 55 gallons of hazardous chemicals stored on-site, the permittee shall comply with all of the Fire Department's additional requirements.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project site is located in a fully developed and urbanized area. The surrounding community is a mixture of single/multiple-family residential and commercial retail uses.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>The project is adjacent to a church to the north.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>The proposed car wash is hand- operated and is located a fully urbanized and developed area. The hand-operated car wash proposes to operate from 7a.m. to 7p.m.</i>
d.	<input 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? <i>Installation of some of the improvements for this project may result in temporary increases in ambient noise levels due to construction activity.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

Temporary construction noise will cease once development is complete. Construction activities will consist only of equipment installation on existing structures, and trenching to install drains from the wash bays to the water clarifier. Noise generated by the project shall remain within standards dictated by the Los Angeles County Code, Title 12, Environmental Protection, Section 12.08. All construction activities, except for emergencies, shall be limited to the hours of 7AM to 7PM Monday through Saturday and prohibited on Sundays and legal holidays. Comply with conditions as required by the Department of Public Health-letter dated October 22, 2010.

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 - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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 to establish the operation of a hand-operated car wash in existing structures on a developed lot.</i>
b.	<input 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? <i>The project is not a sensitive use.</i>
c.	<input 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 per Screening Tables of the CEQA Air Quality Handbook? <i>Source: 1993 CEQA Air Quality Handbook</i>
d.	<input 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>N/A</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>N/A</i>
f.	<input 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? <i>N/A</i>
g.	<input 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 exceeds quantitative thresholds for ozone precursors)? <i>N/A</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

- Health and Safety Code – Section 40506
 MITIGATION MEASURES
 OTHER CONSIDERATIONS
 Project Design
 Air Quality Report

The proposed project is to establish the operation of a hand-operated car wash within a developed 25,700 square foot lot.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project site is fully developed and does not contain any identified resources.</i> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>There are no natural habitat areas on the project site.</i> Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Source: USGS Grid 77,- El Monte</i> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project site is fully developed and urbanized.</i> Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Other factors (e.g., wildlife corridor, adjacent open space linkage)?
				<i>N/A</i>

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review 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 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 project site is fully developed and does not contain known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity. Source- Los Angeles County GIS-net-e-net>historic inventory maps.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>The project site does not contain rock formations.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Based on review of the Impact Analysis Cultural Resource 2006, the project site does not contain known historic structures or sites</i>
d.	<input 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? <i>Based on review of the Los Angeles County GIS-net-e-net, historic inventory maps and CEQA section 15064.5, the project does not cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5.</i>
e.	<input 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? <i>The project site is fully developed and will be utilizing all existing structures. Only minor trenching is proposed to install drains from the car wash bay to the water clarifier.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase I Archaeology Report

No Archaeological, historical, or paleontological resources have been identified for this location.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>Based on review of the Los Angeles County GIS-net- eNet Historic Inventory Maps and Special Management Areas, the project will not 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.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>Based on review of the Los Angeles County GIS-net-eNet Historic Inventory Maps and Special Management Areas, the project will not 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.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/>

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Lot Size Project Design

No mineral resources have been identified for this location.

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>Based on review of the Los Angeles County GIS-net-eNet, Environmental Resources and Farmland, the project site is fully urbanized and developed.</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? <i>The proposed project is located in the C-2 (Neighborhood Commercial) Zone in a fully developed and urbanized area.</i>
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? <i>N/A</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

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>Based on the review of eNet, Transportation and Scenic Highways, the proposed project is to establish a hand operated car wash within a portion of an existing commercial building with no increase in height. The project will not be located in an area designated as a scenic corridor, or along a scenic highway.</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>Based on review of eNet, Transportation and Trails, the project is not substantially visible from or will it obstruct views from a regional riding or hiking trail.</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?
<i>The site and surrounding area are fully urbanized and developed.</i> |
| 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>The proposed project is a hand-operated car wash to be located within an existing commercial building that occupies only a small portion of the site and that has some open construction. The environmental water treatment unit occupies 864 square feet and will be located behind the existing building, away from the street.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<i>The proposed project (hand-operated car wash) will be located within an existing commercial building that is less than 20 feet high and does not contain substantial reflective surfaces. Lighting for the project may create light problems for nearby residences.</i> |
| 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 Report

Compatible Use

Utilize full cut-off light fixtures for lights on light poles, limit lumens allowed for each fixture, and direct lighting so that glare does not spill over off-site. The hours of operation are limited to 7 a.m. to 7 p.m. and lighting after operation hours shall be motion-sensor lighting to not disturb the surrounding residential area to the northeast.

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)? <i>The proposed project is to establish a hand-operated car wash within a developed lot in a fully urbanized area.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The project may result in vehicles queuing onto the street.</i>
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? <i>There are six parking spaces required for the hand-operated car wash and 10 parking spaces are provided.</i>
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? <i>The proposed project will be located on a developed lot and accessed from two four-lane primary roads (San Gabriel Blvd. and Hill Drive).</i>
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? <i>The previous use was a gas station. The proposed use will not intensify the project site.</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

Driveways will be marked "Entrance Only" or "Exit Only" to facilitate traffic flow on-site and back onto local streets.

The Department of Public Works Traffic & Lighting Division excluded the project from conducting a traffic study.

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?

<i>The proposed project is a hand-operated car wash.</i> |
| 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?

<i>The proposed use will conduct a Sewer Area Study prior to issuance of building permits.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?

_____ |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

The Department of Public Works letter dated August 26, 2010 states that a Sewer Area Study may be needed for capacity analysis based on the applicant's request for flow discharge amount.

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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project is to establish a hand-operated car wash within a fully urbanized area.</i> Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

Government Code Section 65995

Library Facilities Mitigation Fee

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 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?
				<i>N/A</i>
b.	<input 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?
				<i>N/A</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Fire Department clearance letter dated August 17, 2010 and August 18, 2010 are on file.

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

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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The proposed project will be located on a property that was previously used for a gas station and repair shop. The area is fully urbanized with commercial and residential uses.</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>The site and surrounding area are fully urbanized and developed.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>There is an active underground storage tank leak currently remediated by Exxon Mobile and under the jurisdiction of the L.A. RQWCB. The RQWCB does not oppose the project. There will be cleaners and waxes stored on site.</i>
b.	<input 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 underground storage tanks were previously removed, although there is an active clean-up effort that is on-going.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residential units are approximately five feet from the eastern portion of the project site's property line.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site? <i>There is a temporary soil vapor and groundwater extraction remediation system for a closed gas station on the property. Currently, remediation is under the jurisdiction of the RWQCB.</i>
e.	<input 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? <i>There is a temporary soil vapor and groundwater extraction remediation system for a closed gas station on the property. Currently, remediation is under the jurisdiction of the RWQCB.</i>
f.	<input 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 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>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input 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>N/A</i>
i.	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

All development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plan project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plan approval by the appropriate agency. Prior to issuance of a construction permit, the applicant shall provide a closure letter for the removal/mitigation of underground storage removal/ mitigation of underground storage tanks. Hazardous chemicals stored on-site shall not exceed 55 gallons, as enforced by the Fire Department. Prior to the issuance of any building permits, the permittee shall apply for a Industrial Waste Permit.

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 land use policy designation for the area is 1 - Low Density Residential (1 to 6 du/ac) and is consistent with the neighborhood commercial nature of the proposed project. The project will provide local services to the surrounding residential uses.</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 proposed project is consistent with the C-2 (Neighborhood Commercial) Zone with approval of a conditional use permit.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

The project is required to obtain approval of a conditional use permit, which will impose conditions to ensure the project is compatible with surrounding uses.

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 proposed project is to establish a hand-operated car wash on a fully developed property.</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"/>	<i>N/A</i> Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> 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"/>	<i>N/A</i> Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>N/A</i> 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"/>	<i>N/A</i> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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? <i>The proposed project is to establish a hand-operated car wash within an existing commercial building with no expansions.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

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