

DEPARTMENT OF TRANSPORTATION

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Making Conservation
a California Way of Life.

May 11, 2022

Steve Forster
Interim Community Development Director
6550 Miles Avenue
Huntington Park, CA 90255

RE: Florence Car Wash Project –
Mitigated Negative Declaration
(MND)
SCH # 2022040187
GTS # 07-LA-2022-03911
Vic. LA-105/PM: R10.806

Dear Steve Forster:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Mitigated Negative Declaration (MND). The project includes an application for a Conditional Use Permit and Development Permit to develop and operate a new automated drive-thru car wash, including vending machines, at 3100 Florence Avenue in the City of Huntington Park. The Project proposes to demolish the existing 11,718 square feet (sf) office building and remove all the existing site improvements including all parking lot paving, trash enclosure, equipment cabinets, parking lot planters, all existing property line walls, and all existing vegetation including trees. It will construct a 4,969-sf car wash building with related development including four vacuum canopies totaling 3,963-sf and one 192-sf pay station canopy.

The project site is located at 3100 Florence Avenue in the City of Huntington Park. The project site is located on the south side of Florence Avenue at the southern end of Mission Place between Mountain View Avenue and State Street.

The MND cites the Office of Planning and Research's Technical Advisory stating a *Presumption of Less Than Significant Impact for Local Serving Retail*. Generally, local serving retail less than 50,000-sf in area can be assumed to cause a less than significant transportation impact. The proposed car wash which is a local serving retail facility with less than 5,000-sf of gross floor area would be screened out from further Vehicle Miles Traveled (VMT) analysis. Therefore, a detailed VMT analysis is not required.

Caltrans encourages the City of Huntington Park to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to better manage the transportation network, as well as transit service and bicycle

or pedestrian connectivity improvements. For TDM strategies, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Caltrans also encourages the City of Huntington Park to promote alternative transportation. This will increase accessibility and decrease Greenhouse Gas Emissions, which supports Caltrans' mission to provide a safe and reliable transportation network that serves all people and respects the environment. For additional strategies that will promote equity and environmental preservation, please refer to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions regarding these comments, please contact Ronnie Escobar, the project coordinator, at Ronnie.Escobar@dot.ca.gov, and refer to GTS # 07-LA-2022-03911.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse