

July 27, 2017

NOTICE

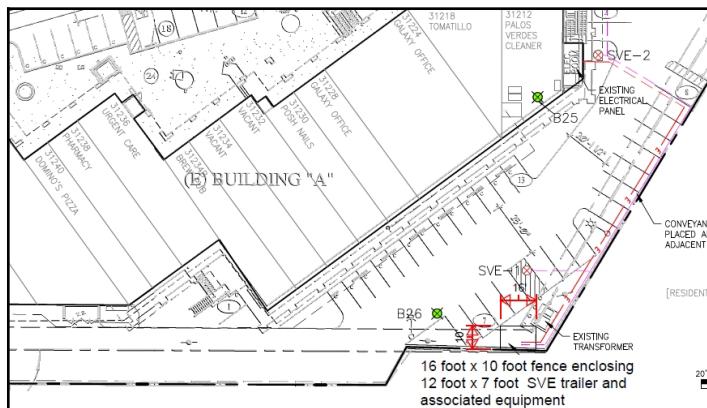
NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

SPECIAL USE PERMIT (CASE NO. ZON2017-00271): Historical operations at the dry-cleaning facility at the Golden Cove Shopping Center included the use of the chemical tetrachloroethene (PCE) which is no longer used by the current dry-cleaner. Subsurface tests voluntarily conducted by the property owner revealed that chemical impacts related to the historical dry-cleaning operations have been identified in soil and soil vapor in the vicinity of the existing dry cleaning facility.

The property owner requests a Special Use Permit to allow the temporary installation of a Soil Vapor Extraction (SVE) system to remediate the subsurface chemical impacts related to the historical dry-cleaning operations on the project site. The SVE system consists of a vacuum that is applied to SVE wells to extract the soil vapor to the surface for treatment. The soil vapors will be passed through a carbon filtration system to remove the contaminants prior to emitting to the atmosphere and will not emit any odor. The SVE system will be contained in a 9' tall, 84 square foot (7'x12') temporary trailer, which will be enclosed in a 160 square foot (10'x16') 6' tall fenced area. The SVE system is proposed to be in place for a period of 1 year, at the southeast corner of the site behind existing parking stalls (see red box in site plan below).

The existing dry cleaners and the shopping center will remain in operation throughout the course of the SVE installation and operation, which is being performed under the environmental regulatory oversight of the Los Angeles County Fire Department Site Mitigation Unit (LACoFD – SMU), and operation of the SVE unit will be performed under permitting through the South Coast Air Quality Management District (AQMD).

LOCATION: 31244 Palos Verdes Drive West



APPLICANT: Suzi Rosen, Partner Engineering & Science, Inc.

LANDOWNER: Golden Cove Center, LLC.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Octavio Silva, by August 11, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. After August 11, 2017, a Notice of Decision will be mailed to owners of property within 500' radius of the site and the applicant, who shall have 5 days to appeal the decision in writing to the Planning Commission.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday.

If you have any questions regarding this application, please contact, Octavio Silva at (310) 544-5234 or via email at octavios@rpvca.gov for further information.

Ara Mihranian, AICP
Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.