City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS
PLANNING COMMISSION
November 14, 2022
6:00 p.m.

David Ayala, Commissioner
Johnny Hernandez, Commissioner
William K. Rounds, Commissioner
Francis Carbajal, Vice Chairperson
Gabriel Jimenez, Chairperson

You may also attend the Planning Commission meeting telephonically or electronically using the following means:
Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09
Zoom Meeting ID: 558 333 944 Password: 554545

Telephonically: Dial: 888-475-4499 Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports and supplemental attachments, are available for inspection in the Planning Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
Commissioners Jimenez, Carbajal, Hernandez, and Rounds.

4. EX PARTE COMMUNICATIONS
This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC COMMENT
This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.

6. PUBLIC HEARING
(Continued from Planning Commission Meeting of October 10, 2022)
CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 933-1
Conditional Use Permit (CUP) Case No. 833
Modification Permit (MOD) Case No. 1347

DPA Case No. 933-1: A request for approval to amend an existing Development Plan Approval to allow the construction of a ±48,649 sq. ft. industrial building and related improvements on the subject property, within the M-2, Heavy Manufacturing, Zone.

CUP Case No. 833: A request for approval to establish, operate and maintain a water-pumping and treatment plant on the subject property.

MOD Case No. 1347: A request for approval to temporarily reserve but not provide 70 required parking stalls on the subject property.

The subject property is located at 10051 Santa Fe Springs Road (APN: 8005-015-050), within the M-2, Heavy Manufacturing, Zone (Omega OU2, LLC)

7. PUBLIC HEARING
Categorically Exempt - CEQA Guidelines Sections 15301, Class 1
Alcohol Sales Conditional Use Permit (CUP) Case No. 81
Request for approval of Alcohol Sales Conditional Use Permit Case No. 81 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of beer and wine at SCC Distribution Network located at 13620 Imperial Highway, Unit 3, within the Heavy Manufacturing (M-2). (SCC Distribution Network)

8. PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15332, Class 32
Conditional Use Permit Case No. 824
A request for approval to establish, operate and maintain a truck and trailer storage parking lot, on property located at 14800 Radburn Avenue, (APN: 8069-007-057) within the M-2, Heavy Manufacturing, Zone. (Best California Gas, Ltd.)

9. PUBLIC HEARING

CEQA - Adoption of a Negative Declaration
Development Plan Approval (DPA) Case No. 987
A request for approval to allow the construction and operation of a new 50-foot tall V-shaped electronic billboard with 14' x 48' display areas on property located at 8717 Pioneer Boulevard (APN: 817-029-004) in the M-2, Heavy Manufacturing, Zone.
(605 Investments, LLC)

10. PUBLIC HEARING

CEQA - Adoption of a Negative Declaration
Development Plan Approval (DPA) Case No. 988
A request for approval to allow the construction and operation of a new 50-foot tall double-face electronic billboard with 14' x 48' display areas on property located at 8717 Pioneer Boulevard (APN: 8177-031-017), within the M-2, Heavy Manufacturing, Zone.
(605 Investments, LLC)

11. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5
Modification Permit Case No. 1354
A request for a Modification of Property Development Standards to allow an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street, on property located at 9630 Norwalk Boulevard (APN: 8002-019-043), within the M-2, Heavy Manufacturing, Zone.
(McMaster-Carr Supply Company)

12. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5
Modification Permit Case No. 1355
A request for a Modification of Property Development Standard to reserve but not provide 22 required parking stalls on property located at 12020 Bloomfield Avenue (APN: 8026-019-019), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone.
(Palmer Johnson Power Systems)

13. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 23

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone located at 9931 Orr and Day Road. (Veracruz Restaurant)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 34

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 34 to allow the continued operation and maintenance of an alcohol beverage use involving the importing and wholesale distribution of distilled spirits, beer, and wine at Wismettac Asian Foods, located at 13409 Orden Drive in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Wismettac Asian Foods)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area. (Southern Wine and Spirits of America, Inc.)

14. ANNOUNCEMENTS

- Commissioners
- Staff

15. ADJOURNMENT

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo
Planning Secretary

November 10, 2022
Date

PUBLIC HEARING
(Continued from Planning Commission Meeting of October 10, 2022)
CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 933-1
Conditional Use Permit (CUP) Case No. 833
Modification Permit (MOD) Case No. 1347

DPA Case No. 933-1: A request for approval to amend an existing Development Plan Approval to allow the construction of a ±48,649 sq. ft. industrial building and related improvements on the subject property, within the M-2, Heavy Manufacturing, Zone.

CUP Case No. 833: A request for approval to establish, operate and maintain a water-pumping and treatment plant on the subject property.

MOD Case No. 1347: A request for approval to temporarily reserve but not provide 70 required parking stalls on the subject property.

The subject property is located at 10051 Santa Fe Springs Road (APN: 8005-015-050), within the M-2, Heavy Manufacturing, Zone (Omega OU2, LLC)

RECOMMENDATION:

- Continue the Development Plan Approval Case No. 933-1, Conditional Use Permit Case No. 833, and Modification Permit Case No. 1347 to the next regularly scheduled Planning Commission meeting to Monday, December 12, 2022.

The subject project (DPA 933-1, CUP 833, and MOD 1347) was duly noticed and the matter was considered by the Planning Commission at their meeting on October 10, 2022. A few hours prior to the October 10, 2022, Planning Commission meeting, staff received a 288 pages comment letter from Reza Bonachea Mohamadzadeh, Attorney for Southwest Regional Council of Carpenters. The comment letter stated reasons why they believed the project may have several significant environmental impacts, and suggested that the preparation an Environmental Impact Report (EIR) was necessary to properly review the various impacts, devise and to apply enforceable mitigation measures, and consider alternatives. The comment letter also mentioned that, at a minimum, the City should revise and recirculate the draft Initial Study/Mitigated Negative Declaration (IS/MND) to address the concerns listed within the comment letter.

During the October 10, 2022, Planning Commission meeting, after opening the public hearing, the audience had an opportunity to express their concerns towards the

proposed project. One (1) individual representing the Southwest Regional Council of Carpenters provided his testimony during the public hearing. After listening to the public testimony, the Planning Commissioners all agreed that they needed more time to review the comment letter. With the exception of Commissioner Hernandez, who was absent, the Planning Commissioners all voted in favor of continuing the matter to the November 14, 2022 Planning Commission meeting.

On November 2, 2022, the applicant's attorney submitted a letter to the City stating that the proposed project is not subject to any discretionary process pursuant to a section of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 USC Section 9606 et seq. While the City's attorney has started reviewing the submitted letter, additional time is needed to further review and analyze the detail within the letter. Staff is, therefore, recommending another continuance of the matter to the December 12, 2022, Planning Commission meeting.

Wayne M. Morrell
Director of Planning

Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 10, 2022

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Alcohol Sales Conditional Use Permit (CUP) Case No. 81

Request for approval of Alcohol Sales Conditional Use Permit Case No. 81 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of beer and wine at SCC Distribution Network located at 13620 Imperial Highway, Unit 3, within the Heavy Manufacturing (M-2). (SCC Distribution Network)

RECOMMENDATIONS

- Open the Public Hearing and receive the staff report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 81, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Alcohol Sales Conditional Use Permit Case No. 81, subject to the conditions of approval as contained within Resolution No. 219-2022; and
- Adopt Resolution No. 219-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

A. Applicant: SCC Distribution Network
13620 Imperial Highway, Unit 3
Santa Fe Springs, CA 90670

B. Property Owner: Trico Realty, Inc.
3100 Pullman Street, Suite A
Costa Mesa, CA 92626

C. Subject Property: 13620 Imperial Highway, Unit 3
Santa Fe Springs, CA 90670

D. Existing Zone: Heavy Manufacturing (M-2)

E. General Plan: Industrial

F. CEQA Status: Categorically Exempt (Class 1)

BACKGROUND

SCC Distribution Network is an independently owned and operated craft beer distributor catering to the growing Latino craft beer market. SCC Distribution Network provides warehouse and distribution services to small businesses in the beer brewing industry that are getting started in beer crafting, and assisting them with marketing their craft with retail sellers.

SCC Distribution Network recently entered into a lease agreement with Trico Realty, Inc. to operate a 1,000 square foot warehouse distribution facility within the 4.5 acre property commonly known as Trico-Imperial Business Park located at 13620 Imperial Highway; SCC will occupy Unit 3.

City Ordinance No. 834 approved by the City Council on March 10, 1994, added Section 155.628 to the City Code requiring all businesses engaged in the sale, storage or manufacturing of any type of alcoholic beverage meant for on or off-site consumption to apply for and be granted a valid Alcohol Sales Conditional Use Permit (ASCUP).

In accordance with Section 155.628, SCC Distribution Network is requesting approval of Alcohol Sales Conditional Use Permit Case No. 81 to allow the operation and maintenance of an alcoholic beverage warehouse/distribution use. Concurrent with this request, the applicant is also in the preliminary review process with the State Alcohol Beverage Commission ("ABC") to obtain a Type 17 Beer Wholesaler license for the this location. Staff does not foresee that the ABC License will be denied to the applicant. Nevertheless, should ASCUP Case No. 81 be approved and the ABC license be denied, the applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

STREETS AND HIGHWAYS

The subject site has access from Imperial Highway, which is designated as a major Industrial Highway on the Circulation Element of the City's General Plan.

ZONING AND LAND USES

The site, comprised of a single parcel of approximately 4.5-acres in size, is developed

with 5-buildings with mixed uses that range from office activities to service providers such as lawnmower repairs, window tinting, a beauty trade school, and others. The business park is within the Heavy Manufacturing (M-2) Zone. The surrounding properties to the east, south, and west of the location are also within the M-2 Zone and developed with industrial type warehouse buildings and a self-storage facility. The properties to the north, across Imperial Highway, are within the Los Angeles County Unincorporated area and developed with single family dwelling units. Direct access to those dwelling units from Imperial Highway is not available and physically screened with concrete block walls.

ENVIRONMENTAL DOCUMENTS

Considering that the building and property in which the Applicant will be occupying is fully built and may have minor to no interior alterations, Staff finds and determines that this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

In compliance with SFSMC §155.863, legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500-feet of the exterior boundaries of the subject property on October 31, 2022. The legal notice was also posted within the Santa Fe Springs City Hall, Library, and Town Center Hall as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on November 3, 2022.

ZONING ORDINANCE REQUIREMENTS

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the City Planning Commission and City Council shall consider, among other criteria, the following":

a. **Conformance with parking regulations**. *The subject property was built in 1989 in accordance with the City's Development Standards. Upon completion of the 5-building development on the property, 209-parking spaces were provided. The property continues to maintain the full 209 on-site parking spaces.*

b. ***Control of vehicle traffic and circulation***. *The five buildings on the property share the parking area. Unobstructed on-site vehicular circulation is available within the entire business park. Three 26-foot driveways are provided off Imperial Highway for ingress and egress.*

c. **Hours and days of operation**. *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 5:00 p.m.*

d. **Security and/or law enforcement plans**. *A security plan will be required as part of the conditions of approval.*

e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors**. *The subject site is located approximately one-mile walking-distance to Los Altos Elementary in the unincorporated area of Los Angeles County and approximately two-mile walking-distance to St. Linus Catholic Church in Norwalk; the church maintains an elementary school. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a bulk condition. Staff believes that the proposed alcoholic beverage use will have no impact to sensitive uses considering their distance from the proposed use.*

f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area**. *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that the alcohol beverage activities will have any negative impacts and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area.*

g. **Control of noise, including noise mitigation measures**. *The subject use will operate as a warehouse/distribution facility and all activities will be conducted indoors. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*

h. **Control of littering, including litter mitigation measures**. *As part of the Conditions of Approval and pursuant to the City's Property Maintenance Ordinance, the applicant is required to maintain the property free of all trash*

and debris.

i. **Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.*

j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses outside of Santa Fe Springs. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.*

AUTHORITY OF PLANNING COMMISSION

The Planning Commission may grant, conditionally grant or deny approval of a Conditional Use Permit request based on the evidence submitted and upon its own study and knowledge of the circumstances involved and subject to such conditions as the Commission deems are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All conditions of approval shall be: binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, use and maintenance of all land and structures within the development.

APPEAL PROCESS

Section 155.865 of the City's Zoning Code sets an appeal process for the Planning Commission's decision as follows:

(A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become effective 14 days after receipt by the applicant of written notice of the Commission's action.

(B) Said 14 day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal

shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

STAFF COMMENTS

Staff finds that the proposed alcohol beverage warehouse and distribution use will not have a negative impact to the overall general area and the proposed use is consistent with the warehouse/distribution activities already present in the general area. Moreover, Staff believes that the business along with the alcohol warehouse/distribution activities will also have minimal impacts if it operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by ABC.

Staff is recommending approval of the Alcohol Sales Conditional Use Permit Case No. 81 requested by the applicant, subject to the conditions of approval set forth herein. Staff is also recommending a compliance review report of this Permit within one year from the approval date by the City Council, and subsequent compliance reviews every five-years thereafter.

CONIDITONS OF APPROVAL

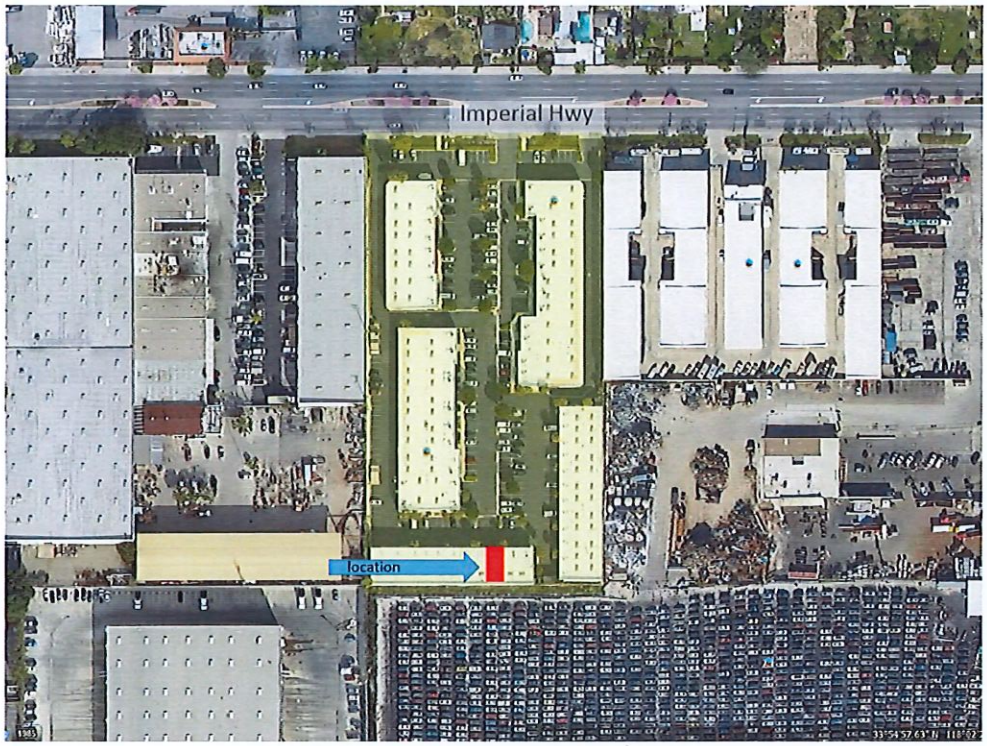
Conditions of Approval are attached to Resolution No. 219-2022 as "Exhibit A".

Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Resolution No. 219-2022

Location Map



ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 81

SCC Distribution Network
13620 Imperial Highway, Unit 3
Santa Fe Springs

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 219-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 81

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 81 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at SCC Distribution Network, a new business located at 13620 Imperial Highway, Unit 3, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8044-003-010, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Trico Realty, Inc, 3100 Pullman Street, Suite A, Costa Mesa, CA; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on November 3, 2022, published a legal notice in the *Whittier Daily News,* a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 3, 2022, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022, concerning Alcohol Sales Conditional Use Permit Case No. 81.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 81 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an existing business, this proposed Alcohol Sales Conditional Use Permit request before the Planning

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Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 81 and finds that the proposal will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 219-2022 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 81 to the City Council, subject to the attached conditions hereby attached as Exhibit A, and find and determine that the proposes project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 14th day of November 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

EXHIBIT – A

CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request for an Alcohol Sales License to 13620 Imperial Highway, Unit 3, the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.

2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain his leased area clean and orderly.

4. That alcoholic beverages shall not be sold to the general public from the subject site.

5. That is shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 17 license (Beer and Wine Wholesaler).

6. That alcoholic beverages shall be shipped to the Applicant's customer by the use of commercial trucks and/or licensed commercial transportation companies and not by passenger-type vehicles or domestic type vehicles.

7. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.

8. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.

9. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:

    (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

(B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

(C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

(D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.

10. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.

11. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

13. That Alcohol Sales Conditional Use Permit Case No. 81 shall be subject to a compliance review in one (1) year from the date the City Council approves this permit, and subsequent compliance reviews every five-years thereafter, to ensure that the business and its related alcohol sales activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

14. That before taking occupancy of the premises, the Applicant shall obtain a valid Business Operations Tax Certificate (business license) from the Santa Fe Springs Department of finance. To obtain an application, contact Claribel Catalan at (562) 868-0511.

15. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 9 and all other applicable regulations shall be strictly complied with.

16. That Alcohol Sales Conditional Use Permit Case No. 81 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

17. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.

PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15332, Class 32
Conditional Use Permit Case No. 824

A request for approval to establish, operate and maintain a truck and trailer storage parking lot, on property located at 14800 Radburn Avenue, (APN: 8069-007-057) within the M-2, Heavy Manufacturing, Zone. (Best California Gas, Ltd.)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit Case No. 824, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 824, subject to the conditions of approval as contained within Resolution No. 220-2022; and
- Adopt Resolution No. 220-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A.	Applicant:	Best California Gas, Ltd. Attn: Stephane Wandel 13116 Imperial Highway Santa Fe Springs, CA 90670
B.	Property Owner:	Best California Gas, Ltd. Attn: Stephane Wandel 13116 Imperial Highway Santa Fe Springs, CA 90670
C.	Existing Zone:	M-2 (Heavy Manufacturing) Zone
D.	General Plan:	Industrial

E.	CEQA Recommendation:	Categorically Exempt, Section 15332, Class 32 (In-fill Development Project)
H.	Staff Contact:	Claudia L. Jimenez, Assistant Planner claudiajimenez@santafesprings.org

LOCATION/BACKGOUND

The subject property is located at 14800 Radburn Avenue (APN: 8069-007-057), measuring approximately ±46, 968 sq. ft. (±1.078 acres), and located on the east side of Radburn Avenue. Initially, the subject parcel was comprised of a single parcel (APN: 8069-007-031) measuring approximately ± 4.98 acres (± 216,928.8 sq. ft.), located at 13911 Gannet Street. A request for approval to subdivide APN: 8069-007-031 (± 4.98 acres), into two parcels measuring approximately 169,960.8 sq. ft. (±3.93 acres) and ±46, 968 sq. ft. (±1.078 acres) was approved on May 10, 2021. The property has a General Plan land use designation of Industrial and a zoning designation of M-2, Heavy Manufacturing. The applicant, Best California Gas, Ltd., is proposing to pave and stripe the property for a new truck and trailer storage parking lot.

CONDITIONAL USE PERMIT (CUP 824)

Project Site: The applicant is proposing to construct a truck and trailer storage yard, located at 14800 Radburn Avenue. The proposed project will consist of ±1.078 acres (±46,968 sq. ft.) in land area. The use will be surrounded by both industrial uses, and a 30 – foot wide driveways along Radburn Avenue, will provide ingress and egress for the proposed truck and trailer storage parking lot.

.

Parking: The truck and trailer parking lot use has no parking requirements; however, the applicant has provided 36 parking stalls for the subject property: 32-truck and trailer parking stalls (12’ x 53’) and four standard stalls (9’ x 20’) located in the main entry. The proposed project, therefore, exceeds the minimum parking requirements set for by the City’s Zoning Ordinance.

Access and Circulation: The proposed driveways will measures 30- feet in width, both trucks and trailers will be entering on the northeast side of property and existing from the southeast. The drive aisles will be used for ingress and egress and will be secured by 10-foot high tubular steel gates with screening. Additionally, a 32-foot internal drive aisle will be used for both access to the parking stalls and truck maneuvering.

Landscape: For maximum value, the majority of the landscaping will be provided along Radburn Avenue frontage. The minimum landscape requirements for the project, based on the street frontage area is 2,580 sq. ft. additionally, as required by Code, the applicant will landscape at least 6% parking area. According to the conceptual landscape plan, the applicant will be providing an overall total of 2,610 sq. ft. of

landscaping fronting Redburn Avenue. The project, therefore, exceeds the minimum requirements set forth in the City's Zoning Ordinance.

Security: The proposed sidewalls of the enclosed parking lot will have 10-foot high tubular steel fencing with McNichol's perforate metal for screening and a 12-foot high rear block wall**.** Security gates will control both ingress and egress to the parking areas. New lighting fixtures will also be installed throughout the subject property.

STREETS AND HIGHWAYS

The subject site is located on the east side Radburn Avenue and north side of Gannett Street. Radburn Avenue and Gannet Street are designated as a "Local Streets", within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	**Zoning District**	**General Plan**	**Land Use (Address/Use)**
North	M-2, Heavy Manufacturing	Industrial	14700 Radburn Avenue. Nanoskin Car Care Products (Chemical Manufacturer)
South	M-2, Heavy Manufacturing	Industrial	13911 Gannett Street Wilsonart (Engineered Surfaces)
East	M-2, Heavy Manufacturing	Industrial	14088 Borate Street Hadco Metal Trading (Metal Supplier)
West	M-2, Heavy Manufacturing	Industrial	14815 Radburn Avenue OCI Seating (Office Furniture)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 of the State Planning, Zoning, and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 3, 2022. The legal notice was also posted at City Hall and the City's Town Center kiosk on November 3, 2022. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on November 3, 2022 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of

this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (I) (7) of the City's Zoning Ordinance, states that truck, trailer, or truck tractor storage uses within the M-2, Heavy Manufacturing, Zone shall be allowed only after a valid Conditional Use Permit has first been obtained.

Code Section:	Conditional Use Permit
155.243 (I) (7)	Section 155.243 The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (I) Trucking, transit and transportation facilities of the following kinds: (7) Truck, truck trailer or truck tractor storage

ENVIRONMENTAL DOCUMENTS

After staff review and analysis, staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-Fill Development Projects). Staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Sections 15332, Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA). Additionally, there will not result in any significant noise, air quality, or water quality impacts.

A detailed Class 32 Categorical Exemption report has been prepared and is included as Exhibit A of the Resolution No. 220-2022. The report provides written justification that the proposed Project meets the following criteria:

a. The project is consistent with the applicable General Plan designation and all applicable policies as well as with applicable zoning designation and regulations;
b. The proposed project occurs within the city limits on a site of no more than 5-acres substantially surrounded by urban use;
c. The project site has no value as a habitat for endangered, rare or threatened species;
d. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality impacts; and
e. The site can be adequately served by all required utilities and public services.

It should be noted that a traffic analysis (Exhibit B of Resolution No. 220-2022) was submitted to the City's Public Works Department as part of the initial environmental

review. The City's traffic engineer concluded that the proposed use would have a less than significant impact on traffic and circulation. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that in accordance with Section 155.716 of the City's Zoning Ordinance, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

STAFF REMARKS

Based on the findings set forth in the attached Resolution (220-2022), Staff finds that the applicant's request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit. Staff is therefore recommending approval of Conditional Use Permit Case No. 824, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP 824 are attached to Resolution No. 220-2022 as Exhibit B.

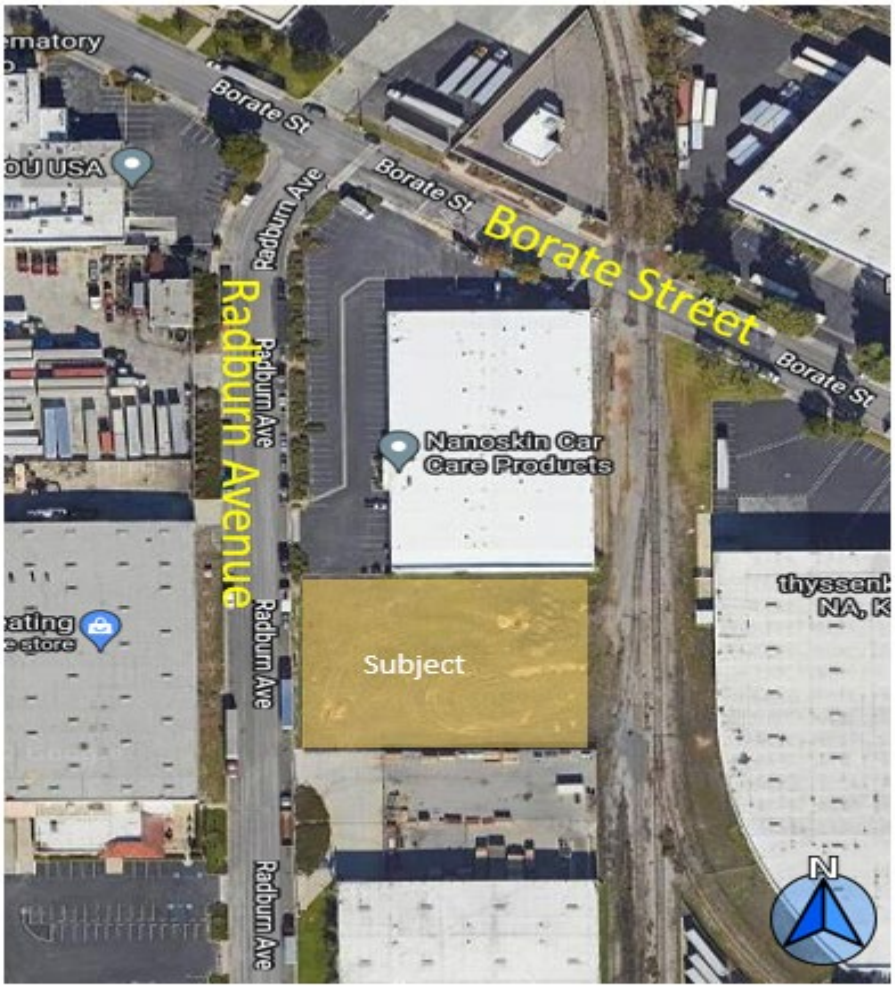
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Elevations
4. Public Hearing Notice
5. Radius Map for Public Hearing
6. Resolution 220-2022
    a. Exhibit A- Class 32 CEQA Categorical Exemption Report
    b. Exhibit B – Conditions of Approval

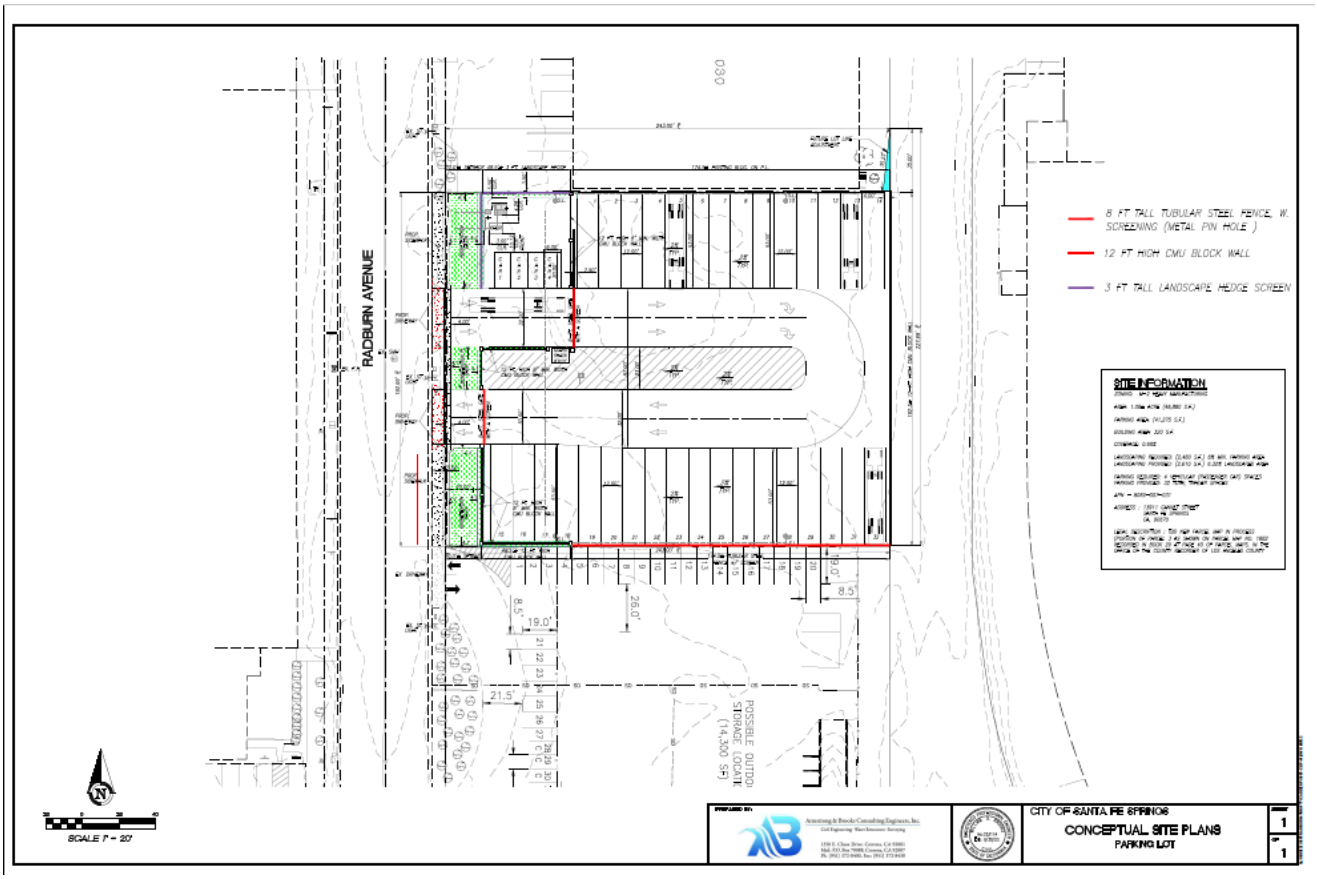
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ATTACHMENT NO. 1
CITY OF SANTA FE SPRINGS
AERIAL PHOTOGRAPH

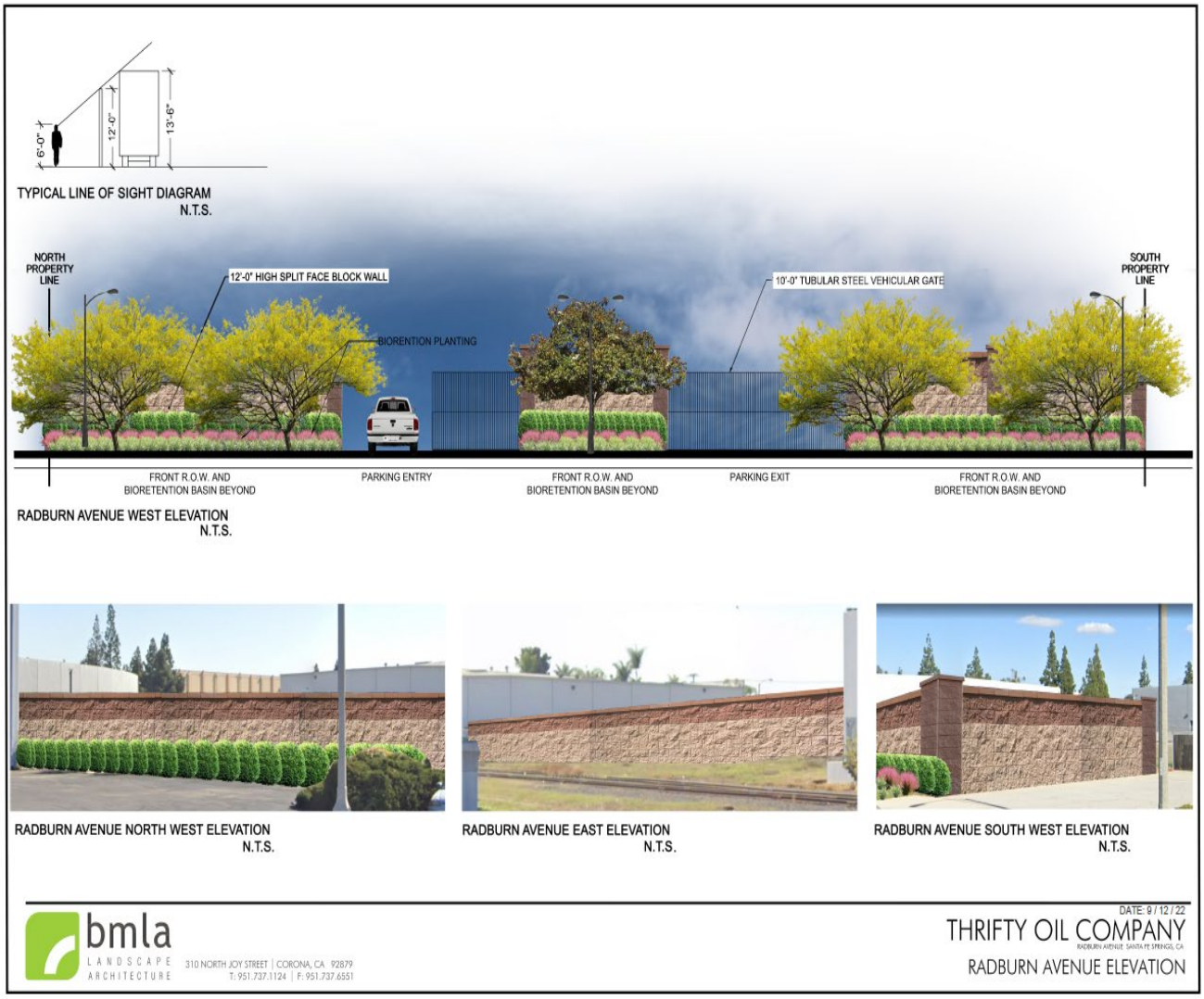


CONDITIONAL USE PERMIT CASE NO. 824
14800 Radburn Avenue
APN: 8069-007-057
Applicant: Best California Gas, Ltd.

ATTACHMENT NO. 2
SITE PLAN



ATTACHMENT 3:
ELEVATIONS



ATTACHMENT NO. 4
PUBLIC HEARING

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 824

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 988: A request for approval to allow a truck and trailer storage parking lot, approx. 46,968 sf. (1.078- acres), located at 14800 Radburn Avenue,(APN: 8069-007-057) in the M-2, Heavy Manufacturing , Zone.

PROJECT LOCATION: 14800 (APN: 8069-007-057)

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 14, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), specifically Class 32, Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5

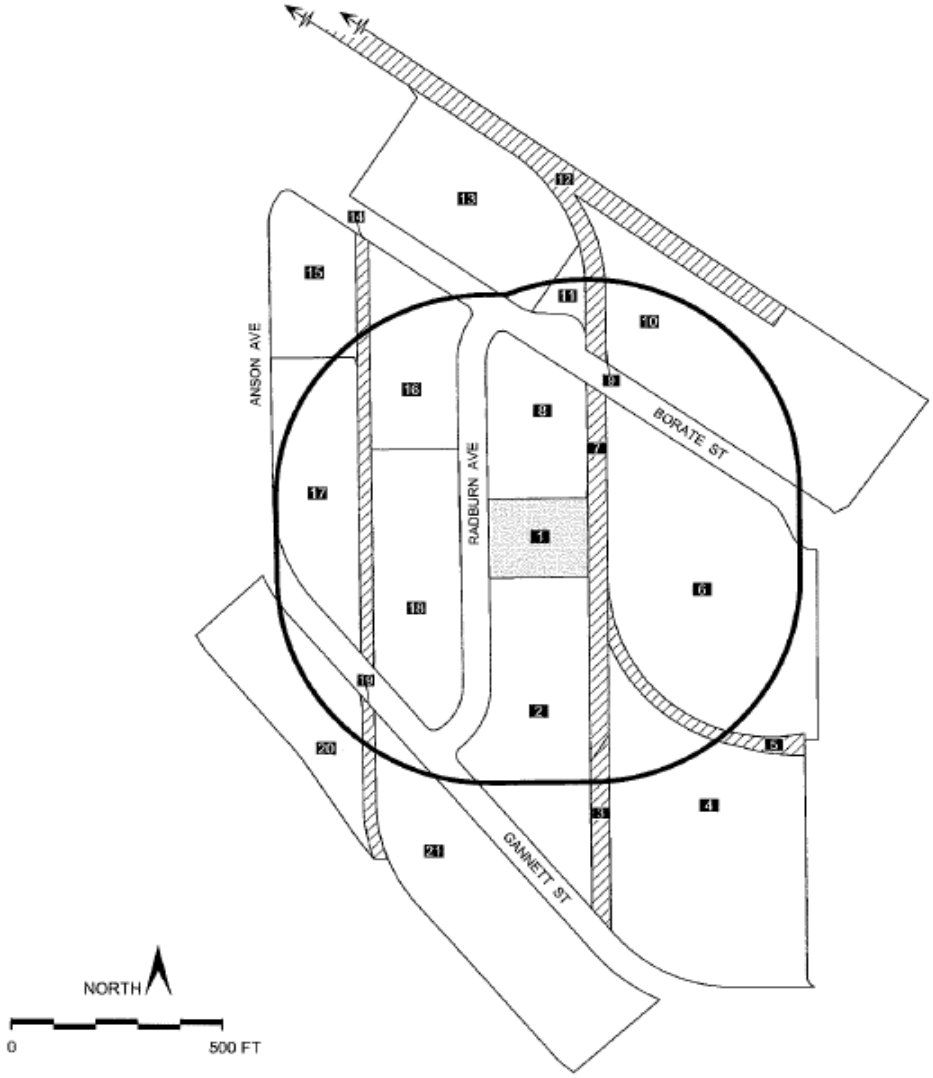
ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or otherwise e-mail your comment to Associate Planner at ClaudiaJimenez@santafesprings.org. Please make sure that you submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting.

FURTHER INFORMATION on this item may be obtained from Claudia Jimenez, Assistant Planner, via e-mail at: ClaudiaJimenez@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7356.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

ATTACHMENT NO. 5
RADIUS MAP



ATTACHMENT NO. 6
Resolution 220-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 220-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING CONDITIONAL USE PERMIT CASE NO. 824

WHEREAS, a request was made for a Conditional Use Permit (CUP Case No. 824) to establish, operate and maintain a truck and trailer storage parking lot, on property located at 14800 Radburn Avenue, (APN: 8069-007-057), within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the east side of Radburn Avenue, with Accessor's Parcel Number of 8069-007-057, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the applicant for the proposed Conditional Use Permit (CUP Case No. 824) is Best California Gas, Ltd., 13116 Imperial Highway, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Best California Gas, Ltd., 13116 Imperial Highway, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 824, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided staff report, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15332 Class 32; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 3, 2022, published a legal notice in the *Whitter Daily News,* a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 3, 2022 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022 concerning Conditional Use Permit Case No. 824.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Sections 15332, Class 32 (Infill Development Project) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the request to establish, operate and maintain a truck and trailer storage parking lot on property located at 14800 Radburn Avenue is exempt from CEQA. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles, located next to the main entry. The entry and exit drive aisles would be secured by gates. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City's Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. A truck and trailer storage parking lot use, provided that a Conditional Use Permit is granted, would be consistent with the current zoning and land use designation. The primary concern would be to ensure that the proposed use will not impact traffic in the immediate vicinity and that the proposed truck and trailer storage parking lot use is compatible with the surrounding industrial use.

A traffic analysis was submitted to the City's Public Works Department as part of the initial environmental review. The City's traffic engineer concluded that the proposed use would have less than a significant impact on traffic and circulation. The project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) and will not have any significant environmental impacts

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 220-2022 to find that the

proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15332, Class 32 (Infill Development Project), and to approve Conditional Use Permit Case No. 824, to establish, operate and maintain a truck and trailer storage parking lot on property located at 14800 Radburn Avenue, (APN: 8069-007-057), within the M-2, Heavy Manufacturing, Zone.

ADOPTED and APPROVED this 14th day of November 14, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

Exhibit A - Class 32 CEQA Categorical Exemption Report
Exhibit B – Conditions of Approval

CEQA CATEGORICAL EXEMPTION

GANNET STREET PARKING FACILITY (CUP 824)
13911 GANNET STREET
SANTA FE SPRINGS, CALIFORNIA

CITY OF
SANTA FE SPRINGS

LEAD AGENCY:

CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

SEPTEMBER 8, 2022

SFSP 075

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CATEGORICAL EXEMPTION

NAME: Gannet Street Parking Facility, Conditional Use Permit (CUP) 824

ADDRESS: The project site's legal address is 13911 Gannet Street, Santa Fe Springs, California 90670. The Assessor Parcel Number (APN) associated with this project is 8069-007-031.

CITY/COUNTY: City of Santa Fe Springs, Los Angeles County.

APPLICANT: Stephane Wandel, Director of Acquisitions and Development. Thrifty Oil Company, 13116 Imperial Highway, Santa Fe Springs, California 90670.

PROJECT: The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).

CONCLUSIONS: The environmental analysis provided in the attached Categorical Exemption (CE) indicates that the proposed project would not result in any significant adverse unmitigable impacts to the physical and human environment. These conclusions and the supporting findings are provided in the attached Categorical Exemption. The requisite environmental analysis is also provided in the attached CE.

EXEMPTION: The project qualifies as exempt pursuant to Section 15332 (Infill Exemption).

STATUS:

___ Ministerial (Section 21080 (b)(1); (Section No. _____);
___ Declared Emergency (Section 21080 (b)(3); (Section No. _____);
___ Emergency Project (Section 21080 (b)(4); (Section No. _____);
___ Statutory Exemption (Section No. _____);
√ Categorical Exemption **Section No. 15332;**
___ The activity is not subject to CEQA (Section No. _____);
___ Other

_____ _____

Signature
City of Santa Fe Springs, Planning Division

Date

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7 Discussion of Findings Supporting the Applicable CEQA Exemptions 14

LIST OF EXHIBITS

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3 Vicinity Map 11
4 Aerial Map 13
5 Conceptual Site Plan 15

APPENDICES

Appendix. **Page**

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3 Appendix C: Traffic Memorandum 93

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1. PURPOSE & SCOPE

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[1]

For this project, the City of Santa Fe Springs has reviewed the proposed project and has determined that it is categorically exempt and qualifies for a Class 32 Infill Exemption (refer to [California Environmental Quality Act] CEQA Guidelines §15332). While this Categorical Exemption (CE) has been prepared with the assistance of an environmental consultant, the findings of the analysis represent the independent judgment of the City of Santa Fe Springs, in its capacity as Lead Agency for the project. Questions and/or comments should be submitted to the following contact person:

Ms. Claudia Jimenez
City of Santa Fe Springs Planning Department
11710 E. Telegraph Road
Santa Fe Springs, California 90670

2. CATEGORICAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Categorical Exemption (CE) may be prepared if the City of Santa Fe Springs, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the project;
- The location of the project (either by street address and cross street for a project in an urbanized area);
- A finding that the project is exempt from CEQA, including a citation to the State Guidelines section or statute under which it is found to be exempt;
- A brief statement of reasons to support the finding; and,
- The applicant's name.[2]

This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project. This CE represents the independent judgment and position of the City of Santa Fe Springs, acting as the Lead Agency. An environmental assessment is provided in Appendix A that includes

[1] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

[2] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

an environmental analysis of key issue areas to support the conclusion that the proposed project will not result in any significant environmental impacts associated with the proposed project's implementation.

3. APPLICABLE CEQA EXEMPTION

The preparers of this document (Blodgett Baylosis Environmental Planning) have determined that a CE is appropriate based on the findings contained herein. Additionally, the preparers have determined that the proposed project is categorically exempt and qualifies for a Class 32 Infill Development Project (CEQA Guidelines §15332). The Class 32 exemption consists of projects characterized as an infill development that meets the following conditions:[3]

- The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations;
- The proposed undertaking will occur within the corporate boundaries of the City of Santa Fe Springs on a project site of no more than five acres (the site has a total land area of just 1.08-acres) that is surrounded by urban development;
- The project site has no value as a habitat for endangered, rare, or threatened species;
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
- The site can be adequately served by all required utilities and public services.

4. PROJECT LOCATION

The project site is located in the southeastern portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the Puente Hills Preserve (located approximately 3.5 miles northeast of the site), the North Fork of Coyote Creek (La Canada Verde Creek), which is located approximately three-quarters of a mile east of the project site, and the San Gabriel River which is located approximately three miles west of the site.[4]

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The proposed project site is located in the southeastern portion of the City on the east side of Radburn Avenue. The project site's legal address is 13911 Gannet Street, Santa Fe Springs, California 90670. The Assessor Parcel Number (APN) associated with this project is 8026-020-017. A local map is provided in Exhibit 3.

[3] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).
[4] Google Earth. Website accessed August 17, 2022.

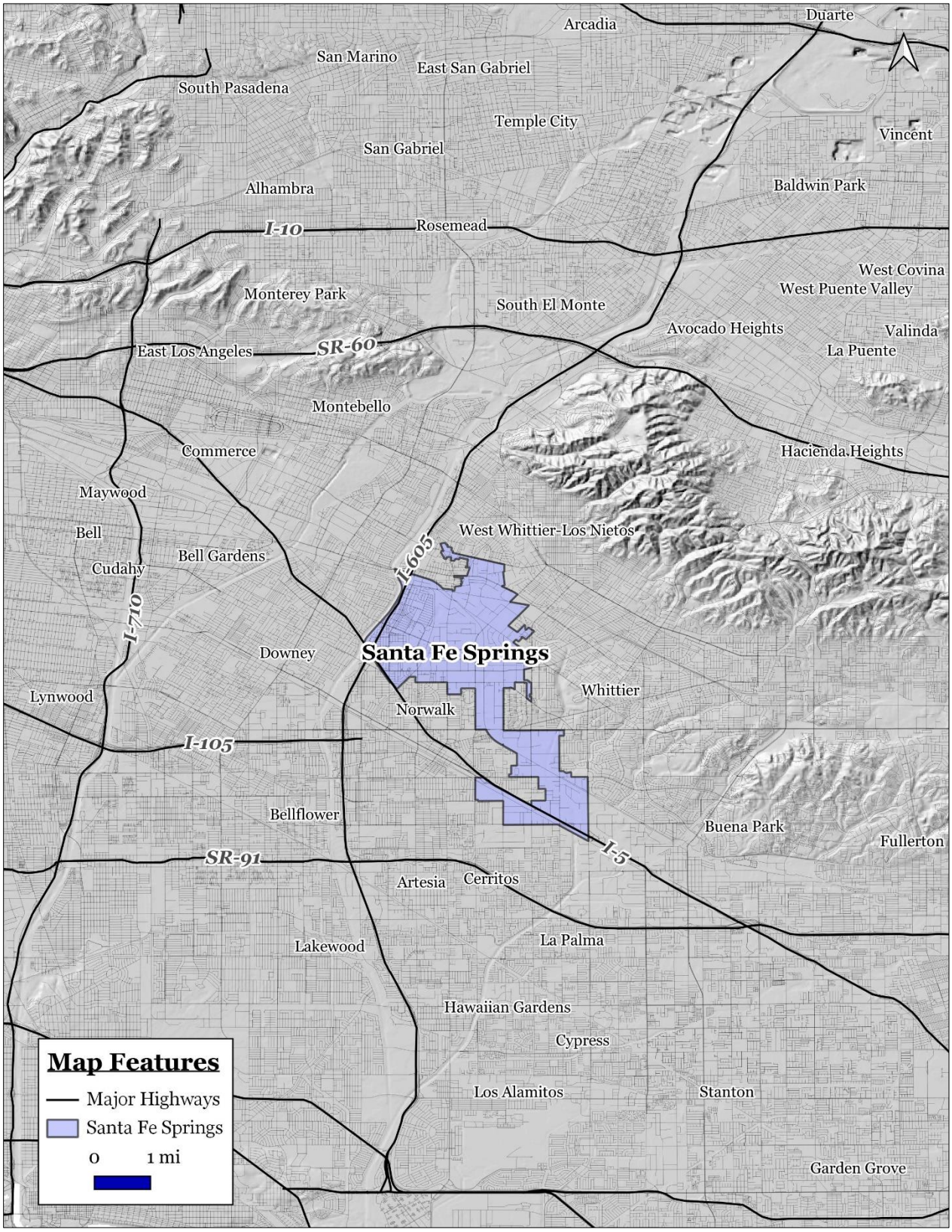


EXHIBIT 1
REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

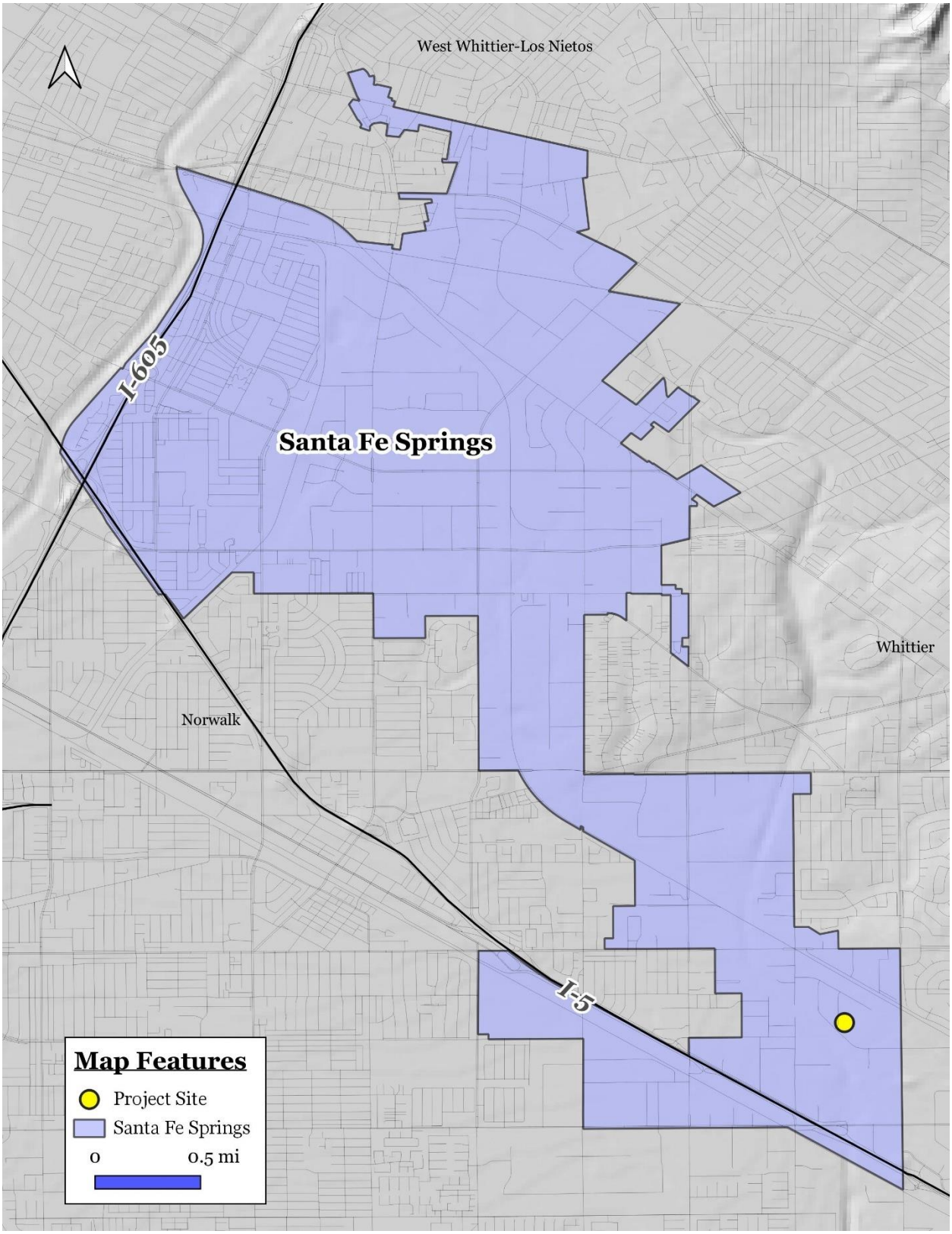


EXHIBIT 2
PROJECT SITE'S LOCATION IN THE CITY
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

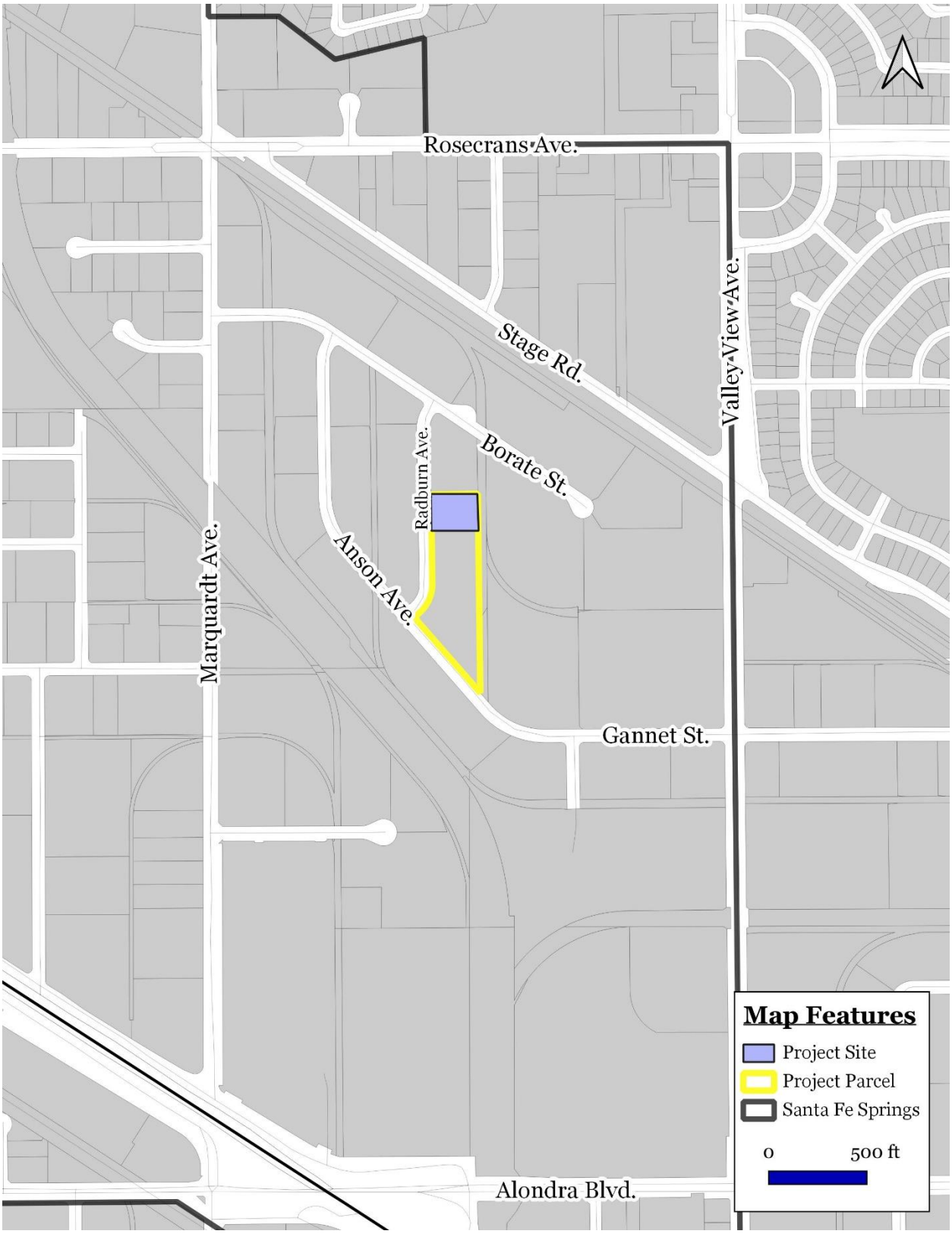


EXHIBIT 3
VICINITY MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

5. ENVIRONMENTAL SETTING

The project site consists of approximately 1.08 acres and is located in the midst of an industrial area in the southern portion of the City. The following land uses are located near the project site:[5]

- *North of the project site*. An automotive chemical use, Nanoskin Car Care Products, is located to the north of the project site at 14700 Radburn Avenue.

- *East of the project site*. Railroad tracks extend along the project site's east side. Further east, to the east of the aforementioned railroad tracks is an industrial use (Hadco Metal Trading and Ken-Mac Metals) located at 14088 Borate Street.

- *South of the project site*. A manufacturing use, Wilsonart, is located to the south of the site at 13911 Gannet Street.

- *West of the project site*. Radburn Avenue extends along the project site's west side. An industrial building is located further west along the west side of Radburn Avenue.

Other significant land uses in the area includes John Glenn High School, located approximately 1.35 miles to the northwest of the project site; the Arlie F. Hutchinson Middle School located approximately 3,670 feet to the northeast; and the Neff Historical Park located approximately 2,660 feet to the east. The nearest residential neighborhood to the project site is located approximately 1,460 feet northeast of the site (north of Stage Road) in the City of La Mirada.[6] The project site itself is currently vacant and undeveloped and is covered over in turf. An aerial photograph of the surrounding area is provided in Exhibit 4.

6. PROJECT DESCRIPTION

Key elements of the proposed project are summarized below:

- *Project Site*. The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[7]

- *Parking*. The proposed project would provide 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry.[8]

[5] Google Earth. Website accessed on August 17, 2022.
[6] Ibid.
[7] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[8] Ibid.



EXHIBIT 4
AERIAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Access and Circulation*. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. An internal roadway drive aisle will be used for both access to the parking stalls and truck maneuvering.[9]

- *Landscaping*. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. This landscaped area will serve as a stormwater vegetated swale to accommodate stormwater runoff.[10]

- *Utilities*. A new storm drain inlet will transect the site and will ultimately connect to the proposed drainage swale. In addition, a new sanitary sewer line and water line will be installed. These new lines will connect to existing lines in Radburn Avenue.[11]

- *Security*. A new 8-foot-high decorative fence will be installed along the Radburn Avenue frontage. A new security fence will be installed along the site's north, south, and east sides. Security gates will control both ingress and egress to the parking areas. New lighting will also be installed throughout the site.[12]

The proposed project's site plan is illustrated in Exhibit 5

7. DISCUSSION OF FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTIONS

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The property has a General Plan and Zoning designation of Industrial (M-2).[13] The City of Santa Fe Springs has determined, following a detailed evaluation, that the proposed project would not result in any significant effects on the environment. This finding is supported by the analysis provided in the remainder of this section and in the appendices. The City of Santa Fe Springs makes the following findings in support of the Infill Exemption (refer to CEQA Guidelines §15332):[14]

[9] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[10] Ibid.
[11] Ibid.
[12] Ibid.
[13] Ibid.
[14] CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

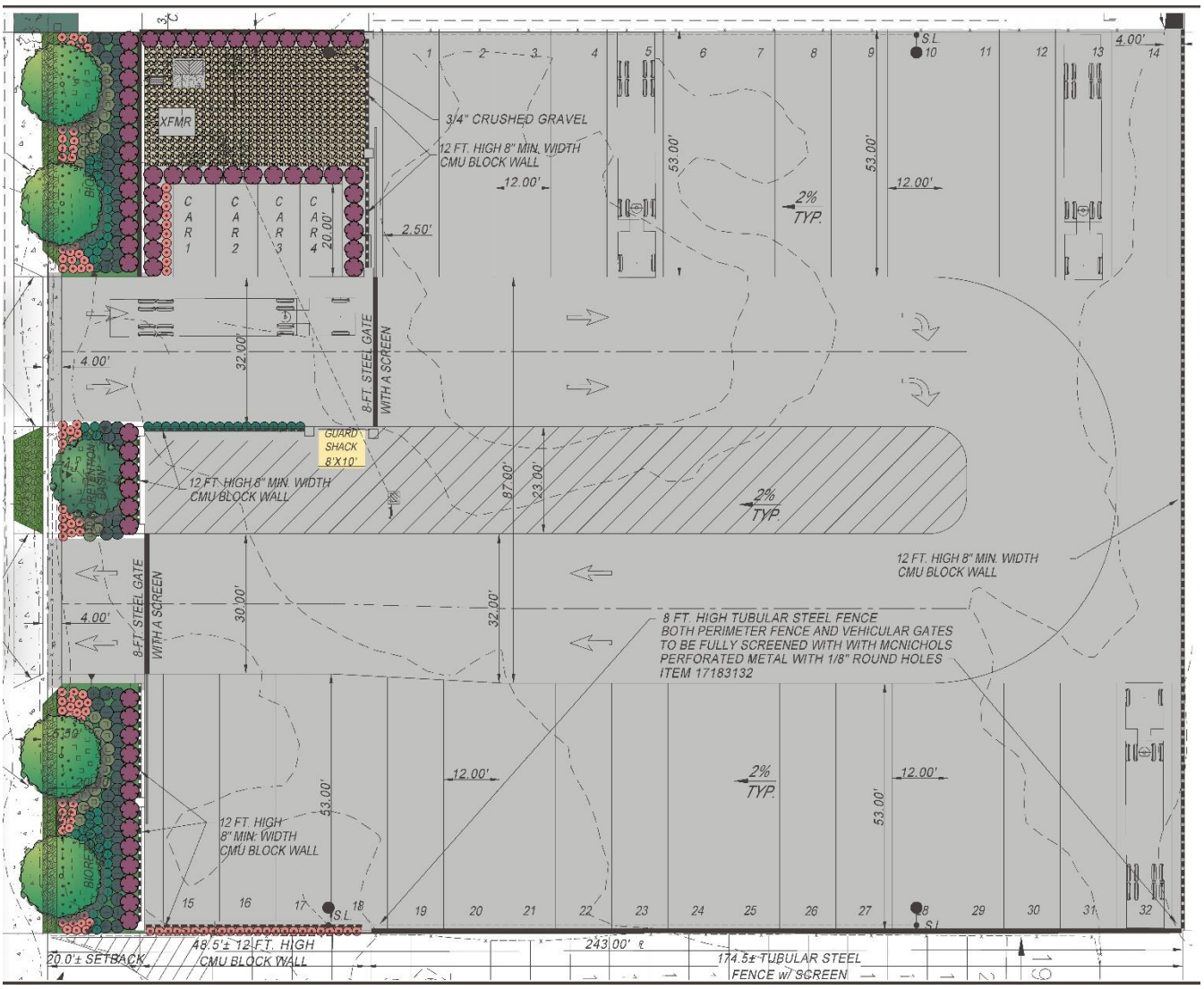


EXHIBIT 5
CONCEPTUAL SITE PLAN

SOURCE: BMLA LANDSCAPE ARCHITECTURE

- *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.* The proposed project would not require a general plan amendment or zone change as part of its implementation. The proposed use is consistent with Industrial (M-2) zoning designation. The proposed project would not result in any land use conflicts (refer to Appendix A, Environmental Analysis and Checklist, Land Use).

- *The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality*. The proposed project will not result in any significant increase in traffic, noise, or air quality impact (refer to Appendix A, Environmental Analysis and Checklist). The proposed project would involve the development of a truck trailer parking lot with a total land area of approximately 1.08-acres. The existing lot will include 32 designated parking spaces for the parking trailers and 4 standard parking stalls.[15] The proposed project will not result in any significant adverse traffic impacts (refer to Appendix A, Environmental Analysis and Checklist).

- *The site can be adequately served by all required utilities and public services*. The proposed project will not result in any significant adverse impacts on utilities and public services (refer to Appendix A, Environmental Analysis and Checklist, Utilities, Public Services, and Service Systems). The water, sewer, and power lines that serve the existing project area can also adequately serve the proposed use.

- *The proposed project will be limited to the project site and no dislocation of off-site structural improvements will be required to accommodate the proposed project.* The project's construction and operation will be restricted to the project site (refer to Appendix A, Environmental Analysis and Checklist).

- *The project site does not contain any sensitive environmental resources*. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Appendix A, Environmental Analysis and Checklist, Biological Resources). The site utility as a habitat is further constrained by the site's small land area (1.08-acres), the location of roadways adjacent to the site and the presence of surrounding urban development. The site is currently vacant and is covered over in landscaped turf.

- *The project site is located within an urban area of the City of Santa Fe Springs*. No scenic resources or scenic corridors will be affected by the proposed project (refer to Appendix A, Environmental Analysis and Checklist, Aesthetics). As a result, the project will not result in any impacts to sensitive visual resources in the area.

- *The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes.* The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).

- *The proposed project will not result in any adverse impacts on historic resources.* A review of the U.S. National Park Service's National Register of Historic Places and the State registrar indicated

[15] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

that there are no Federal- or State-recognized historic structures located within the project site. (refer to Appendix A, Environmental Analysis and Checklist, Cultural Resources).

- *The proposed project will not require any review by a State trustee or responsible agency*. No State trustee and responsible agencies are required as part of this project's environmental review.

Based on the analysis provided in this Categorical Exemption, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) and will not have any significant environmental impacts. As indicated above, an Environmental Analysis and Checklist is included in Appendix A.

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APPENDIX A
ENVIRONMENTAL ANALYSIS & CHECKLIST

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AESTHETICS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?				**X**
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				**X**
C. Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				**X**
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**

A. The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[16] Once redeveloped, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way. *As a result, no impacts will occur.*

B. According to the California Department of Transportation (Caltrans), Radburn Avenue is not located within close proximity to a designated State or County designated scenic highway.[17] The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 8.77 miles to the east of the project site.[18] Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100

[16] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[17] California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov
[18] Google Earth. Website accessed August 17, 2022.

Telegraph Road. The project sites do not contain any buildings listed in the State or National registrar. *As a result, no impacts will occur.*

C. The proposed project would involve the development of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[19] *As a result, no impacts will occur.*

D. Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is surrounded on all sides by industrial development. No light sensitive uses are located within 1,000 feet of the project site. Refer to Exhibit A-1 for a map of Sensitive Receptors. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. *As a result, no significant impacts are anticipated to result.*

[19] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

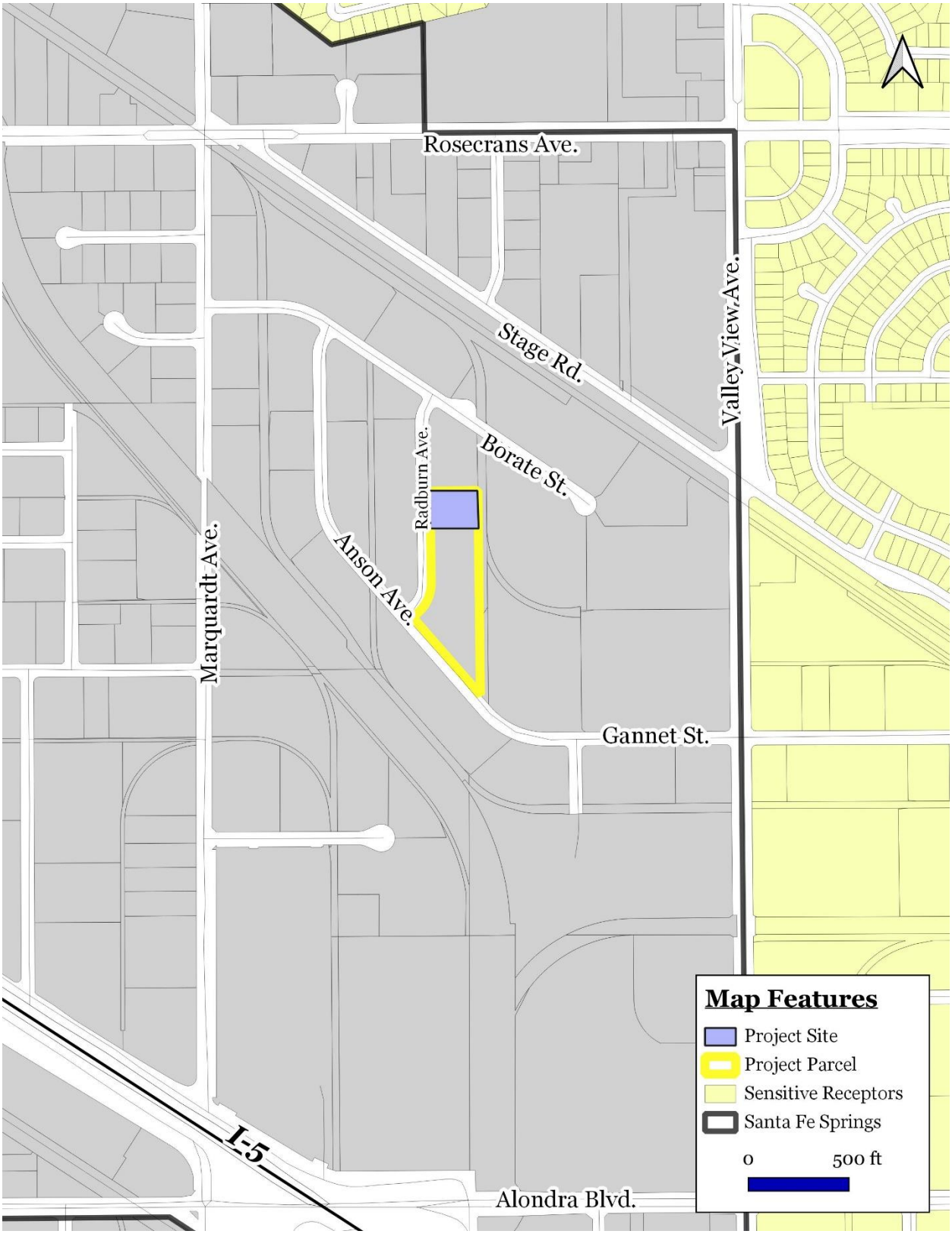


EXHIBIT A-1
LIGHT SENSITIVE RECEPTORS
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

AGRICULTURE & FORESTRY RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. 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?				**X**
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				**X**
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				**X**
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				**X**
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[20] The project site is vacant and landscaped with turf. The project site is surrounded on all sides by urban development. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses (refer to Exhibit A-2). *As a result, no impacts will occur.*

B. The site is currently a vacant, landscaped lot that is zoned for Heavy Manufacturing (M-2). According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[21] There are no agricultural uses located within the site that would be affected by the project's implementation. *As a result, no impacts will occur.*

C. No forest lands are located within the vicinity of the project site. Furthermore, the site's existing zoning designation does not contemplate forest-related land uses. *As a result, no impacts will occur.*

[20] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[21] California Department of Conservation. *State of California Williamson Act Contract Land.*

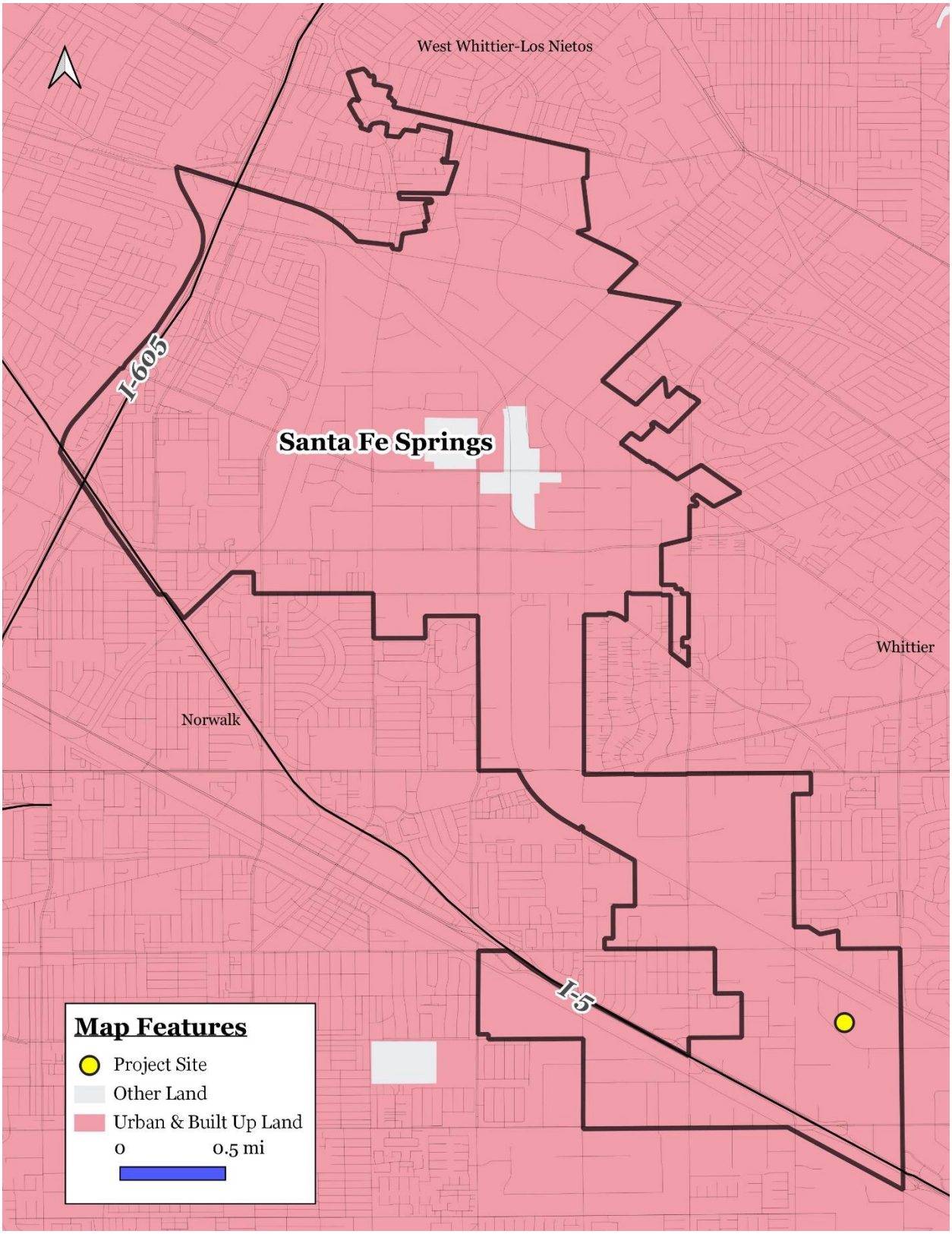


EXHIBIT A-2
AGRICULTURAL LAND USES
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

D. No forest lands are located near the project site or surrounding area. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. *As a result, no impacts will occur*.

E. The project would not involve the disruption or damage to the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not in agricultural use. *As a result, no impacts will occur*.

AIR QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				**X**
B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			**X**	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			**X**	
D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[22]

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:[23]

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables A-1 and A-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable

[22] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[23] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. The proposed project will not result in any exceedance of the SCAG's employment projections for the City. *As a result, no impacts related to the implementation of the AQMP are anticipated.*

B. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2020.40). As shown in Table A-1, daily construction emissions will not exceed the SCAQMD significance thresholds.

Table A-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation (on-site)	1.13	12.43	6.64	0.02	5.83	3.37
Site Preparation (off-site)	0.03	0.02	0.28	--	0.09	0.00
Total Site Preparation	**1.16**	**12.45**	**6.92**	**0.02**	**5.92**	**3.37**
Paving (on-site)	0.83	6.23	8.80	0.02	0.31	0.28
Paving (off-site)	0.04	0.03	0.45	--	0.15	0.04
Total Paving	**0.87**	**6.26**	**9.25**	**0.02**	**0.46**	**0.32**
Maximum Daily Emissions	**1.16**	**12.44**	**9.26**	**0.02**	**5.92**	**3.39**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: CalEEMod V. 2020.4.0

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V. 2020.4.0 computer model. Table A-2 depicts the estimated operational emissions generated by the proposed project.

Table A-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	0.02	--	--	0.00	--	--
Energy (lbs/day)	0.00	0.00	0.00	0.00	0.00	0.00
Mobile (lbs/day)	0.00	0.00	0.00	0.00	0.00	0.00
Total (lbs/day)	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**

Source: CalEEMod 2016.3.2.

As indicated in Table A-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of

fugitive dust during grading and/or the use of equipment on unpaved surfaces.[24] The contractors will be responsible for being familiar with and implementing any pertinent best available control measures. These are SCAQMD Rules that will be standard conditions. *Therefore, the impacts will be less than significant.*

C. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables A-1 and A-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. The proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). *As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.*

D. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[25] Sensiti8ve receptors in the area are shown in Exhibit A-3. The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.[26] Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. *As a result, no impacts will occur.*

[24] South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.
[25] South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.
[26] California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*.

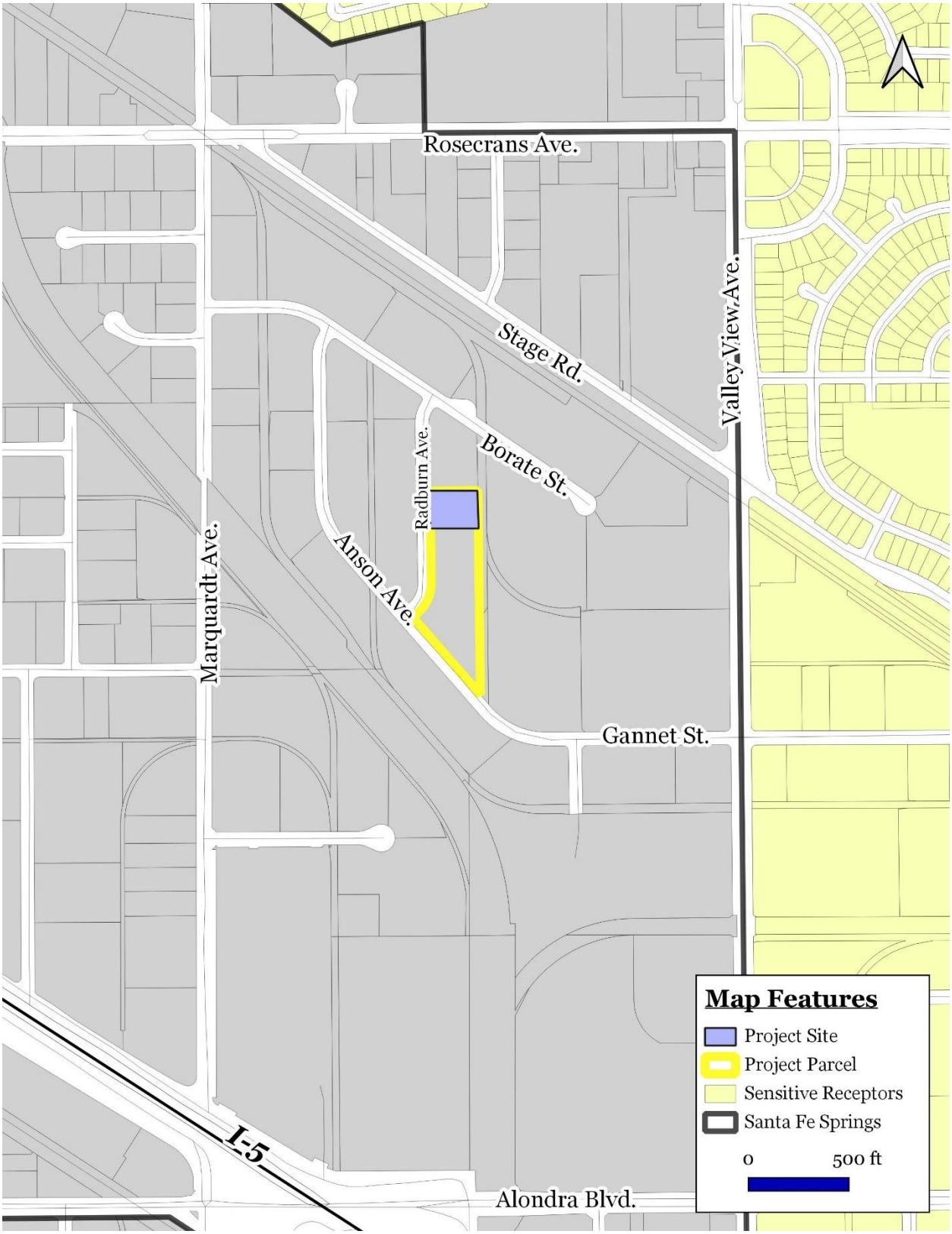


EXHIBIT A-3
AIR QUALITY SENSITIVE RECEPTORS
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

BIOLOGICAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				**X**
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				**X**
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[27]

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is located in the Whittier Quadrangle).[28] These species include:

[27] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[28] California Department of Fish and Wildlife. *Bios Viewer*.

- The *Coastal California Gnatcatcher* is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.[29]

- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.[30]

- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.[31] The nearest body of water is the La Canada Verde Creek, located approximately 700 feet southeast of the project site.

- The *Bank Swallow* lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 700 feet east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.[32]

- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.[33]

- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.[34] As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. In addition, the site is currently vacant and landscaped. The project site and the surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. *As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.*

B. According to the United States Fish and Wildlife Service, there are no riverine areas located within the project boundary or adjacent parcels.[35] The project site and the surrounding properties are developed in industrial uses. In addition, the site is currently vacant though it is landscaped. There is no riparian

[29] Audubon. *California Gnatcatcher (Polioptila californica)*.
[30] California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus)*.
[31] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on August 12, 2022.
[32] Audubon. *Bank Swallow (Riparia riparia).*
[33] US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm.
[34] County of Los Angeles Department of Public Works. *Listed Species in the County of Los Angeles*.
[35] United States Fish and Wildlife Service. *National Wetlands Inventory*.

habitat located on-site or in the surrounding areas and no offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the project site. *As a result, no impacts will occur.*

C. No sensitive wetland habitats (e.g., vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. In addition, according to the United States Fish and Wildlife Service there are no riverine areas located within the project boundary or adjacent parcels. No offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the proposed project site. *As a result, no impacts will occur.*

D. The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. *As a result, no impacts will occur.*

E. General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No trees will be removed with the implementation of the proposed project. *As a result, no impacts will occur.*

F. The project sites and the surrounding areas are urban. In addition, the site is currently being used as a truck trailer parking lot. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 5.46 miles northeast from the project site. The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. *Therefore, no impacts will occur.*

CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				**X**
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			**X**	
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			**X**	

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[36] Historic structures and sites are defined by local, State, and Federal criteria. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are historically significant. The U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.[37]

The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).[38] *Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.*

[36] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[37] U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. Website accessed on August 17, 2022.
[38] California Department of Parks and Recreation. *California Historical Resources*. Website accessed on August 17, 2022.

B. The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be halted, and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. *Adherence to the abovementioned standard conditions will reduce potential impacts to levels that are less than significant.*

C. There are no dedicated cemeteries located within the vicinity of the project site.[39] The proposed project will be restricted to the project site and will not affect any dedicated cemeteries within the surrounding area. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted, and the Los Angeles County Sherriff's Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

Adherence to the aforementioned standard condition will ensure potential impacts are less than significant.

[39] Google Earth. Website accessed August 17, 2022.

ENERGY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?			**X**	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[40] The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. *As a result, the impact will be less than significant.*

B. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. *Due to the proposed use of the site, no impacts are expected.*

[40] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

GEOLOGY & SOILS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			**X**	
B. Would the project result in substantial soil erosion or the loss of topsoil?			**X**	
C. Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			**X**	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?			**X**	
E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			**X**	

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[41]

The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. The site is located within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Lower Elysian Park Thrust Fault, located approximately 0.52 miles northeast of the project site. In addition, the project will comply with the 2020 California Building Code, which is effective in minimizing any potential seismic-related impacts to structures. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is located just inside an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides

[41] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

because there are no hills or mountains within the vicinity of the project site. *As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.*

B. The project must comply with all pertinent requirements of the California Building Code with respect to erosion control. It is also important to note that no new habitable structures will be constructed on the site. *As a result, the potential impacts would be less than significant.*

C. The project's construction will not result in soil erosion since the project's contractors must implement the construction best management practices (BMPs) identified in the mandatory storm water pollution prevention plan (SWPPP). The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction (refer to A-4).[42] The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater located below ground surface (BGS). *As a result, the potential impacts will be less than significant.*

D. The project contractors will be required to comply with the structural engineer's recommendations. *As a result, the potential impacts will be less than significant.*

E. No septic tanks will used for the proposed project since no sanitary sewer system connections will be required. *As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.*

F. According to the State of California Geological Survey, the site's geology is classified as Urban Land-Thums-Pierview complex. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. *Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.*

[42] United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed August 17, 2022.

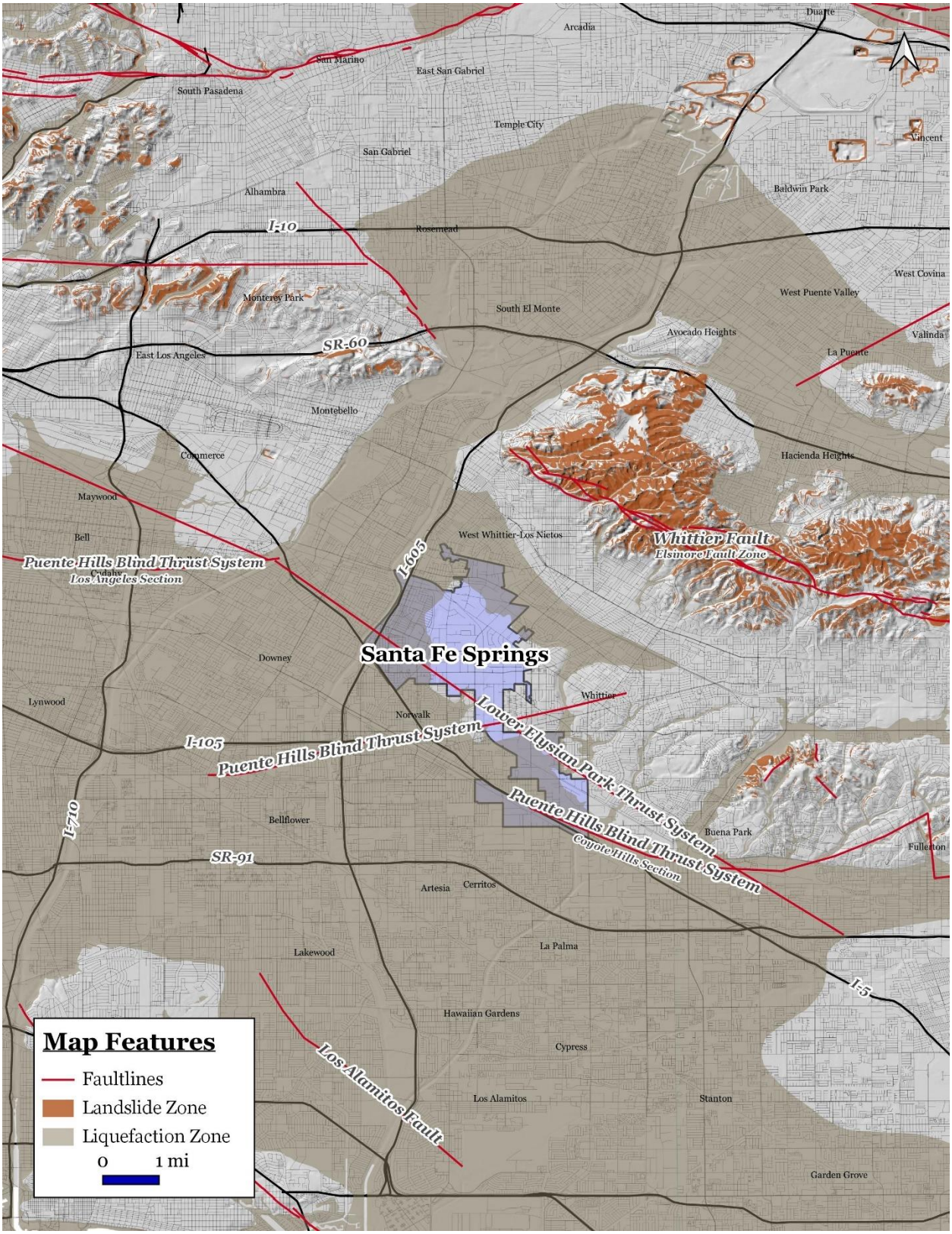


EXHIBIT A-4
AREA GEOLOGY

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

GREENHOUSE GAS EMISSIONS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				**X**

A. Greenhouse gasses (GHG) are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The South Coast Air Quality Management District (SCAQMD) has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons of CO_2E ($MTCO_2E$) per year for commercial projects, 3,500 $MTCO_2E$ per year for residential projects, 3,000 $MTCO_2E$ per year for mixed-use projects, and 10,000 $MTCO_2E$ per year for industrial projects. Table A-3 summarizes annual greenhouse gas (CO_2E) emissions from build-out of the proposed project.[43] Carbon dioxide equivalent, or CO_2E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table A-3, the CO_2E total for the project is 1,679.53 pounds per day which is well below the aforementioned threshold.

Table A-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO_2	CH_4	N_2O	CO_2E
Construction Phase - Site Preparation	1,666.06	0.54	--	1,679.53
Construction Phase - Paving	1,297.69	--	--	0.00
Long-term Area Emissions	0.01	0.01	--	0.01
Long-term Energy Emissions	0.00	0.00	0.00	0.00
Long-term Mobile Emissions	0.00	0.00	0.00	0.00
Total Long-term Emissions	**0.01**	**--**	**0.00**	**0.01**

Source: CalEEMod V.2020.4.0.

This figure (1,679.53 $MTCO_2E$) does not take into account the implementation of Low Impact Development (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. The project is also an infill development within an urban area. *Therefore, the project's GHG impacts are less than significant.*

[43] The CalEEMod Air Quality Worksheets are provided in Appendix B.

B. AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.[44] The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. *As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation will occur and no impacts will occur*.

[44] Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.*

HAZARDS & HAZARDOUS MATERIALS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				**X**
D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?			**X**	
E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				**X**
F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[45] The project site is a vacant, landscaped property that will be converted to a truck trailer parking lot. The trailers that will be parked within the proposed parking facility will not be permitted to contain hazardous materials while they are parked in the parking lot as a condition of approval. *As the result, the impacts would be less than significant*.

B. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of

[45] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[46] The project site is a vacant landscaped property that will be converted to a truck trailer parking lot. The trailers that will be parked within the proposed parking facility will not be permitted to contain hazardous materials while they are parked in the parking lot as a condition of approval. *As the result, the impacts would be less than significant*.

C. The nearest schools in the area include Foster Road Elementary School located 0.72 miles to the north and Ramona Preschool located 1 mile to the west. The nearest residential neighborhood to the project site is located approximately 2,100 feet to the east in unincorporated East Whittier, east of Stage Road.[47] *As a result, no impacts are anticipated.*

D. The California Department of Toxic Substances Control (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) *EnviroStor* database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including military facilities, and State Superfund; Voluntary Clean-up sites; and school sites. *EnviroStor* provides similar information to the information that was available in CalSites, and provides additional site information including, but not limited to, identification of formerly contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. The trailers that will be parked within the proposed parking facility will not be permitted to contain hazardous materials while they are parked in the parking lot as a condition of approval. *As the result, the impacts would be less than significant*.

E. Fullerton Airport is located approximately 3.60 miles southeast of the project site and the Long Beach Airport is located approximately 8 miles to the southwest.[48] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the local airports. The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. *As a result, no impacts are anticipated.*

F. At no time will Gannet Street be completely closed to traffic during the project's construction. All construction staging must occur on-site. *As a result, no impacts are associated with the proposed project's implementation.*

G. The project site is not located within a "very high fire hazard severity zone."[49] The project site and all of the surrounding properties are all developed. *As a result, no impacts are anticipated.*

[46] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[45] Google Maps. Accessed August 17, 2022.
[48] Toll-Free Airline. *Los Angeles County Public and Private Airports, California*.
[49] CalFire. *Very High Fire Hazard Severity Zone Map for Los Angeles County*

HYDROLOGY & WATER QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				**X**
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?			**X**	
D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[50]

In the absence of any requirements or regulations, a significant number of impervious surfaces (i.e., buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project. Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for

[50] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. *With the above-mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.*

B. A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.[51] In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. *Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.*

C. The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion (refer to Exhibit A-5). The site is currently occupied and developed as a trucking use. No grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. *As a result, the potential impacts will be less than significant.*

D. As indicated previously, the impervious surfaces (asphalt and concrete surfaces, building slabs, etc.) that will be constructed will result in the generation of storm water runoff. However, the project will be properly drained and is not expected to result in flooding on-or off-site. A City-approved grading plan will be used, which will ensure that the site will be graded so that storm water runoff will be directed to the curbs and gutters and the on-site detention. Vehicular access to the project site will be provided by a single driveway connection with the west side of Radburn Avenue. This driveway will have a curb-to-curb width of 36-feet and will accommodate both trucks and passenger vehicles. Gated access is set back from Radburn Avenue by approximately 75-feet. An internal roadway drive aisle will be used for both access to the parking stalls and truck maneuvering.[52] Landscaped areas will total approximately 8,000 square feet and will be installed along the site's frontage with Radburn Avenue. This landscaped area will serve as a stormwater vegetated swale to accommodate stormwater runoff.[53] *As a result, less than significant impacts are anticipated.*

E. The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. *As a result, no impacts will occur.*

[51] Geotracker GAMA. Website accessed August 17, 2022.
[52] Ibid.
[53] Ibid.

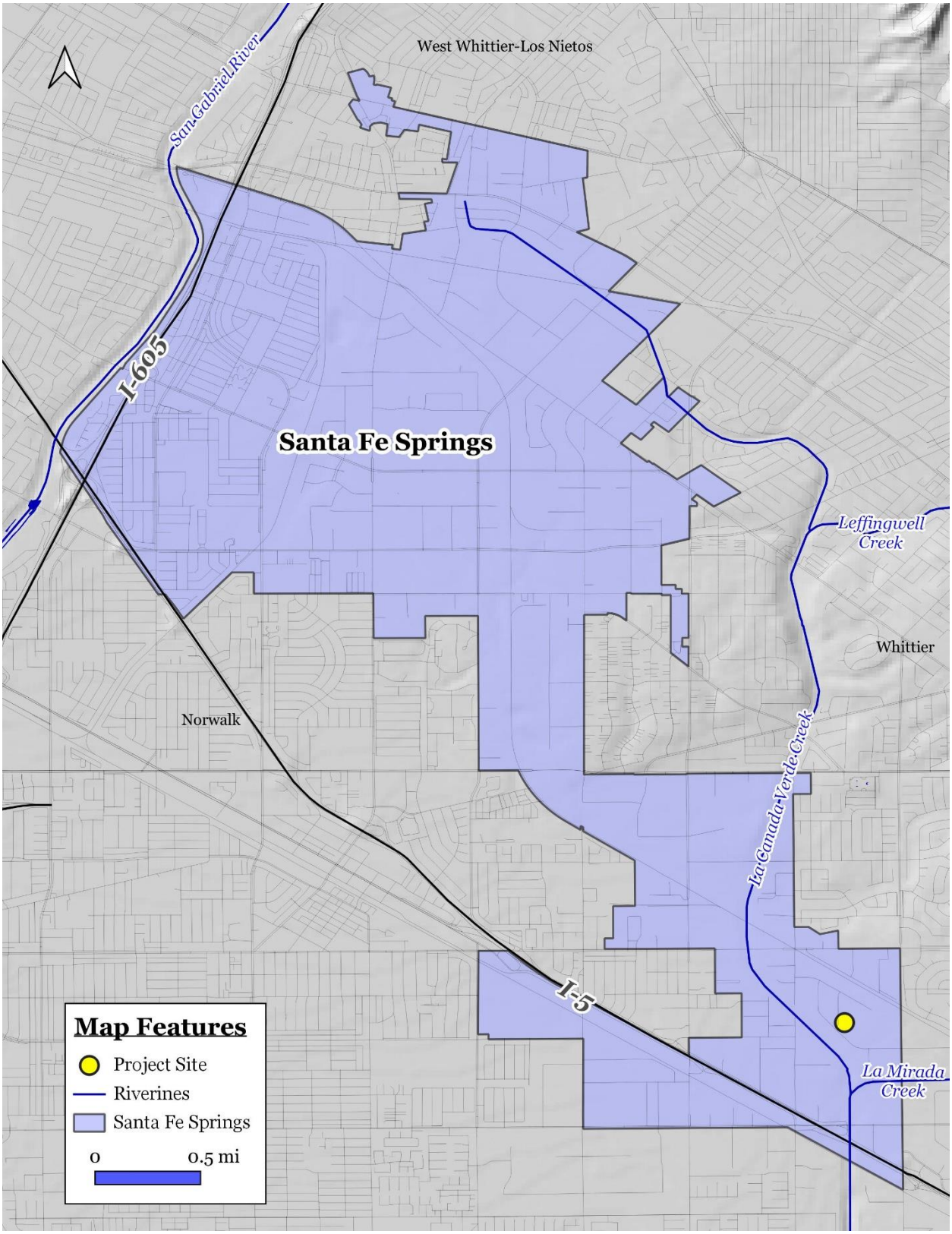


EXHIBIT A-5
AREA HYDROLOGY

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

LAND USE & PLANNING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				X
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be us ed for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[54] The project site consists of approximately one acre and is located in the midst of an industrial area in the northeastern portion of the City that extended along Gannet Street. The following land uses are located near the project site:[55]

- North of the project site. An automotive chemical use, Nanoskin Car Care Products, is located to the north of the project site at 14700 Radburn Avenue.
- East of the project site. Railroad tracks extend along the project site's east side. Further east, to the east of the aforementioned railroad tracks is an industrial use (Hadco Metal Trading and Ken-Mac Metals) located at 14088 Borate Street.
- South of the project site. A manufacturing use, Wilsonart, is located to the south of the site at 13911 Gannet Street.
- West of the project site. Radburn Avenue extends along the project site's west side. An industrial building is located further west along the west side of Radburn Avenue.

Other significant land uses in the area include include Foster Road Elementary School located 0.72 miles to the north and Ramona Preschool located 1 mile to the west. The nearest residential neighborhood to the project site is located approximately 2,100 feet to the east in unincorporated East Whittier, east of Stage Road.[56] The project site itself is vacant and undeveloped. The proposed use is

[54] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[55] Google Earth. Website accessed on August 17, 2022.
[56] Ibid.

consistent with the site's current zoning designation and no existing neighborhoods will be divided (refer to Exhibit A-6). *As a result, no impacts will result.*

B. As indicated in the previous subsection, the proposed use will not require the approval of either a Zone Change or a General Plan Amendment. The proposed project is consistent with the zoning and general plan land use designations that are applicable to the project site. *As a result, no impacts will occur*

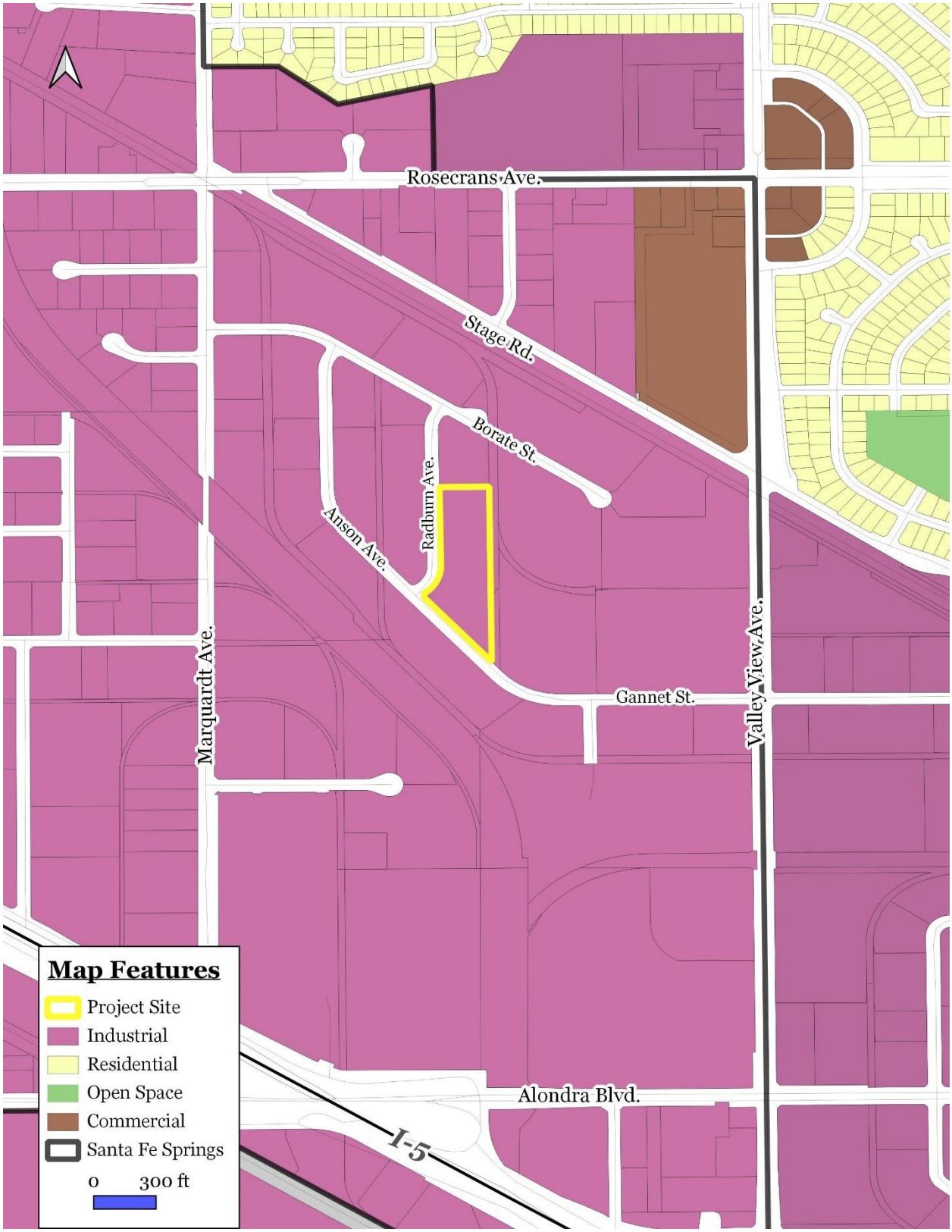


EXHIBIT A-6
LAND USE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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MINERAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. 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?				**X**
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[57]

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within the site boundaries. There are three wells located to the east of the site.[58] The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.[59] As indicated previously, the site is developed and occupied. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. *As a result, no impacts to mineral resources will occur.*

B. As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. *Therefore, no impacts will result from the implementation of the proposed project.*

[57] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[58] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder*.
[59] California Department of Conservation. *Mineral Land Classification Map for the Santa Fe Springs Quadrangle*. Map accessed August 17, 2022.

NOISE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			**X**	

A. Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Changes of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[60]

The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[61]

The project site is located in the midst of an industrial area in the southeastern portion of the City. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include include Foster Road Elementary School located 0.72 miles to the north and Ramona Preschool located 1 mile to the west. The nearest residential neighborhood to the project site is located approximately 2,100 feet to the east in La Mirada of Stage Road.[62]

A change in noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As shown in Table A-4, the project is anticipated to generate approximately 194 trips per day, with 6 trips occurring during the morning (AM) peak hour and 9 trips occurring during the evening (PM) peak hour. The traffic generation existing use is essentially the same as the proposed use. *As a result, less than significant impacts will occur.*

[60] Bugliarello, et. al. *The Impact of Noise Pollution,* Chapter 127, 1975.
[61] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.
[62] Google Earth. Website accessed on August 17, 2022.

C. Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminishes in intensity with distance from the source. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include Foster Road Elementary School located 0.72 miles to the north and Ramona Preschool located 1 mile to the west. The nearest residential neighborhood to the project site is located approximately 2,100 feet to the east, east of Stage Road.[63]

The operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, "Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use alone the property line on which said use is located."[64] However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. *As a result, the potential ground-borne noise impacts are considered to be less than significant*.

[63] Google Earth. Website accessed on August 17, 2022.
[64] City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.428.

POPULATION & HOUSING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				**X**
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[65] The project site is located in the midst of an industrial area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently vacant and undeveloped and is surrounded on all sides by industrial land uses.

- *Extension of roadways and other transportation facilities.* No roadway extensions will be required to accommodate the proposed development.

- *Extension of infrastructure and other improvements*. The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the proposed project only.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere*. There are no housing units located on the project site. As a result, no replacement housing will be required.

- *Additional population growth leading to increased demand for goods and services.* The project's construction would result in a limited increase in construction employment which can be accommodated by the local labor market.

[65] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

- *Short-term growth-inducing impacts related to the project's construction*. The project will result in temporary employment during the construction phase. Given the area's unemployment rate, this additional employment demand will be beneficial.

The proposed project will not induce substantial unplanned population growth in an area. *As a result, no impacts will occur*.

B. No housing units will be displaced as a result of the proposed project's implementation. The site is currently vacant and developed. *As a result, no housing displacement impacts will occur, and no impacts will result*.

PUBLIC SERVICES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *fire protection services?*			**X**	
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *police protection services?*			**X**	
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *school services?*			**X**	
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in *other public facilities?*				**X**

The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[66]

A. The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. The Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Ave), Station No. 2

[66] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

(8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will Gannet Street or any nearby street be completely closed to traffic. All construction staging areas will be located within the project site. The project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. *As a result, the impacts would be less than significant.*

B. The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel. The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. The building and layout design of the development would include crime prevention features, such as nighttime security lighting and secure parking facilities (such as the proposed gate next to the trailer parking area). *Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.*

C. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school impacts will be offset by the school fees that will be paid by the developer. *As a result, the impacts will be less than significant.*

D. No new governmental services will be needed, and the proposed project is not expected to have any significant impact on existing governmental services. The proposed project will not directly increase demand for governmental services. *As a result, no impacts are anticipated.*

RECREATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[67] Due to the non-residential nature of the proposed project, the proposed project is not expected to place an incremental demand for recreational open space and services. *As a result, the impacts anticipated are less than significant.*

B. The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. *As a result, no impacts are anticipated.*

[67] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

TRANSPORTATION & CIRCULATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	
B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?				X
C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[68]

According to the owner of the property, the previous tenant would typically have up to 32 trailers parked on the site on any given day. A trip generation analysis has been conducted to determine the traffic volume that would be generated by the proposed Project. The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) does not currently have any trip generation rates for a truck trailer storage yard, as such, trip generation estimates for the proposed project have been developed using data collected at another facility with operations similar to those proposed located at 7729 Industry Avenue, Pico Rivera, California and rates provided by the City of San Bernardino. The rates are based on acreage. The empirical count data at existing facility is included in Attachment B of the Traffic Generation Memorandum.

Truck mix assumptions for the project were based on the Truck Terminal truck mix derived from the City of Fontana Truck Trip Generation Study. The Fontana study specifies a truck mix of approximately 12% of the trucks being 2-axle, 24% 3-axle, and 64% 4+-axle. These vehicle classification splits were applied to the daily and peak hour trip generation to develop an estimate of

[68] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

truck volumes by number of axles that would be associated with the proposed project. Passenger car equivalent (PCE) factors, were then applied to the truck types, based on number of axles (2.0 PCE for 2-axle trucks, 2.5 PCE for 3-axle trucks, and 3.0 PCE for 4+-axle trucks) to determine the total PCE trips to be generated by the project. The trip rates and estimated project trip generation are shown Table A-4. The Project is estimated to generate 78 fewer daily trips with 2 trips in the AM peak hour, and 3 trips in the PM peak hour.

Table A-4
Project Trip Generation

Description/Variable	ITE Code	Unit	Average Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
City of San Bernardino									
Passenger Cars			11.26	0.13	0.22	0.35	0.77	0.39	1.16
Truck Storage - Trucks			61.06	0.76	1.33	2.09	1.87	0.95	2.82
Empirical Count Data									
Passenger Cars			37.00	2.00	1.50	3.50	0.50	4.00	4.50
Truck Storage - Trucks			26.00	0.50	3.00	3.50	1.00	1.00	2.00
Average Trip Rate									
Passenger Cars			24.13	1.07	0.86	1.93	0.64	2.20	2.83
Truck Storage - Trucks			45.53	0.63	2.17	2.80	1.44	0.98	2.41

Project Trip Generation

Project Land Use	Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Truck Storage	1.78	Acre	78	1	1	2	3	1	4
Passenger Vehicles			12	1	0	0	1	0	1
Trucks			66	1	1	2	2	1	3

Project trips – Passenger Car Equivalents (PCE)

Vehicle Type	Truck Mix	Daily Vehicle	PCE Factor	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Passenger Vehicles		12	1.0	12	0	0	0	1	0	1
2- Axle Trucks	11.9%	8	2.0	16	0	0	0	0	0	0
3 Axle Trucks	24.4%	16	2.5	40	1	1	2	1	1	2
4+ Axle Trucks	63.7%	42	3.0	126	2	2	4	4	2	6
Total Truck PCE Trips				182	3	3	6	5	3	8
Total Project PCE Trips				**194**	**3**	**3**	**6**	**6**	**3**	**9**

PCE = Passenger Car Equivalent KSF
= Thousand Square Feet
1 Trip rates for passenger vehicles and trucks for Truck Storage facilities were provided by City of San Bernardino
2 Driveway Count Data Collected at Truck Trailer Parking Lot, 7729 Industry Avenue, Pico Rivera, CA
3 Truck Terminal truck mix based on Truck Trip Generation Study - City of Fontana **(August 2003)**

B. According to CEQA Guidelines *§15064.3 subdivision (b)(1),* vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection. *As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.*

C. The State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 and an accompanying technical advisory guidance was finalized in December 2018 (OPR Technical Advisory) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in Vehicles Miles Traveled (VMT). For the purpose of environmental review under CEQA, the City of Santa Fe Springs has established criteria for transportation impacts based on Vehicles Miles Traveled (VMT) for land use projects and plans which is generally consistent with the recommendations provided by OPR in the Technical Advisory. Public agencies traditionally have set certain thresholds to determine whether a project requires detailed transportation analysis or if it could be assumed to have less than significant environmental impacts without additional study. Consistent with the OPR's Technical Advisory, the City of Santa Fe Springs has determined the following screening criteria for certain land development projects that may be presumed to result in a less than significant VMT impact:

- Projects that result in a net increase of 110 or less daily vehicle trips;
- Projects located in a High-Quality Transit Area (i.e., within half-mile distance of an existing rail transit station or located within half-mile of existing bus service with a frequency of service interval of 15 minutes or less during morning and evening peak hours);
- Project is locally serving retail (less than 50,000 square feet), including gas stations, banks, restaurants, shopping center;
- Local-serving community colleges, K-12 schools, local parks, daycare centers, etc.;
- Residential projects with 100 percent affordable housing;
- Community institutions project (public library, fire station, local government);
- Local-serving hotels (e.g., non-destination hotels);
- Local-serving assembly uses (places of worship, community organizations);
- Public parking garages and parking lots;
- Assisted living or senior housing projects; and,

- Affordable, supportive, or transitional housing projects.

Proposed projects are not required to satisfy all of the screening criteria in order to screen out of further VMT analysis; satisfaction of at least one criterion is sufficient for screening purposes. Therefore, the proposed project satisfies the criteria to be considered a local serving use and is screened out from further VMT analysis as it is presumed to cause less than significant transportation impacts. No further VMT analysis is required for the proposed project. Therefore, the potential impacts are considered to be less than significant. *As a result, no impacts on this issue will result.*

D. Vehicular access to the project site will be provided by a single driveway connection with the west side of Gannet Street. This driveway will have a curb-to-curb width of 36-feet and will accommodate both trucks and passenger vehicles. Gated access is set back from Gannet Street by approximately 75-feet. An internal roadway drive aisle will be used for both access to the parking stalls and truck maneuvering.[69] The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not expose drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. *As a result, no impacts are anticipated.*

E. The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. *As a result, the proposed project's implementation will not result in any impacts.*

[69] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

TRIBAL CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			**X**	

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[70] The proposed project site is currently being used as a trucking use similar to what is proposed. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

[70] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The site is currently level and landscaped. Very limited grading will be required to accommodate the proposed improvements. *Adherence to the standard condition presented under Cultural Resources will minimize potential impacts to levels that are less than significant*.

UTILITIES & SERVICE SYSTEMS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?				**X**
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				**X**
C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**X**
D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?				**X**
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The entry and exit drive aisles would be secured by gates. The entire site would be surrounded by tubular steel fencing with an eight-foot-high block wall along the Radburn Avenue frontage. An enclosed 8-foot by 10-foot guard shack would be located next to the entry lane. The property has a General Plan and Zoning designation of Industrial (M-2).[71]

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific

[71] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.[72] The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. The new parking facility would not require any plumbing facilities since the only occupied building would be the proposed guard shelter. *As a result, no impacts would be anticipated.*

B. Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. The new parking facility would not require any plumbing facilities since the only occupied building would be the proposed guard shelter. *As a result, no impacts would be anticipated.*

C. The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. *As a result, no significant impacts are anticipated.*

D. As previously indicated, Table A-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 2,411 gallons of water on a daily basis. The existing water supply facilities can accommodate this because the existing use has the ability to consume up to 2,901 gallons of water on a daily basis. As a result, no significant impacts are anticipated.

E. The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.[73] The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas

[72] Los Angeles County Sanitation Districts.
[73] Los Angeles County Sanitation Districts. *Solid Waste Facilities*.

Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.[74] The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Wel Disposal Company. The new parking facility would not generate any significant solid waste since the only occupied building would be the proposed guard shelter and no truck cleaning would occur on-site. *As a result, no impacts would be anticipated.*

[74] Los Angeles County Sanitation Districts. *Solid Waste Facilities*.

WILDFIRE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				**X**
B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
C. Would the project require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

A. The proposed project involves the construction of a new truck trailer parking facility. The proposed project consists of 1.08 acres or 46,880 square feet in land area. The proposed project would include 41,275 square feet of hardscape to be used for circulation and parking. A total of 2,610 square feet of landscaping would be provided along the site's westerly frontage with Radburn Avenue and near the main entryway. The site would include 32 parking spaces for truck trailers and 4 spaces for private vehicles parking located next to the main entry. The property has a General Plan and Zoning designation of Industrial (M-2).[75] The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. *As a result, no impacts will occur.*

B. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. *As a result, no impacts will occur.*

C. The project will not require, nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other that connections to the site itself. *As a result, no impacts will result.*

D. There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts will occur.*

[75] BMLA Landscape Architecture. Thrifty Oil Company. Conceptual Landscape Plan. January 26, 2022.

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APPENDIX B
AIR QUALITY WORKSHEETS

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Radburn Avenue

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	46.88	1000sqft	1.08	46,880.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - paving of parking lot

Grading - 1.08 acre property

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	NumDays	200.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	4.00	0.00
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	2.00	20.00

Radburn Avenue - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstructionPhase	PhaseEndDate	12/11/2023	11/27/2023
tblConstructionPhase	PhaseEndDate	11/13/2023	2/6/2023
tblConstructionPhase	PhaseEndDate	1/27/2023	12/30/2022
tblConstructionPhase	PhaseEndDate	2/6/2023	1/31/2023
tblConstructionPhase	PhaseEndDate	11/27/2023	12/4/2023
tblConstructionPhase	PhaseEndDate	1/31/2023	2/24/2023
tblGrading	AcresOfGrading	0.00	1.08
tblGrading	AcresOfGrading	18.75	1.08

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.1592	12.4420	9.2557	0.0180	5.4160	1.1934	5.9239	2.9263	1.1272	3.3936	0.0000	1,745.1174	1,745.1174	0.5408	2.9300e-003	1,759.1733
Maximum	**1.1592**	**12.4420**	**9.2557**	**0.0180**	**5.4160**	**1.1934**	**5.9239**	**2.9263**	**1.1272**	**3.3936**	**0.0000**	**1,745.1174**	**1,745.1174**	**0.5408**	**2.9300e-003**	**1,759.1733**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.1592	12.4420	9.2557	0.0180	5.4160	1.1934	5.9239	2.9263	1.1272	3.3936	0.0000	1,745.1174	1,745.1174	0.5408	2.9300e-003	1,759.1733
Maximum	**1.1592**	**12.4420**	**9.2557**	**0.0180**	**5.4160**	**1.1934**	**5.9239**	**2.9263**	**1.1272**	**3.3936**	**0.0000**	**1,745.1174**	**1,745.1174**	**0.5408**	**2.9300e-003**	**1,759.1733**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0206	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0206**	**4.0000e-005**	**4.7800e-003**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**2.0000e-005**		**0.0103**	**0.0103**	**3.0000e-005**	**0.0000**	**0.0109**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0206	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0206**	**4.0000e-005**	**4.7800e-003**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**2.0000e-005**		**0.0103**	**0.0103**	**3.0000e-005**	**0.0000**	**0.0109**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	12/30/2022	5	0	
2	Site Preparation	Site Preparation	1/28/2023	2/24/2023	5	20	
3	Grading	Grading	2/1/2023	1/31/2023	5	0	
4	Building Construction	Building Construction	2/7/2023	2/6/2023	5	0	
5	Paving	Paving	11/14/2023	12/4/2023	5	15	
6	Architectural Coating	Architectural Coating	11/28/2023	11/27/2023	5	0	

Acres of Grading (Site Preparation Phase): 1.08

Acres of Grading (Grading Phase): 1.08

Acres of Paving: 1.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,813 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	20.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3266	0.0000	5.3266	2.9026	0.0000	2.9026			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**5.3266**	**0.5074**	**5.8340**	**2.9026**	**0.4668**	**3.3694**		**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0170	0.2789	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		79.0601	79.0601	1.9200e-003	1.8000e-003	79.6451
Total	**0.0253**	**0.0170**	**0.2789**	**7.8000e-004**	**0.0894**	**5.0000e-004**	**0.0899**	**0.0237**	**4.6000e-004**	**0.0242**		**79.0601**	**79.0601**	**1.9200e-003**	**1.8000e-003**	**79.6451**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3266	0.0000	5.3266	2.9026	0.0000	2.9026			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**5.3266**	**0.5074**	**5.8340**	**2.9026**	**0.4668**	**3.3694**	**0.0000**	**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0170	0.2789	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		79.0601	79.0601	1.9200e-003	1.8000e-003	79.6451
Total	**0.0253**	**0.0170**	**0.2789**	**7.8000e-004**	**0.0894**	**5.0000e-004**	**0.0899**	**0.0237**	**4.6000e-004**	**0.0242**		**79.0601**	**79.0601**	**1.9200e-003**	**1.8000e-003**	**79.6451**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8332**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0277	0.4533	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		128.4727	128.4727	3.1200e-003	2.9300e-003	129.4232
Total	**0.0411**	**0.0277**	**0.4533**	**1.2700e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**128.4727**	**128.4727**	**3.1200e-003**	**2.9300e-003**	**129.4232**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.1886					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8332**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0277	0.4533	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		128.4727	128.4727	3.1200e-003	2.9300e-003	129.4232
Total	**0.0411**	**0.0277**	**0.4533**	**1.2700e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**128.4727**	**128.4727**	**3.1200e-003**	**2.9300e-003**	**129.4232**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0206	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109
Unmitigated	0.0206	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.5700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.4000e-004	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109
Total	**0.0206**	**4.0000e-005**	**4.7800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0103**	**0.0103**	**3.0000e-005**		**0.0109**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.5700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0166					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.4000e-004	4.0000e-005	4.7800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0103	0.0103	3.0000e-005		0.0109
Total	**0.0206**	**4.0000e-005**	**4.7800e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0103**	**0.0103**	**3.0000e-005**		**0.0109**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX C
TRAFFIC MEMORANDUM

Kimley»Horn

TECHNICAL MEMORANDUM

To: Noe Negrete, P.E., City Engineer
City of Santa Fe Springs

From: Pranesh Tarikere, P.E.

Date: August 10, 2022

Subject: Santa Fe Springs Radburn Avenue Truck and Trailer Parking Project
Trip Generation Memorandum

1.0 INTRODUCTION

The purpose of this technical memorandum (TM) is to identify the trip generation associated with the proposed Truck and Trailer Storage Parking Lot Project (the "Project"), located on the east side of Radburn Avenue between Borate Street and Gannet Street in the City of Santa Fe Springs, California.

2.0 PROJECT DESCRIPTION

The Project Applicant has submitted an application for Conditional Use Permit (CUP) to allow a truck and trailer storage parking lot, approximately 46,969 SF (1.078 acre) located on the east side of Radburn Avenue between Borate Street and Gannet Street in the City of Santa Fe Springs, California. The proposed Project conceptual site plan is shown on **Attachment A**.

3.0 PROJECT TRAFFIC

A trip generation analysis has been conducted to determine the traffic volume that would be generated by the proposed Project.

The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) does not currently have any trip generation rates for a truck trailer storage yard, as such, trip generation estimates for the proposed project have been developed using data collected at another facility with operations similar to those proposed located at 7729 Industry Avenue, Pico Rivera, California and rates provided by the City of San Bernardino. The rates are based on acreage. The empirical count data at existing facility is included in Attachment B

Kimley»Horn

Truck mix assumptions for the project were based on the Truck Terminal truck mix derived from the City of Fontana Truck Trip Generation Study. The Fontana study specifies a truck mix of approximately 12% of the trucks being 2-axle, 24% 3-axle, and 64% 4+-axle. These vehicle classification splits were applied to the daily and peak hour trip generation to develop an estimate of truck volumes by number of axles that would be associated with the proposed project.

Passenger car equivalent (PCE) factors, were then applied to the truck types, based on number of axles (2.0 PCE for 2-axle trucks, 2.5 PCE for 3-axle trucks, and 3.0 PCE for 4+-axle trucks) to determine the total PCE trips to be generated by the project.

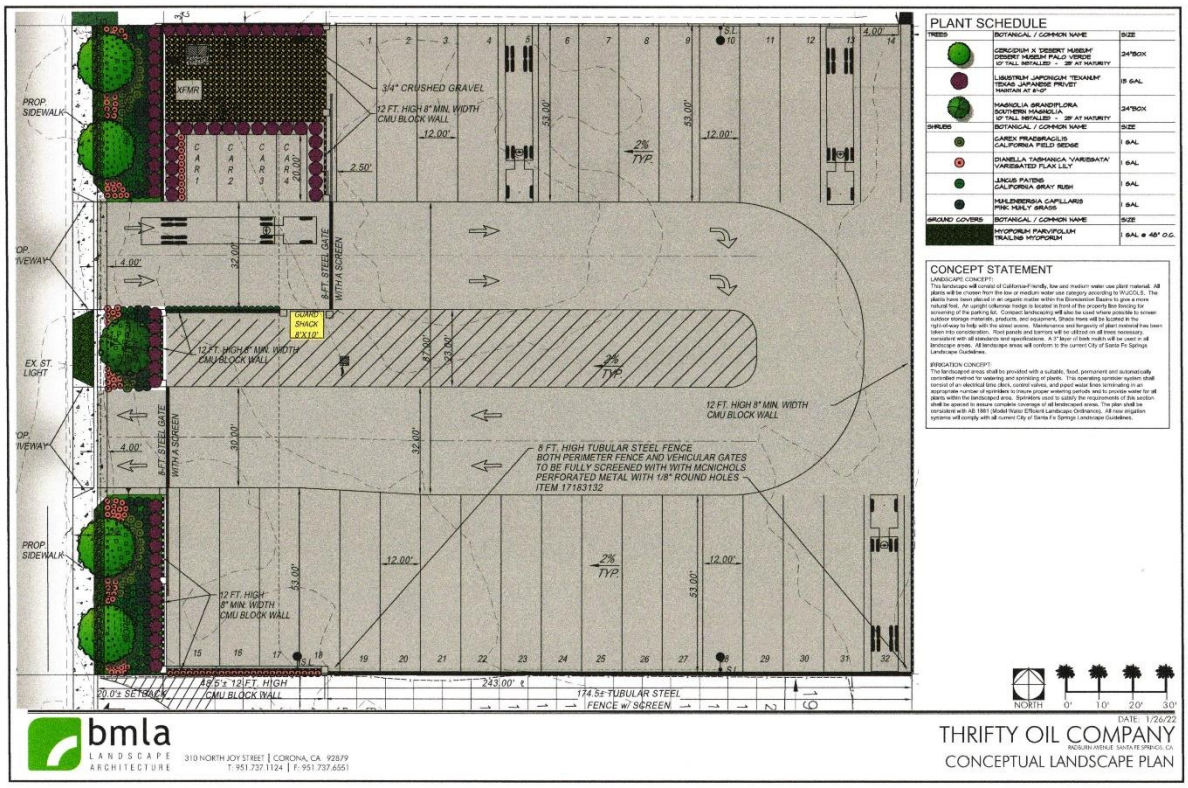
The trip rates and estimated project trip generation are shown on **Attachment C**. The Project is estimated to generate 78 fewer daily trips with 2 trips in the AM peak hour, and 3 trips in the PM peak hour.

In terms of PCE, the project is estimated to generate 194 PCE daily trips with 6 PCE trips in AM peak hour and 9 PCE trips in PM peak hour.

4.0 CONCLUSION

The project is anticipated to generate fewer than 50 peak hour trips. This trip generation assessment demonstrates that the project's impact to off-site intersections would be less than significant.. Therefore, the no further traffic analysis is required.

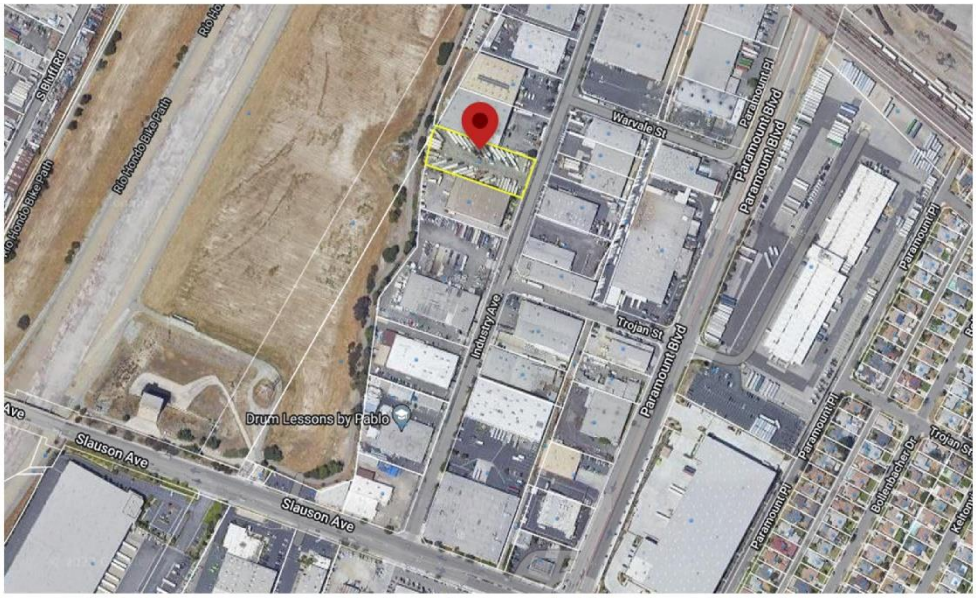
ATTACHMENT A: CONCEPTUAL SITE PLAN


PLANT SCHEDULE
TREES
BOTANICAL / COMMON NAME
SIZE
LAGERSTROEMIA X 'DESERT MUSEUM' DESERT MUSEUM CRAPE MYRTLE 15' TALL MIN.@MIN. - 25' AT MATURITY
24"BOX
LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS JAPANESE PRIVET MAINTAIN AT 8'x8'
15 GAL
MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA 15' TALL MIN.@MIN. - 25' AT MATURITY
24"BOX
SHRUBS
BOTANICAL / COMMON NAME
SIZE
CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE
1 GAL
DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY
1 GAL
JUNCUS PATENS CALIFORNIA GRAY RUSH
1 GAL
MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
1 GAL
GROUND COVERS
BOTANICAL / COMMON NAME
SIZE
MYOPORUM PARVIFOLIUM TRAILING MYOPORUM
1 GAL @ 48" O.C.
CONCEPT STATEMENT
LANDSCAPE CONCEPT:
This landscape will consist of California-friendly, low and medium water use plant material. All plants will be chosen from the low or medium water use category according to WUCOLS. The plants have been placed in an organic matter within the Bioinvasion Basins to give a more natural feel. An upright columnar hedge is located in front of the property line fencing for screening of the parking lot. Compact landscaping will also be used where possible to screen outdoor storage materials, products, and equipment. Shade trees will be located in the right-of-way to help with the street scene. Maintenance and longevity of plant material has been taken into consideration. Root ponds and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Santa Fe Springs Landscape Guidelines.
IRRIGATION CONCEPT:
The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. The plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance). All new irrigation systems will comply with all current City of Santa Fe Springs Landscape Guidelines.
PROP. SIDEWALK
EX. ST. LIGHT
EX. DRIVEWAY
XFMR
3/4" CRUSHED GRAVEL
12 FT. HIGH 8" MIN. WIDTH CMU BLOCK WALL
8 FT. STEEL GATE WITH A SCREEN
GUARD SHACK 8'X10'
8 FT. HIGH TUBULAR STEEL FENCE BOTH PERIMETER FENCE AND VEHICULAR GATES TO BE FULLY SCREENED WITH WITH MCNICHOLS PERFORATED METAL WITH 1/8" ROUND HOLES ITEM 17183132
174.5± TUBULAR STEEL FENCE w/ SCREEN
243.00'
20.0'± SETBACK
NORTH
0' 10' 20' 30'
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551
DATE: 1/26/22
THRIFTY OIL COMPANY
CONCEPTUAL LANDSCAPE PLAN

ATTACHMENT B: TRAFFIC COUNT DATA

COMPARABLE SITE – DATA COLLECTION

AERIAL



Address:
7729 Industry Avenue
Pico Rivera, CA 90660

Size:
Approx. 1.0712 AC
Approx. 46,660 SF

Use:
Truck Parking Lot

City:	Pico Rivera
Location:	7729 Industry Avenue
Date:	Wednedsay, 6/8/2022
Count Type:	Classified Driveway Count

	Entering				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
7:00	0	0	0	0	0
7:15	0	0	0	0	0
7:30	0	0	0	0	0
7:45	0	1	0	0	1
8:00	1	0	0	0	1
8:15	1	0	0	0	1
8:30	0	0	0	0	0
8:45	0	0	0	0	0
9:00	0	0	0	0	0
9:15	0	0	0	1	1
9:30	0	0	0	0	0
9:45	1	0	0	0	1
10:00	0	0	0	0	0
10:15	1	0	0	0	1
10:30	1	0	0	1	2
10:45	0	0	0	0	0
11:00	0	0	0	1	1
11:15	1	0	0	0	1
11:30	1	0	0	1	2
11:45	0	1	0	1	2
12:00	0	0	0	0	0
12:15	2	0	0	0	2
12:30	0	0	0	0	0
12:45	0	0	0	0	0
13:00	0	0	0	1	1
13:15	0	0	0	0	0
13:30	1	0	0	0	1
13:45	0	0	0	0	0
14:00	1	0	0	0	1
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	0	1	0	1	2
15:15	0	0	0	0	0
15:30	0	0	0	0	0
15:45	0	0	0	1	1
16:00	0	0	0	0	0
16:15	1	0	1	0	2
16:30	3	0	0	0	3
16:45	1	0	0	0	1
17:00	0	0	0	0	0
17:15	0	0	0	0	0
17:30	1	0	0	0	1
17:45	0	0	0	0	0
18:00	0	0	0	0	0
18:15	1	0	0	0	1
18:30	0	0	0	0	0
18:45	1	0	0	0	1
TOTAL	**19**	**3**	**1**	**8**	**31**

	Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
7:00	0	0	0	0	0
7:15	1	0	0	0	1
7:30	0	1	0	0	1
7:45	0	0	0	0	0
8:00	0	0	0	0	0
8:15	1	1	0	0	2
8:30	0	0	1	0	1
8:45	0	0	0	1	1
9:00	0	0	0	0	0
9:15	0	0	0	0	0
9:30	0	0	0	0	0
9:45	1	0	0	0	1
10:00	0	0	0	0	0
10:15	0	0	0	0	0
10:30	0	0	0	1	1
10:45	0	0	0	0	0
11:00	1	1	0	0	2
11:15	2	0	0	0	2
11:30	1	0	0	0	1
11:45	2	0	0	0	2
12:00	1	0	0	0	1
12:15	0	0	0	0	0
12:30	0	0	0	1	1
12:45	0	0	0	0	0
13:00	0	0	0	0	0
13:15	1	0	0	0	1
13:30	0	0	0	0	0
13:45	0	0	0	0	0
14:00	1	0	0	0	1
14:15	0	0	0	0	0
14:30	0	0	0	0	0
14:45	0	0	0	0	0
15:00	0	0	0	0	0
15:15	2	0	0	1	3
15:30	1	0	0	0	1
15:45	0	0	0	0	0
16:00	1	0	0	0	1
16:15	0	0	0	0	0
16:30	1	0	0	0	1
16:45	1	0	0	0	1
17:00	1	0	0	0	1
17:15	0	0	0	0	0
17:30	0	0	0	0	0
17:45	1	0	0	1	2
18:00	0	0	0	0	0
18:15	1	0	0	0	1
18:30	0	0	0	0	0
18:45	1	0	0	0	1
	22	**3**	**1**	**5**	**31**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City:	Pico Rivera
Location:	7729 Industry Avenue
Date:	Thursday, 6/9/2022
Count Type:	Classified Driveway Count

	Entering					Exiting				
	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total	Pass Veh	Large 2 Axle	3 Axle	4+ Axle	Total
7:00	0	1	0	0	1	0	0	1	0	1
7:15	1	0	0	0	1	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	1	0	0	1	2
8:00	0	0	0	0	0	0	0	0	1	1
8:15	1	0	0	0	1	1	0	0	0	1
8:30	1	0	0	0	1	0	1	1	0	2
8:45	0	0	0	0	0	0	0	0	0	0
9:00	1	0	0	0	1	0	0	0	0	0
9:15	0	0	0	0	0	1	2	0	0	3
9:30	1	0	0	0	1	0	0	0	1	1
9:45	1	0	0	0	1	0	0	0	0	0
10:00	2	0	0	0	2	0	0	0	2	2
10:15	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	1	1	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	1	1
11:15	2	0	1	0	3	2	0	0	0	2
11:30	0	0	0	0	0	1	0	0	0	1
11:45	0	0	1	0	1	0	0	0	0	0
12:00	0	0	0	0	0	0	0	1	0	1
12:15	0	0	0	1	1	0	0	0	0	0
12:30	0	0	0	0	0	0	0	1	0	1
12:45	1	0	0	0	1	1	0	0	0	1
13:00	0	0	0	1	1	1	0	0	0	1
13:15	0	0	0	0	0	1	0	0	0	1
13:30	0	0	0	0	0	0	0	0	0	0
13:45	1	0	0	1	2	0	0	0	0	0
14:00	0	0	0	0	0	1	0	1	0	2
14:15	0	0	0	0	0	0	0	0	0	0
14:30	1	1	0	0	2	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0
15:00	0	0	2	0	2	0	0	0	0	0
15:15	0	0	0	0	0	2	0	0	0	2
15:30	0	0	0	0	0	0	0	0	0	0
15:45	1	1	0	0	2	0	0	0	0	0
16:00	0	0	0	0	0	2	0	0	1	3
16:15	0	0	0	1	1	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	1	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0
18:15	1	0	0	0	1	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0
18:45	1	0	0	0	1	0	0	1	0	1
TOTAL	**16**	**3**	**4**	**5**	**28**	**15**	**3**	**6**	**7**	**31**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

ATTACHMENT C: TRIP GENERATION SUMMARY

ATTACHMENT C
SUMMARY OF PROJECT TRIP GENERATION
RADBURN AVENUE TRUCK STORAGE PROJECT

TRIP GENERATION RATES [1]

ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
City of San Bernrdino Rates[1]									
Passenger Cars	-	Acre	11.26	0.13	0.22	0.35	0.77	0.39	1.16
Truck Storage - Trucks	-	Acre	61.06	0.76	1.33	2.09	1.87	0.95	2.82
Empirical Count Data[2]									
Passenger Cars	-	Acre	37.00	2.00	1.50	3.50	0.50	4.00	4.50
Truck Storage - Trucks	-	Acre	26.00	0.50	3.00	3.50	1.00	1.00	2.00
Average Trip Rate									
Passenger Cars	-	Acre	24.13	1.07	0.86	1.93	0.64	2.20	2.83
Truck Storage - Trucks	-	Acre	43.53	0.63	2.17	2.80	1.44	0.98	2.41

PROJECT TRIP GENERATION

Project Land Use	Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Truck Storage	1.078	Acre	78	1	1	2	3	1	4
Passenger Vehicles			12	0	0	0	1	0	1
Trucks			66	1	1	2	2	1	3

PROJECT TRIPS - PASSENGER CAR EQUIVALENTS (PCE)

Vehicle Type	Truck Mix [3]	Daily Vehicles	PCE Factor	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Passenger Vehicles		12	1.0	12	0	0	0	1	0	1
2-Axle Trucks	11.9%	8	2.0	16	0	0	0	0	0	0
3-Axle Trucks	24.4%	16	2.5	40	1	1	2	1	1	2
4+ Axle Trucks	63.7%	42	3.0	126	2	2	4	4	2	6
Total Truck PCE Trips				182	3	3	6	5	3	8
Total Project PCE Trips				**194**	**3**	**3**	**6**	**6**	**3**	**9**

PCE = Passenger Car Equivalent

KSF = Thousand Square Feet

[1] Trip rates for passenger vehicles and trucks for Truck Storage facilities were provided by City of San Bernardino

[2] Driveway Count Data Collected at Truck Trailer Parking Lot, 7729 Industry Avenue, Pico Rivera, CA

[3] Truck Terminal truck mix based on *Truck Trip Generation Study - City of Fontana* (August 2003)

Kimley-Horn and Associates, Inc.

Best California Gas, Ltd
Truck and Trailer Storage Parking Lot

Conditional Use Permit (CUP) Case No. 824
14800 Radburn Avenue (APN 8069-007-057)

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Elias Garcia 562-868-0511 x7034)

STREETS

1. That the applicant shall pay a flat fee of $44,486 to reconstruct/resurface the existing street frontage to centerline for Radburn Avenue.

2. All oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.

3. That the applicant shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.

4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay the actual cost of sign installation.

5. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

6. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications for Radburn Avenue. Storm drain plans shall be approved by the City Engineer.

7. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.

SW

8. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.

9. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

10. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

MISCELLANEOUS

11. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

12. That a hydrology study shall be submitted to the City reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.

13. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2019 or higher) to the office of the City Engineer.

14. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

15. The applicant and/or developer shall install portland cement concrete or asphaltic concrete pavement, satisfactory to the City Engineer for the entire width of the driveways for a minimum distance of 50 feet from the back of the driveway approach, to be installed by the developer.

16. All driveway approaches and sidewalk improvements shall be constructed per City standard plans and specifications accordingly. Refer to City standard drawing R-6.4C and R-2.1.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562-868-0511 x 3811)

17. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.

18. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.

19. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562-868-0511 x 3812)

20. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

21. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

22. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562-868-0511 x3320)

23. That the applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a

public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

24. That the Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways

25. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Department of Fire-Rescue. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.

26. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

27. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

28. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

29. That all construction debris shall placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view

30. That signs shall be posted outside of the perimeter of the premises stating "No Trespassing".

31. That signs shall be posted at the driveways indicating which gate is for entry and which gate is for exiting the property. "Wrong-Way" signs are recommended, but not required.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562-409-7569)

32. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

33. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

34. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia L. Jimenez 562-868-0511 x7356)

35. This approval allows the applicant, Best California, Ltd., to establish, operate and maintain a truck and trailer storage parking lot (APN 8069-007-057).

36. The proposed truck and trailer storage parking lot use shall otherwise be substantially in accordance with the proposed site plan submitted by the applicant and on file with the case

37. That future tenant shall sign an affidavit assuming all Conditions of Approval, prior to obtaining a Business License.

38. That all new parking stalls shall be striped as shown on the proposed site plan prior to commencement of activities. All truck and automobile stalls shall be further identified by having the words "truck stall" and "auto stall" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.

39. That all vehicles associated with the use on the subject property shall be parked on the subject site at all times. No on-street parking by employees or patrons is permitted and violations to this rule would result in the restriction or revocation of privileges granted under this Permit.

40. That the truck and trailers shall be empty at all times. Any future storage of products, in the truck trailers or otherwise on the subject site, shall be subject to prior approval from the Planning, Building and the Fire departments.

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41. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors/trailers to queue on Radburn Avenue, use street as a staging area, or to back up onto the street from the subject property. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

42. That the applicant understands the proposed truck and trailer storage areas shall be completely screened from public view. The approved screening materials (i.e. fencing and landscaping) shall be continuously maintained at all times. Prior to occupancy, the applicant shall provide plans to the Planning Department to demonstrate that said storage areas will be adequately screened.

43. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.

44. That the applicant shall ensure the subject site is continually maintained in a proper, safe, and aesthetically pleasing manner at all times; any such landscape, guard station, automobile parking area, truck and trailer storage area, etc. in need of paint, repair, or replacement as determined by the Planning Director (or designee) shall be resolved in a timely manner.

45. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscape and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscape and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)

47. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

48. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter,

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fertilizing, and replacement of plants when necessary and the regular watering of all plantings.

49. As part of the landscape irrigation plans, the applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.

50. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)

51. That the applicant shall ensure that the site is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner.

52. That no outdoor speakers, loudspeaker intercom systems, bells, horns, or other audible notification systems, other than those audible systems required for emergency or safety warnings, shall be used in the day to day operations of the facility.

53. That the proposed truck and trailer storage use shall comply with Section 155.424 of the City's Zoning Ordinance regarding the permitted noise levels. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to reduce or otherwise eliminate said noise source from the operation immediately.

54. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

55. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

56. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.

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57. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A business license application may be completed online at https://santafesprings.hdlgov.com. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.

58. Prior to occupancy of the property/building, the applicant, and/or their tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (https://santafesprings.hdlgov.com/).

59. That Conditional Use Permit Case No. 824 shall be subject a compliance review in one (1) year, on or before November 14, 2023. Approximately three (3) months before November 14, 2023, the applicant shall request, in writing, an extension of the privileges granted herein. Future compliance reviews will be conducted maintained in strict compliance with these conditions of approval. Depending on the level of compliance found, the Planning Director or designee may recommend that future compliance reviews may be less than five (5) years.

60. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's

defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

61. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. Upon such review, if the Commission finds that any of the results above have occurred, the Commission may modify or revoke the subject use permit.

62. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

Andrew F. Sands

(Name of Applicant)

Signature of Applicant **Date** 11.9.22

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PUBLIC HEARING

CEQA - Adoption of a Negative Declaration

Development Plan Approval (DPA) Case No. 987

A request for approval to allow the construction and operation of a new 50-foot tall V-shaped electronic billboard with 14' x 48' display areas on property located at 8717 Pioneer Boulevard (APN: 817-029-004) in the M-2, Heavy Manufacturing, Zone. (605 Investments, LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 987 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Negative Declaration, which based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse impacts on the environment; and
- Approve Development Plan Approval Case No. 987, subject to the conditions of approval as contained within Resolution No. 221-2022; and
- Adopt Resolution No. 221-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: 605 Investments, LLC
Attention: Glenn Emanuel
2 S. View
Trabuco Canyon, CA 92679

B.	Property Owner(s):	Santa Fe Members LP Stadium Properties / Attention: John C. Thomson 17671 Cowan Avenue # 125 Irvine, CA 92614
C.	Existing Zone:	M-2 Heavy Manufacturing, Zone
D.	General Plan:	Industrial
E.	CEQA Recommendation:	Initial Study/Negative Declaration (IS/ND)
F.	Staff Contact:	Claudia L. Jimenez, Assistant Planner claudiajimenez@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 8717 Pioneer Boulevard, is comprised of two parcels (APN's: 8177-031-017 and 8177-029-004), separated by a ±336-foot access easement, and measuring approximately 238,273.2 sq. ft. (5.47 acres). The proposed project site is located 8715 Pioneer Boulevard on the west side of Interstate 605 (APN 8177-029-004), with access to the site from Pioneer Boulevard. The property is zoned M-2 (Heavy Manufacturing) and is currently developed with an existing self-storage facility (Dollar Self-Storage).

In accordance with Section 155.519 of the City's Zoning Ordinance (Interstate 605 Corridor Electronic Billboard Sign Program), electronic billboards are permitted on properties within the M-2 Zone, provided that such properties are immediately adjacent to the Interstate 605 Corridor, a Development Plan Approval (DPA) has first been obtained for the sign design, and subject to approval of an Operating Agreement. The applicant, (605 Investments, LLC), is therefore, requesting approval of the subject Development Plan Approval (DPA 987) to allow the construction and operation of a new V-shape electronic billboard on the subject property. It should be noted that a draft Operation Agreement exists and will be taken before the City Council for approval.

DEVELOPMENT PLAN APPROVAL CASE NO. 987

Site Plan

As stated, previously, the applicant is proposing to construct a 50-foot high V-shaped electronic billboard, the first V-Shape billboard to be approved in the city along Interstate 605 at 8715 Pioneer Boulevard. The proposed billboard will be setback at a minimum of 200 feet from any street, highway, sidewalks, and other public right of way. In addition, the proposed billboard will be setback a minimum of 200 feet from the residential properties to the north, a minimum of 200 feet from the centerline of the freeway, and a

minimum of 1,000 feet from any other billboard on the same side of the freeway. Furthermore, no portion of the billboard will extend over the roof of a building.

Elevations

The proposed billboard will be contemporary in design and will have a maximum height of 50 feet, measured from the centerline of the nearest travel lane of the I-605 freeway to the top edge of the billboard face. The design includes a 6-foot architectural element, displaying the City's logo. Designed as a V-shaped electronic billboard, it will have a identical display areas (screen) on both sides of the billboard with a 30 degree angle between face. Each display area will measure 14' x 48'.

Minimum Setback

Per Section 155.519 (I)(3) of the Municipal Code, the minimum setback distance of the electronic billboard column support shall be a minimum of 25 feet from any property line and a minimum of 25 feet from any building. As proposed, the billboard will be located in the northeast corner of the parcel with a setback of 25 feet from the easterly property line and 32.75 feet from the northerly property line.

With said change, the billboard support column will still be located outside of the drive aisle, within a curb-protected area near various utility structures. The proposed billboard has no potential to limit visibility of signage, restrict sight lines, modify traffic flow, or create confusion with traffic signs. Furthermore, the proposed billboard is designed not to overhang the roof of a building and does not project over the roof of a building.

STREETS AND HIGHWAYS

The subject site is located on the west side of Pioneer Boulevard. Pioneer Boulevard is designated as a "Major Arterial, within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as described on the following page:

Surrounding Zoning, General Plan and Land Use			
Direction	**Zone District**	**General Plan**	**Business/Land Use**

North	Railroad (RR)	Railroad Right-of-Way	SFS Railroad (RR)
South	M-2 (Heavy Manufacturing)	Industrial	Vacant Land
East	M-2 (Heavy Manufacturing)	Industrial	Five-Star by SF Wholesale Candy
West	M-2 (Heavy Manufacturing)	Industrial	Dollar Self Storage

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed development plan approval and related environmental document was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 3, 2022. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on November 3, 2022, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.519 of the City's Zoning Ordinance states that electronic billboards are recognized as a legitimate form of commercial use in the City. The purpose of this section is to provide reasonable electronic billboard controls along the Interstate 605 corridor through the city, recognizing that the community appearance is an important factor in ensuring the general community welfare. Subsection (G) requires that electronic billboards shall be subject to development pan approval review and approval is consistent with Sections 155.735 through 155.747.

Code Section:	Development Plan Approval (DPA)
155.519 (G)	Section 155.519(G) (G) Sign design requires development plan approval. Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse impacts on the environment; therefore, the City caused to be prepared and propose to adopt a Negative Declaration (ND) for the subject project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, EPD Solutions, Inc.

Phases in the Environmental Review Process: The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect or, otherwise, a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR, a Negative Declaration or Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and EPD Solutions, Inc. determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect and, therefore, a Negative Declaration was prepared.

Phase 3: A Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding.

Draft IS/ND Review:
The Draft Initial Study/Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, Inc., as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Negative Declaration was circulated for the required 30-day public review and comments from May 3, 2022 to June 3, 2022 to the State Clearinghouse and City website. Per the CEQA Section 15073.5, the CEQA document does not meet any criteria for re-circulation. The Notice of Intent to adopt a Negative Declaration was posted with the Los Angeles County Clerk.

Criteria for Comments
When reviewing the Initial Study/Negative Declaration, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals, who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Responses to Initial Study/Negative Declaration:
On Thursday, May 12, 2022, staff received a letter from the California Department of Transportation (Caltrans) stating that they reviewed the Initial Study/Negative Declaration and reminded the applicant that the proposed billboard would need to obtain an Outdoor Advertising Permit prior to placement of the display. The applicant has made note of the required from Caltrans and will ensure that this requirement is completed.

Draft Negative Declaration Delivered to Planning Commission
The draft Initial Study/Negative Declaration was previously emailed to the Planning Commission on November 08, 2022.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

(A) That the proposed development is in conformance with the overall objectives of this chapter.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

(C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

(E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

(F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of

Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

STAFF REMARKS:

Based on the findings set forth in the attached Resolution 221-2022, staff finds that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff is therefore recommending approval of Development Plan Approval Case No 987, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for DPA Case No. 987 are attached to Resolution No. 221-2022 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Full Site Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Final Draft Initial Study/ Negative Declaration (previously emailed to Planning Commission on 11/8/2022
6. IS/ND – Response to Comments
7. Resolution 221-2022
    a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph

CITY OF SANTA FE SPRINGS



Aerial Photograph
Development Plan Approval Case No. 987

8715 Pioneer Boulevard (West Side of I-605)
Applicant: 605 Investments, LLC

Attachment 2: Full Set of Plan

LEGEND

- PARCEL/LOT LINE
- ASSESSOR'S PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SITE BOUNDARY
- CALTRANS ROW (NO ACCESS)
- RIGHT-OF-WAY LINE

○ INDICATES TITLE REPORT EXCEPTION PLOTTED ON A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017

( ) BEARINGS AND DISTANCES PER A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PROJECT ADDRESS:
8717 PIONEER BOULEVARD
SANTA FE SPRINGS, CA 90670

ASSESSOR'S PARCEL NO.:
8177-031-017

SITE AREA:
0.76 Ac

NOTES:

1. THE PROJECT WILL NOT REQUIRE REMOVAL OF ANY PARKING SPACES.
2. THE SITE BOUNDARY AND EXISTING PLANIMETRICS SHOWN ARE REFERENCED FROM THE A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017. ANACAL ENGINEERING CO. MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE FITNESS OF THESE FILES FOR ANY PURPOSE. FURTHER, ANACAL ENGINEERING CO. RESERVES THE RIGHT TO UPDATE, REVISE AND MAKE CHANGES TO THE INFORMATION CONTAINED IN THESE FILES WHEN IT DEEMS APPROPRIATE WITHOUT OBLIGATION TO ANY PERSON, ORGANIZATION OR OTHER ENTITY.
3. THE SITE AERIAL AND FIELD TOPOGRAPHY SHOWN IS REFERENCED FROM THE TOPOGRAPHIC SURVEY-SANTA FE SPRINGS, PERFORMED BY HILLWIG GOODROW, DATED DECEMBER 30,2021. THE PURPOSE OF THIS SURVEY IS TO LOCATE SURFACE FEATURES AND SUBSURFACE UTILITIES IN TWO AREAS THAT WILL BE USED FOR THE CONSTRUCTION OF NEW BILLBOARDS. THESE TWO AREAS WERE SURVEYED BY GROUND METHODS.
4. THIS PLAN DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, ANY BUILDINGS OR STRUCTURES SUBSURFACE FOOTINGS OR FOUNDATIONS, UTILITY LINES OR STRUCTURES.
5. UNDERGROUND UTILITIES MAY EXIST ON OR ADJACENT TO THE NEW SIGN LOCATION. THEREFORE, THE CONTRACTOR SHALL CALL DIG-ALERT AT 811 PRIOR TO EXCAVATION TO VERIFY THE EXACT LOCATIONS OF UNDERGROUND FACILITIES, AND SHALL POTHOLE LOCATIONS WITHIN 10' FOR THE PROPOSED SIGN FOOTING.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD FOR PROPER COORDINATION OF WORK.

BRADWELL AVENUE
RIVER FRWY
TRACT NO 17934
MB 452-42-44
℄ RIVERA ROAD
COUNTY OF LOS ANGELES LIMITS
CITY OF SANTA FE SPRINGS LIMITS
A. T. & S. F. RAILROAD
BARTOLA
PIONEER BOULEVARD
CALTRANS CONSTRUCTION CENTERLINE OF FRWY
ALTA SURVEY CENTERLINE OF FRWY
100' R/W
200'
229.0'
192' EDGE OF SIGN POLE TO C/L FWY.
170' EDGE OF SIGN TO C/L FWY.
LIMIT OF RESIDENTIAL ZONE 200' RADIUS BUFFER
16.5'-WIDE ESMT. FOR OIL, PETROLEUM, GAS OR WATER PIPEPLINES REC. IN BK. 1432, PG. 288 AND BK. 16914, PG. 200, O.R.
S69°42'29"E (S69°52'14"E) (499.46')
S69°42'13"E (S69°51'58"E)
(595.26')
(186.50')
(125.01')
N69°42'30"W (N69°52'15"W) (853.43')
N69°42'30"W (N69°52'15"W)
(336.24')
(544.21')
(207.97')
(225.07')
(561.31')
(60.00') N19°52'54"E (N19°43'09"E)
(131.71') N19°52'54"E (N19°43'09"E) (191.71')
N19°52'54"E (N19°41'54"E)
N04°00'11"E (N03°50'26"E) (162.51')
PARCEL 1
PARCEL 3 (ESMT.)
PARCEL 2
APN: 8177-031-017
APN: 8177-029-004
EXISTING CHAIN LINK FENCE
EXISTING LIGHT STD.
EXISTING CURB
EXISTING UTILITY VAULT
EXISTING AC PAVEMENT DRIVEWAY
EXISTING CURB & GUTTER
EXISTING CURBS & PLANTER AREA
EX. SEWER CLEANOUT
EX. SSCO
EXISTING CURB & GUTTER/SIDEWALK
EXISTING PLANTER AREA
EX. AC PVMT. DRIVEWAY
EX. AC PVMT. PARKING
EXISTING VAULTS
EX. SEWER CLEANOUT (SSCO)
PROPOSED EASEMENT
EXISTING FIRE DEPT. CONNECTIONS
EXISTING POST INDICATOR VALVE
EXISTING CURB & GUTTER
EXISTING AC PVMT. DRIVEWAY
EXISTING MEDIAN CURB
EXISTING PUMP
EX. BLDG.
WATER VALVE
STING STORM AIN MANHOLE
EX. PULL BOX
EX. FIRE HYDRANT
EX. CB
EX. ELEC. TRANSFORMER
EX. PULL BOX
PROPOSED LED READY V-SIGN PER SEPARATE PERMIT
APPROXIMATE WESTERLY EDGE OF EXISTING ELEVATED FREEWAY – VERIFY
APPROXIMATE WESTERLY EDGE OF PROPOSED ELEVATED FREEWAY – VERIFY
APPROXIMATE EASTERLY EDGE OF EXISTING ELEVATED FREEWAY – VERIFY
APPROXIMATE EASTERLY EDGE OF PROPOSED ELEVATED FREEWAY – VERIFY
SURVEYED ELEVATIONS
RIGHT N/B LANE: 187.3 FS
GROUND BELOW: 151.5 FS
HEIGHT OF FRWY.: 35.8'
PROPOSED 85'H BACK-TO-BACK LED READY SIGN WITH 3'-6" DIA. LOWER COLUMN (5'x5' POLE COVER) IN 60" DIA. FOOTING PER MANUFACTURER'S STRUCTURAL PLANS GROUND EL.: 153.6; TOP OF SIGN: 238.6
RTE 605 SAN GABRIEL FREEWAY ELEVATED OVERHEAD
MORENO
RANCHO PASO
NB BRIDGE
R/W
Obscured Area
Train On Tracks
BNSF RR / METROLINK
SCALE: 1" = 20'
20' 10' 0' 20' 40'
GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

8717 PIONEER BOULEVARD (E/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-031-017

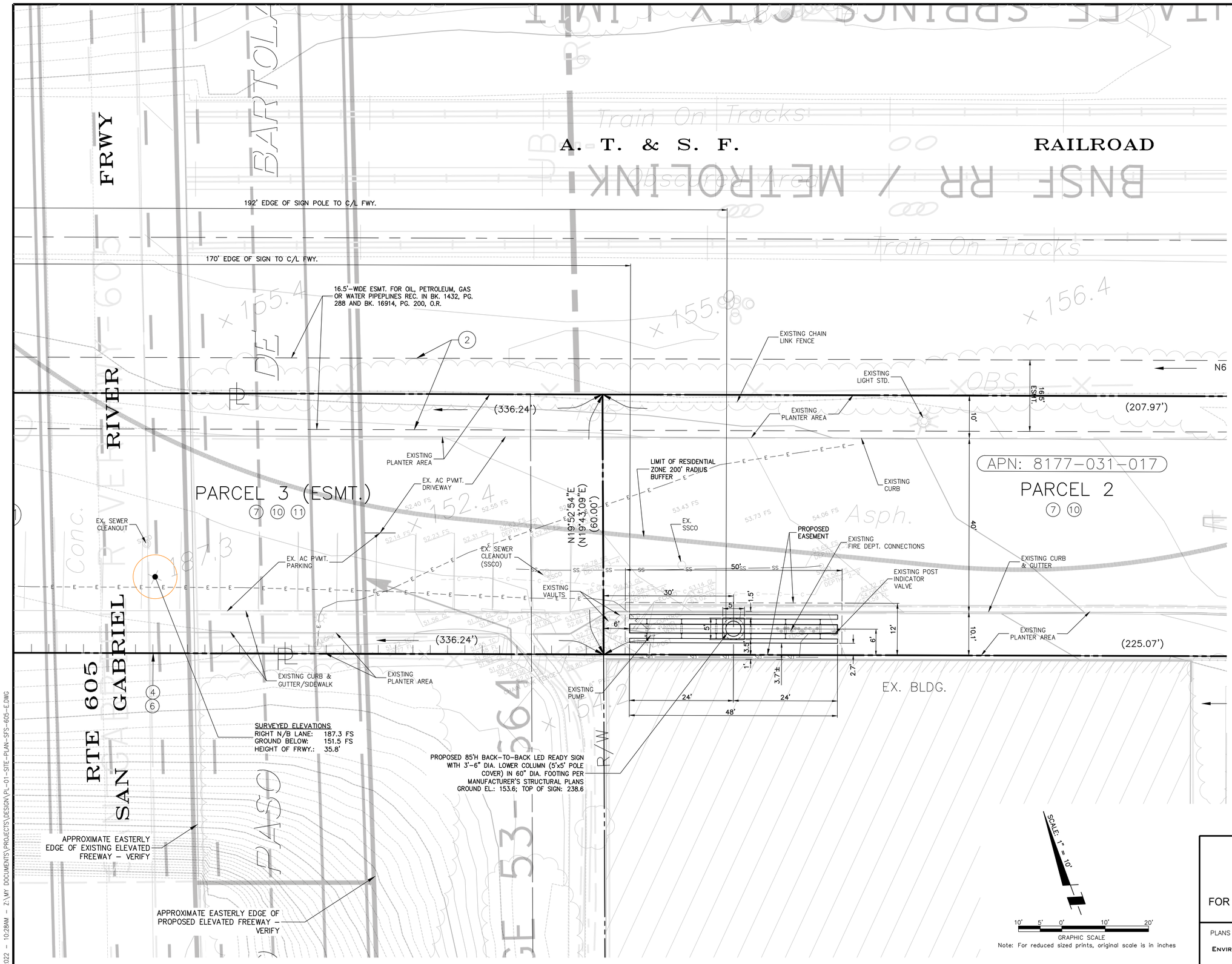
SITE PLAN

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE:
PROJECT NO. 18-046
SHEET 1 OF 6

Nov 06, 2022 - 10:27AM - Z:\MY DOCUMENTS\PROJECTS\DESIGN\PL-01-SITE-PLAN-SFS-605-E.DWG



NOTES:

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LEGEND

- PARCEL/LOT LINE
- ASSESSOR'S PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SITE BOUNDARY
- CALTRANS ROW (NO ACCESS)
- RIGHT-OF-WAY LINE
- ○ INDICATES TITLE REPORT EXCEPTION PLOTTED ON A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017
- ( ) BEARINGS AND DISTANCES PER A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 16000332982 DATED NOVEMBER 28, 2016 BY STEWART TITLE GUARANTY COMPANY:

(2) A 16.5' WIDE EASEMENT FOR PIPE LINE FOR TRANSMISSION OF OIL, PETROLEUM, GAS OR WATER AND RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN BOOK 1432, PAGE 288, AND RECORDED IN BOOK 16914, PAGE 200 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(4) THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO THE STATE FREEWAY, SAID RIGHTS HAVING BEEN RELINQUISHED TOGETHER WITH A WAIVER OF ANY CLAIMS FOR DAMAGES, IN THE DEED FROM E. BAILEY, ET AL TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 6, 1958 AS INSTRUMENT NO. 1358, IN BOOK D-5, PAGE 194 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

(5) A 13' WIDE EASEMENT FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN AUGUST 5, 1966 AS INSTRUMENT NO 2829 IN BOOK D-3390 PAGE 532 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO THE STATE FREEWAY, SAID RIGHTS HAVING BEEN RELINQUISHED TOGETHER WITH A WAIVER OF ANY CLAIMS FOR DAMAGES, IN THE DEED FROM E. BAILEY, ET AL TO THE STATE OF CALIFORNIA, RECORDED MAY 27, 1971 AS INSTRUMENT NO. 2386, IN BOOK D-5070, PAGE 759 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

(7) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO. RECORDED IN FEBRUARY 25, 2000 AS INSTRUMENT NO. 00-0278586 OF OFFICIAL RECORDS. DEED RECONVEYANCE EASEMENT DATED JANUARY 10, 2006 BY UNION PACIFIC RAILROAD, RECORDED FEBRUARY 21, 2006 INSTRUMENT NO. 06-0380072 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) A 20' WIDE EASEMENT FOR PUBLIC UTILITIES EASEMENT RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN MARCH 20, 2001 AS INSTRUMENT NO 01-0446107 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

(10) AN EASEMENT FOR ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED AUGUST 21, 2003. RECORDED IN MARCH 20, 2001 AS INSTRUMENT NO 03-2429465 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(11) AN EASEMENT FOR RIGHT OF WAY TO USE A ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006 AS INSTRUMENT NO 06-0380073 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) AN EASEMENT FOR RIGHT OF WAY TO USE A ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006 AS INSTRUMENT NO 06-0380074 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

8717 PIONEER BOULEVARD (E/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-031-017

ENLARGED SITE PLAN

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

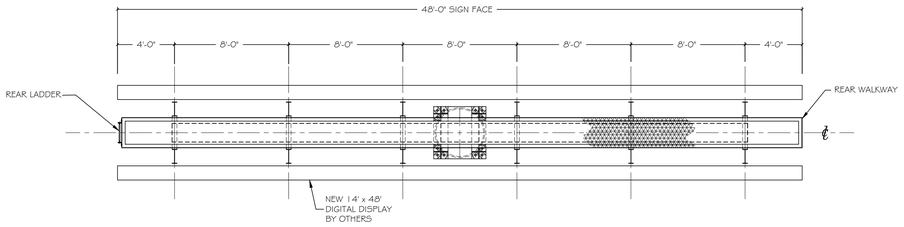
PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE: 1"=10'
PROJECT NO. 18-046
SHEET 2 OF 6

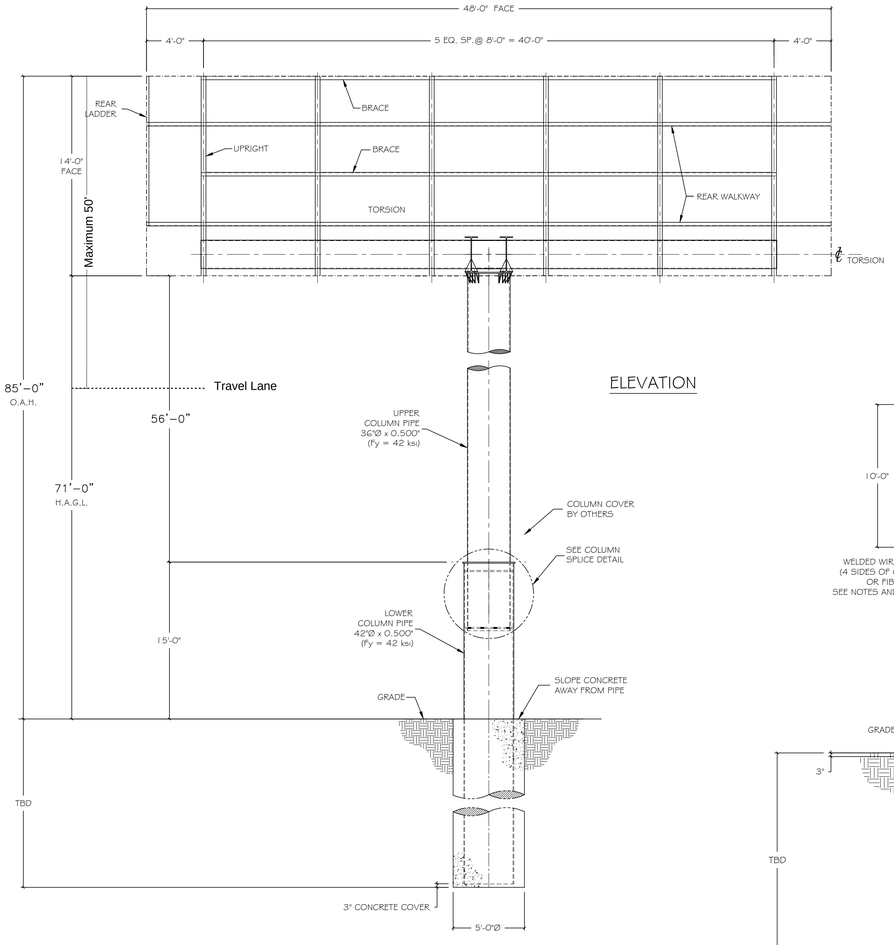
OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

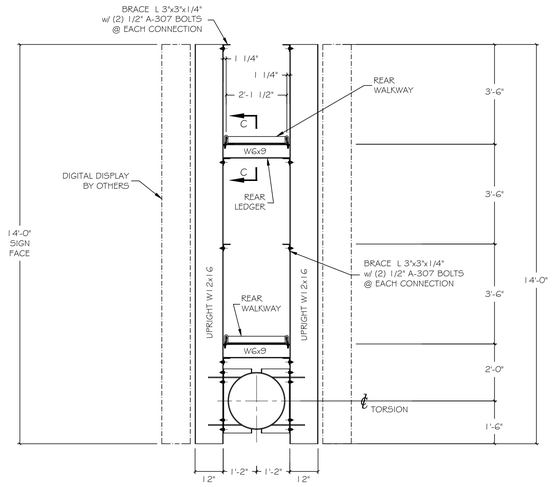
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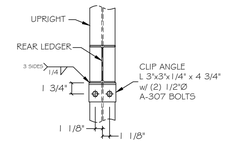
PLAN VIEW



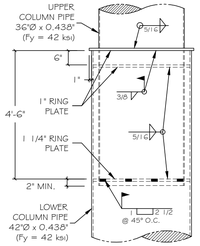
ELEVATION



TYPICAL SECTION THRU SIGN

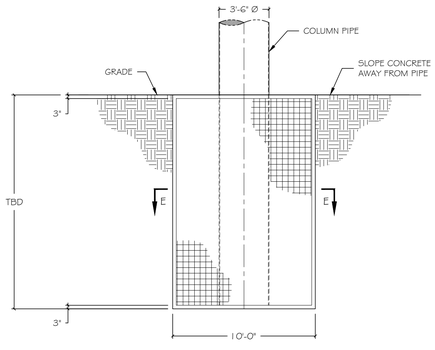


SECTION C-C

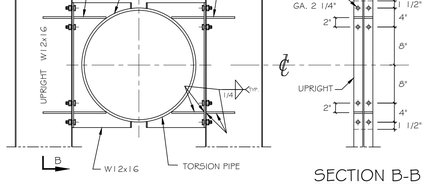


COLUMN SPLICE DETAIL

SECTION E-E

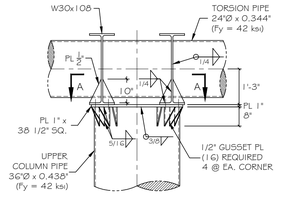


ALT. CUBE FOOTING

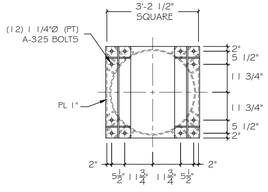


UPRIGHT-TORSION CONNECTION

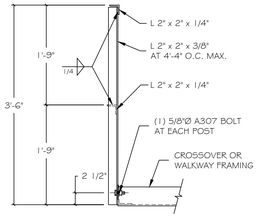
SECTION B-B



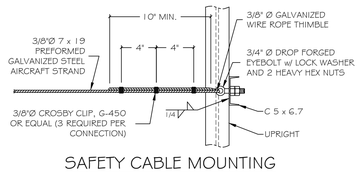
COLUMN-TORSION CONNECTION



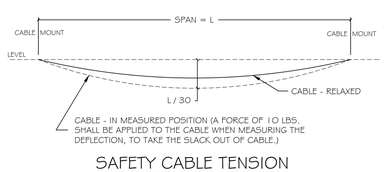
SECTION A-A



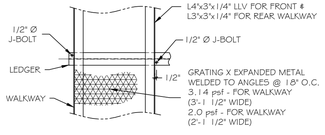
TYPICAL HAND RAIL CONNECTION



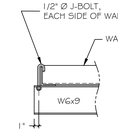
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

CODE - 2016 CBC

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-10 SECTION 29.4.1.
BASIC WIND SPEED: 110 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
DESIGN WIND PRESSURE: 27.3 PSF (AVERAGE), 38.1 PSF (MAXIMUM AT ENDS),
REFER TO ASCE 7-10 FIGURE 29.4-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

SEISMIC DESIGN - SIGN STRUCTURE SEISMIC LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-10 CHAPTER 15 USING DATA FOR SIGNS AND BILLBOARDS FROM TABLE 15.4-2.:
RISK CATEGORY: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 0.973, S_1 = 0.361
SITE CLASS: D, PER SOIL REPORT
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 0.721, S_{D1} = 0.404
SEISMIC DESIGN CATEGORY: "D"
FORCE RESISTING SYSTEM: CANTILEVERED COLUMN
DESIGN BASE SHEAR: 6.38 KIPS
SEISMIC RESPONSE COEFFICIENT (C_S): 0.240
RESPONSE MODIFICATION FACTOR (R): 3.0
SEISMIC BASE SHEAR IS DETERMINED IN ACCORDANCE WITH SECTION 12.8 "EQUIVALENT LATERAL FORCE PROCEDURE" USING THE DESIGN DATA ABOVE

DESIGN LIVE LOAD - MAINTENANCE PLATFORM 40 PSF OR 300 LBS CONCENTRATED LOAD.
DESIGN DEAD LOAD - DIGITAL DISPLAY: 9,000 POUNDS EACH SIDE
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A-53 GR B OR A 252 GR 2, OR API - LX WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS.

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (DESIGNED AT 2,500 PSI) AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM SLUMP OF 4 TO 6 IN. IF PLACED IN A DRY SHAFT WITHOUT TEMPORARY CASING, AND 6 TO 8 IN. IF CASING AND/OR DRILLING FLUIDS ARE USED. CONCRETE MIX SHALL BE DESIGNED WITH APPROPRIATE ADMIXTURES AND/OR WATER/CEMENT RATIOS TO ACHIEVE RECOMMENDED SLUMPS. ADDING WATER TO A CONVENTIONAL MIX TO ACHIEVE RECOMMENDED SLUMPS IS NOT ALLOWED.

REINFORCING STEEL - FOR CUBE FOOTING, REINFORCING STEEL SHALL BE WELDED WIRE FABRIC 4x4 - W4 x W4 PER ASTM A185 OR A497M. WELDED WIRE FABRIC CAN BE SUBSTITUTED WITH POLYPROPYLENE FIBER MESH INCORPORATED INTO THE CONCRETE MIX AT THE RATE OF 3 LBS. PER CUBIC YARD. REINFORCING SHALL BE FABRICATED AND SECURED IN ACCORDANCE WITH ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. DO NOT WELD REINFORCING STEEL UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT). PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

ROUND AND CUBE COLUMN FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING LATERAL BEARING PER CBC SECTION 1807.3.2.1. DESIGN LATERAL SOIL PRESSURE PER CBC TABLE 1806.2 IS 150 PSF/FT (SOIL CLASS 4 - TYPE: SAND, SILTY SAND, CLAYEY SAND). ALLOWABLE LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1806.3.4. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING CITY OF LOS ANGELES APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
- -- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW BOLT TYPE AND TENSION
- -- FOUNDATION: VERIFY PROPER EXCAVATION DIMENSIONS.
- -- FIELD WELDING: VISUAL INSPECTION OF ALL WELDS PER AISC AND AWS D1.1.

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

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RMG OUTDOOR, INC.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CUSTOMER
OUTDOOR ASSOCIATES

SIGN LOCATION
SANTA FE SPRINGS, CA

14' x 48'
SINGLE POST
CENTER MOUNT
DOUBLE FACE
BACK TO BACK
LED READY

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

ENG. NO.	DR.	CH.
G-1XXXX	FS	JSW
EESL. NO.	DATE	
	12/17/19	
JOB NO.	SHEET NO.	
	3 of 6	

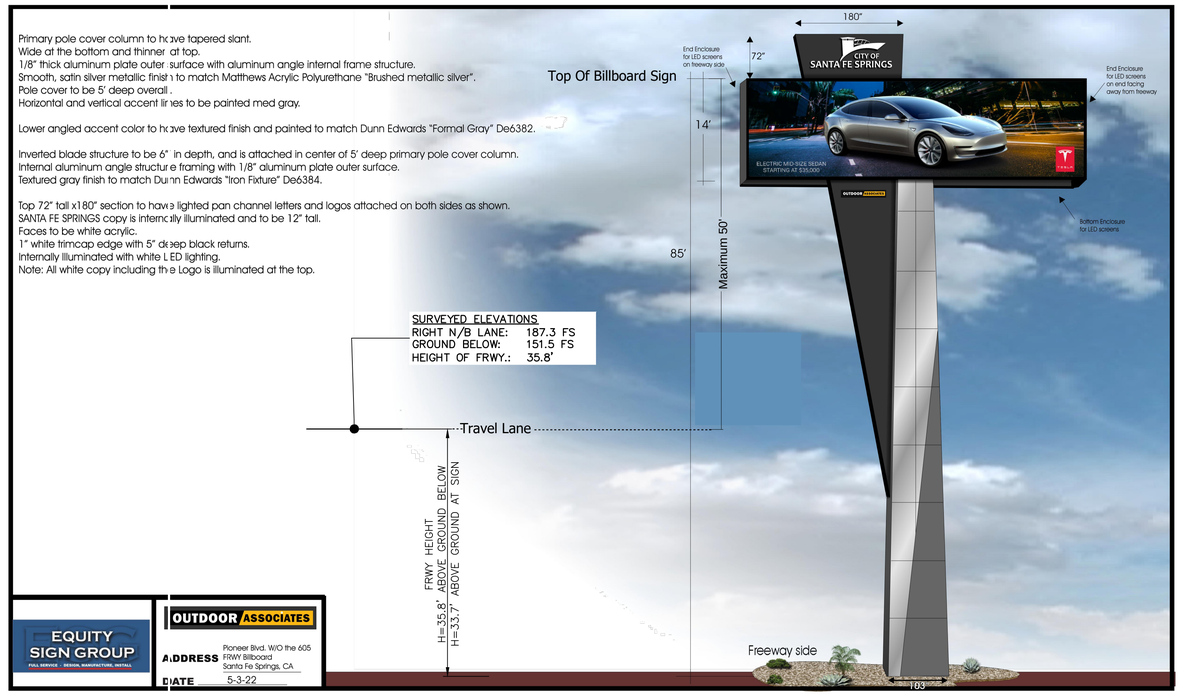
C:\USERS\FJANNE\DESKTOP\RMG\RMG E-SHEETS\2019 NOV\144BCMBB-LED READY PRELIMINARY 60' OUTDOOR ASSOCIATES SANTA FE SPRINGS CA

Primary pole cover column to have tapered slant.
Wide at the bottom and thinner at top.
1/8" thick aluminum plate outer surface with aluminum angle internal frame structure.
Smooth, satin silver metallic finish to match Matthews Acrylic Polyurethane "Brushed metallic silver".
Pole cover to be 5' deep overall.
Horizontal and vertical accent lines to be painted med gray.

Lower angled accent color to have textured finish and painted to match Dunn Edwards "Formal Gray" De6382.

Inverted blade structure to be 6" in depth, and is attached in center of 5' deep primary pole cover column.
Internal aluminum angle structure framing with 1/8" aluminum plate outer surface.
Textured gray finish to match Dunn Edwards "Iron Fixture" De6384.

Top 72" tall x180" section to have lighted pan channel letters and logos attached on both sides as shown.
SANTA FE SPRINGS copy is internally illuminated and to be 12" tall.
Faces to be white acrylic.
1" white trimcap edge with 5" deep black returns.
Internally illuminated with white LED lighting.
Note: All white copy including the Logo is illuminated at the top.



EQUITY SIGN GROUP
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

OUTDOOR ASSOCIATES

ADDRESS: Pioneer Blvd. W/O the 605 FRWY Billboard, Santa Fe Springs, CA

DATE: 5-3-22

NOTES:

A. MAXIMUM FACE SIZE: 14 BY 48 FEET IN DIMENSION (TOTAL SIX HUNDRED SEVENTY TWO SQUARE FEET, PLUS FRAMING). THE FACES OF TWO SIDED ELECTRONIC BILLBOARDS SHALL BE IDENTICAL IN SIZE. (SHOW ON RENDERINGS).

B. SCREENING: ALL EXPOSED PORTIONS OF ELECTRONIC BILLBOARDS, INCLUDING BACKS, SIDES, UNDER AREAS, SUPPORT MEMBERS AND SUPPORT POSTS, SHALL BE SCREENED (STATE SCREENING MATERIAL AND SHOW ON RENDERINGS) - IT WILL BE CORRUGATED B- DECKING ON THE BOTTOM OF THE SIGN AND PERFORATED PLATES ON OTHER SIDES.

C. THE ANGLE BETWEEN THE FACES OF A V-SHAPE ELECTRONIC BILLBOARD SHALL BE NO GREATER THAN 30 DEGREES. (STATE ON REVISED PLAN AND SHOW, IF POSSIBLE).

D. THE UTILITIES OF EACH ELECTRONIC BILLBOARD SHALL BE UNDERGROUND (STATE ON REVISED RENDERINGS).

E. ELECTRONIC BILLBOARDS SHALL NOT EXCEED A MAXIMUM HEIGHT OF FIFTY FEET AS MEASURED FROM THE CENTER LINE OF THE NEAREST TRAVEL LANE OF INTERSTATE 605 TO THE TOP EDGE OF THE ELECTRONIC BILLBOARD FACE. THIS EXCLUDES ARCHITECTURAL ELEMENTS, WHICH MAY EXTEND UP TO SIX FEET ABOVE 50- FOOT HEIGHT LIMIT. (PROVIDE ON REVISED PLANS) .

8717 PIONEER BOULEVARD (E/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-031-017

ELEVATIONS

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE:
PROJECT NO. 18-046

SHEET 4 OF 6

OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

Nov 06, 2022 - 1:10PM - Z:\MY DOCUMENTS\PROJECTS\DESIGN\PL-01-SITE-PLAN-SFS-605-E.DWG

SURVEYOR'S NOTES:

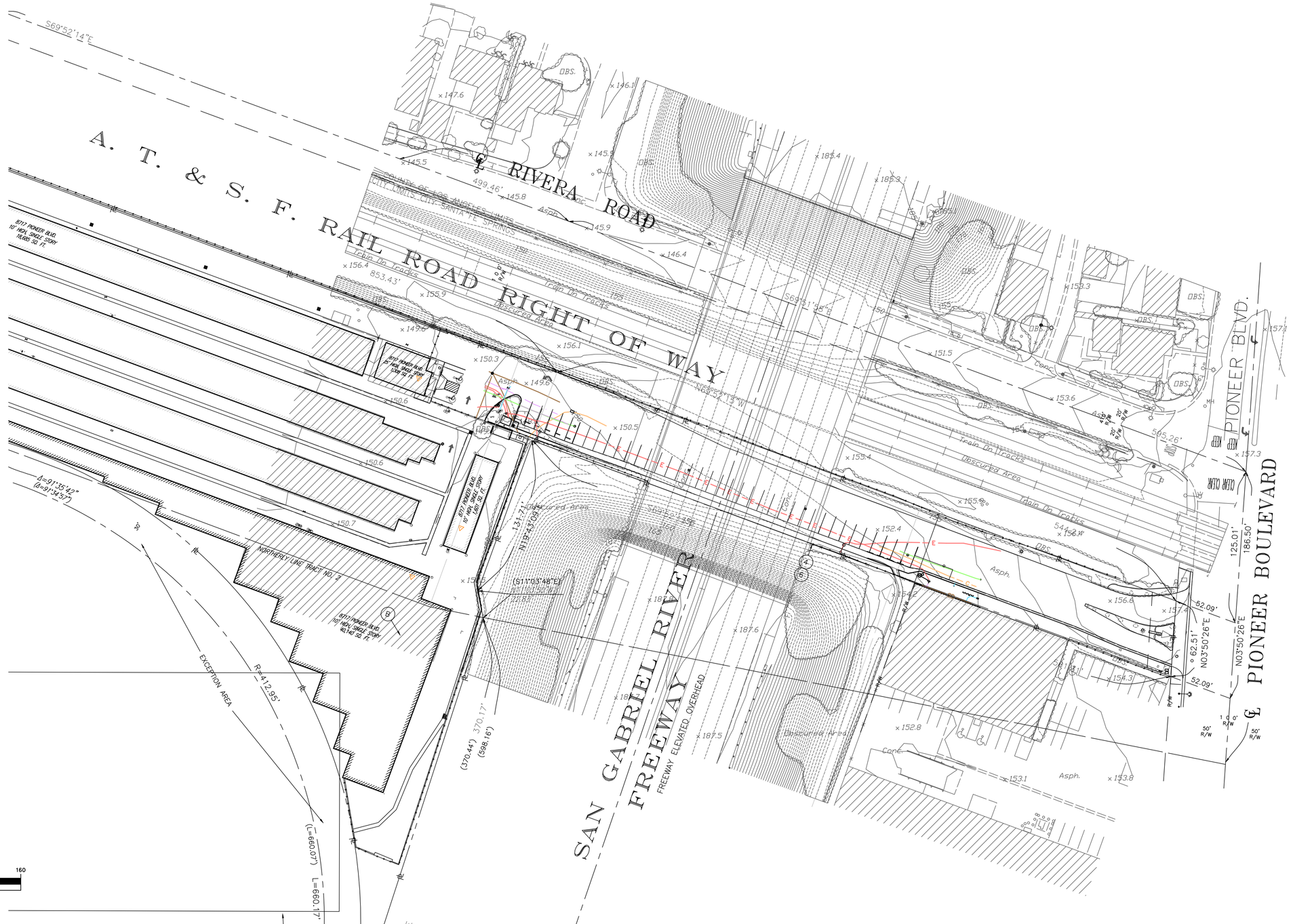
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS "BKMS" AND "WHC1". SAID BEARING IS S71°37'02"W.

2. THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "BKMS", ELEVATION 154.406' (NAVD 88)

   THIS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPUTED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS AN ASHTECH 701945B_M WITH SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS TO THE BOTTOM OF THE ANTENNA PRE-AMP (BPA) AND IS 0.027 FEET.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE SURFACE FEATURES AND SUBSURFACE UTILITIES IN TWO AREAS THAT WILL BE USED FOR THE CONSTRUCTION OF NEW BILLBOARDS. THESE TWO AREAS WERE SURVEYED BY GROUND METHODS. AN AERIAL SURVEY OF THIS AREA HAS BEEN PRODUCED FOR THIS SITE.

⚠4. SURVEY DATA, INCLUDING PROPERTY LINES, STREET CENTERLINES, FREEWAY RIGHT OF WAY, AND CALTRANS RIGHT OF WAY, CONTAINED IN AN AUTOCAD FILE TITLED "17-006Az" HAVE BEEN INCLUDED WITH THE SURVEY WORK PERFORMED BY HILLWIG-GOODROW. THE AUTOCAD FILE "17-006Az" WAS PREPARED BY ANACAL ENGINEERING CO. AND PROVIDED TO HILLWIG-GOODROW BY EPD SOLUTIONS ON DECEMBER 19, 2021. THE AUTOCAD FILE FROM ANACAL WAS ON A LOCAL COORDINATE SYSTEM, AND HAD TO BE TRANSLATED AND ROTATED TO FIT THE SURVEY PERFORMED BY HILLWIG-GOODROW. TRANSLATION WAS PERFORMED ABOUT THE CORNER OF A TELEPHONE UTILITY BOX AS NOTED ON SHEET 2, AND ROTATED SLIGHTLY TO BEST FIX OTHER COMMON FEATURES, INCLUDING MANHOLES, WATER VALVES, AND EDGE OF GUTTER LINES. HILLWIG-GOODROW DOES NOT MAKE ANY CLAIM REGARDING THE ACCURACY OF THE PROPERTY LINES, RIGHT OF WAY LINES, AND CENTERLINES SHOWN HEREON.



Revisions:				
No.	Date:	By:	Description:	Approved:
1	12/30/21	SAB	ADDED LINEWORK FROM AUTOCAD FILE BY ANACAL ENG.	ACH
Designed:		Drawn:	Checked:	ACH

Seal:

PROFESSIONAL LAND SURVEYOR
ALAN C. HILLWIG
No. 5137
EXP. 6-30-23
STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5137

DATE

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Ste. 1-200 Redlands, CA 92373 (909) 794-2673

Scale: 1" = 40'

BENCHMARK: SEE SURVEYOR'S NOTES

Date: DECEMBER 30, 2021

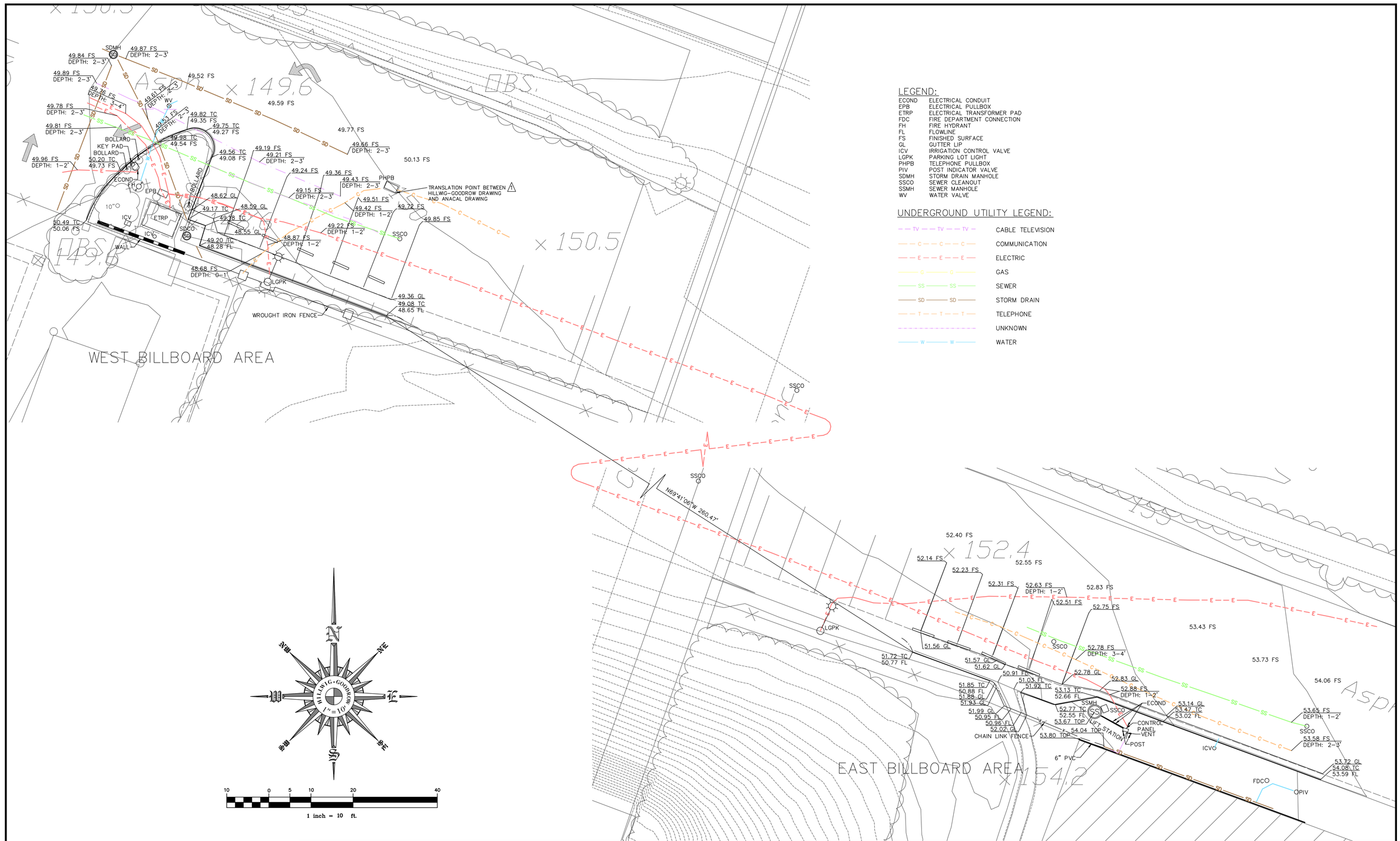
TOPOGRAPHIC SURVEY
SANTA FE SPRINGS

PREPARED FOR:
EPD SOLUTIONS, INC.
2 PARK PLAZA, SUITE 1120
IRVINE, CA 92614

F.N. | For: | F.B.

Sheet No. 5 OF 6 SHEET

FILE NO. 840-07



Revisions:				
No.	Date:	By:	Description:	Approved:
Designed:		Drawn:	Checked:	ACH

Seal:

PROFESSIONAL LAND SURVEYOR
ALAN C. HILLWIG
No. 5137
EXP. 6-30-23
STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5137

DATE

HILLWIG - GOODROW, INC.

Land Surveying - GPS Surveys - Aerial Mapping

31419 Outer Highway 10, Ste. 1-200 Redlands, CA 92373 (909) 794-2673

Scale: 1" = 10'

BENCHMARK:

SEE SURVEYOR'S NOTES

Date: DECEMBER 30, 2021

F.N. | For: | F.B.

TOPOGRAPHIC SURVEY
SANTA FE SPRINGS

PREPARED FOR:

EPD SOLUTIONS, INC.
2 PARK PLAZA, SUITE 1120
IRVINE, CA 92614

Sheet No. 6 OF 6 SHEET

FILE NO. 840-07

Attachment 3:
Public Hearing Notice

FILE COPY

CITY OF SANTA FE SPRINGS

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

"A great place to live, work, and play"

quadient CORRECTION IMI $000.01 11/03/2022 ZIP 90670 US POSTAGE

NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 987

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 987: A request for approval to allow the construction of a new V-shape electronic billboard on property located along the Interstate 605 corridor, at 8717 Pioneer Boulevard (APN: 8177-029-044), in the M-2, Heavy Manufacturing , Zone.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 14, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

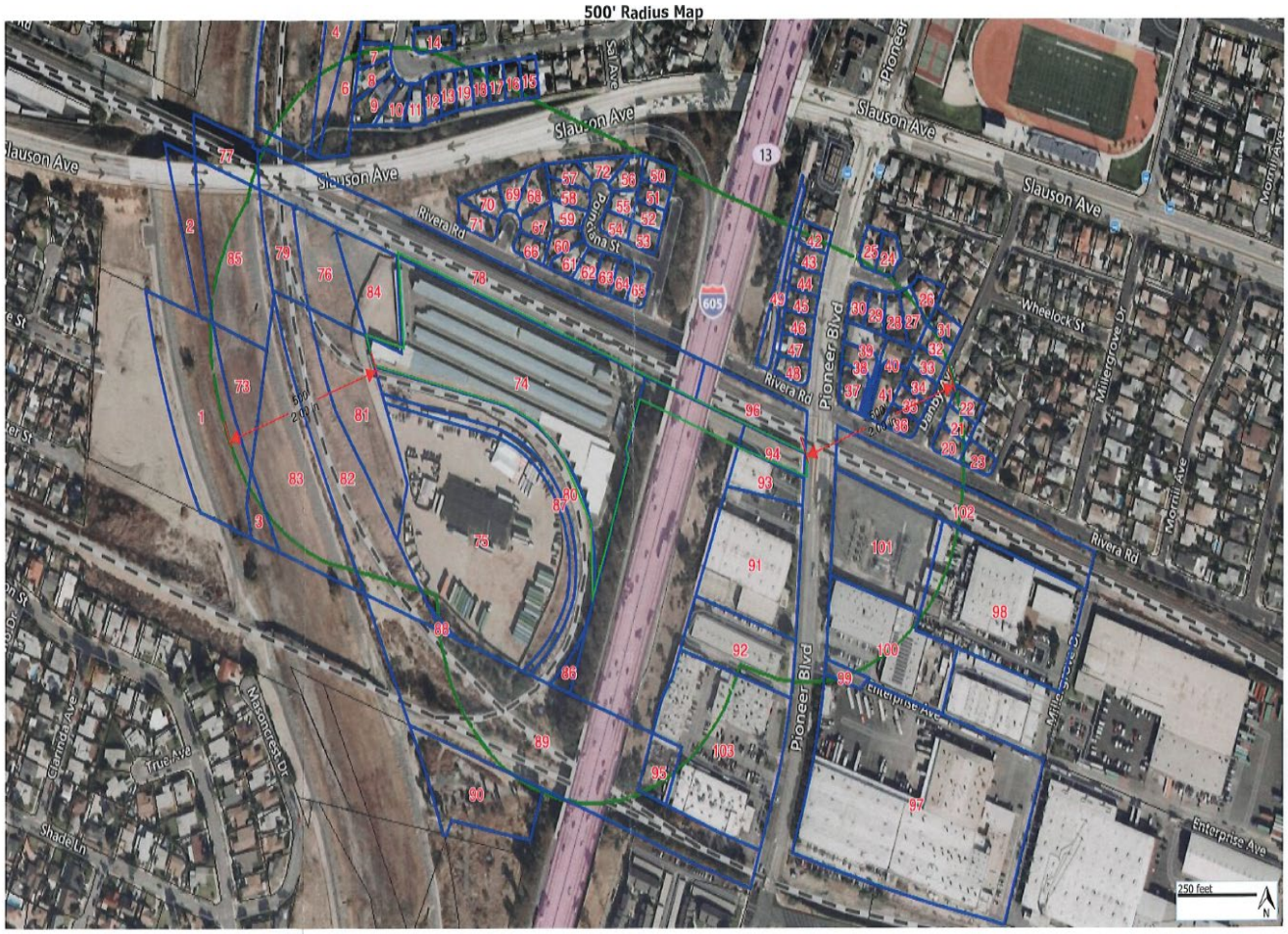
Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solutions, Inc. to prepare the necessary Initial Study/ Negative Declaration (IS/ND). The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Negative Declaration was posted in the LA County Recorder's Office and to the State Clearinghouse to initiate the mandatory 30-day public review period on May 3, 2022. Additionally, the project site

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
Juanita Martin • John M. Mora • Jay Sarno
City Manager
Raymond R. Cruz

Attachment 4:
Radius Map for Public Hearing Notice



Attachment 5:
Final Draft Initial Study/ Negative Declaration

ELECTRONIC BILLBOARDS
8717 PIONEER BLVD.

INITIAL STUDY/
NEGATIVE DECLARATION

Lead Agency:
City of Santa Fe Springs

Project Applicant:
605 Investments LLC
2 S. View
Trabuco Canyon, CA 92679

E | P | D
SOLUTIONS, INC
2355 Main Street, Suite 100
Irvine, CA 92614

April 22, 2022

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Initial Study (IS) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (ND), Mitigated Negative Declaration (ND) or an Environmental Impact Report (EIR) is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines §15382). As such, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit City and the applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

Existing Plans, Programs, or Policies (PPPs)

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

1.2 DOCUMENT ORGANIZATION

This IS/ND includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an IS/ND was prepared by City of Santa Fe Springs to evaluate the proposed project's potential to impact the physical environment.

Section 2.0 Project Setting

Provides information about the proposed project's location.

Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Section 4.0 Discretionary Approvals

Includes a list of the discretionary approvals that would be required by the proposed project.

Section 5.0 Environmental Checklist

Includes the Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

Section 6.0 Document Preparers and Contributors

Includes a list of the persons that prepared this IS/ND.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The project is located at 8717 Pioneer Boulevard, Santa Fe Springs. The project site is located within two parcels containing Dollar Self Storage. Access to the site is from Pioneer Boulevard, and regional access is provided by the I-605 Freeway, Pioneer Boulevard, and Slauson Avenue. The project is located on Assessor's Parcel Numbers 8177-029-004 and 8177-031-017. The site is shown on the U.S. Geological Survey Whittier 7.5-Minute Series Quadrangle map and is within an unsectioned portion of Township 2 South, Range 12 West, San Bernardino Base and Meridian.

2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The project site is currently developed with a self-storage facility and associated access drive and parking areas. The City's General Plan designates the land use as Industrial and the site is zoned Heavy Manufacturing (M-2).

2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

Direction	***General Plan Designation***	***Zoning Designation***
North	Railroad Right-of-Way	Railroad (RR)
South	Industrial	Heavy Manufacturing (M-2)
East	Industrial	Heavy Manufacturing (M-2)
West	Industrial	Heavy Manufacturing (M-2)

To the south of the site are railroad tracks and industrial buildings. To the east are industrial buildings and an electrical substation. To the west are storage buildings within Dollar Self Storage. To the north of the site are railroad tracks, followed by Rivera Road and a residential area in unincorporated Los Angeles County.

3 PROJECT DESCRIPTION

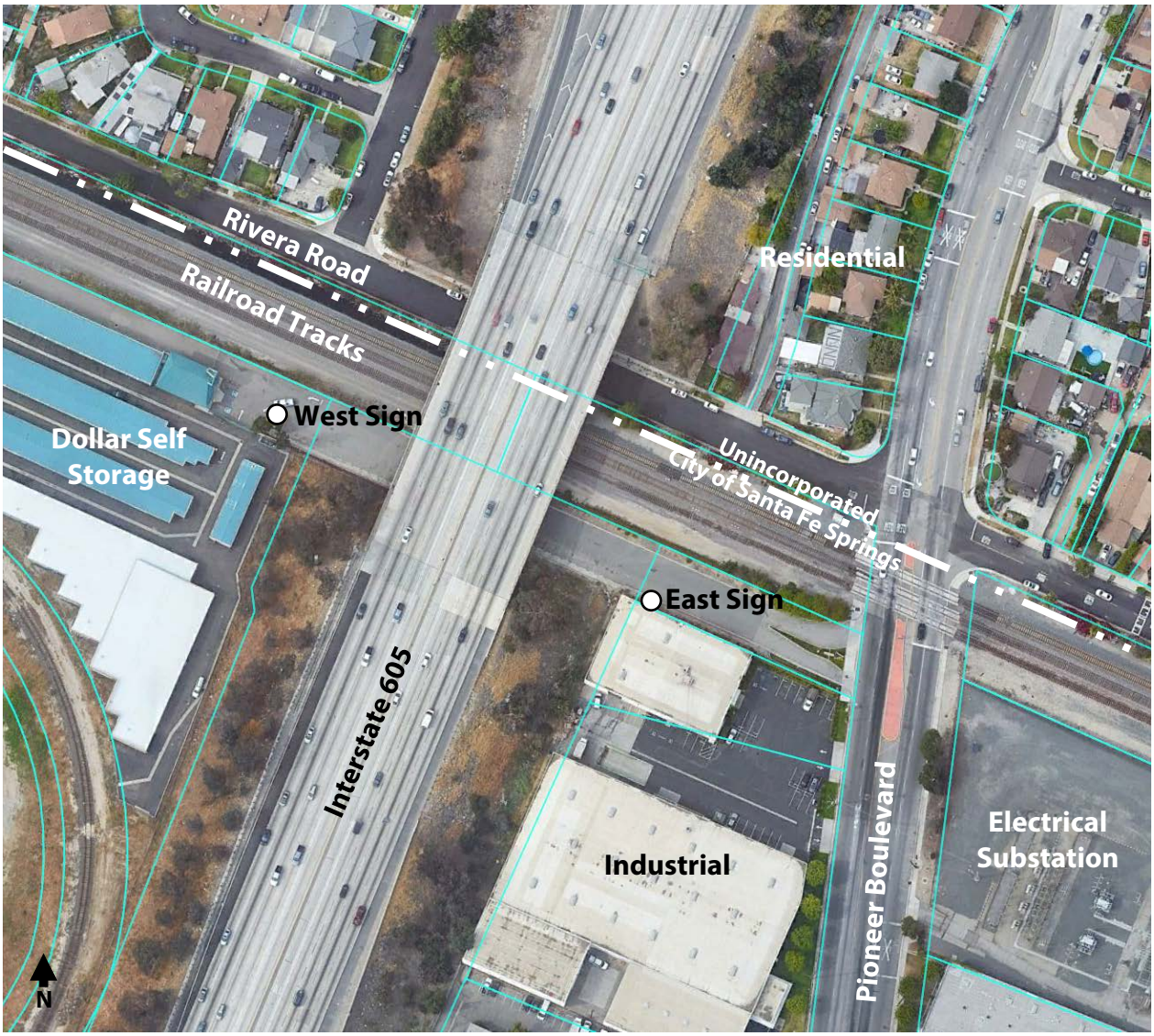
3.1 PROPOSED PROJECT

The proposed project is the installation of two electronic LED billboards, located on the west (southbound) and east (northbound) sides of Interstate 605 (I-605). The signs are referred to herein as the "West Sign" and the "East Sign," respectively. Each billboard would contain two electronic screens, directed towards freeway travelers and generally facing north and south. The East Sign would be a back-to-back structure, meaning the signboards are parallel, and the West Sign would be a V-sign structure, with an angle between the signboards. Each sign would be 85 feet in height. Each electronic screen would have dimensions of 14 feet by 48 feet.

Figure 1. Regional Location



Figure 2. Aerial of Project Site



3.2 CONSTRUCTION

Construction of the project would require two to three days of work over a two-week period. Construction would involve drilling a borehole for the foundation and placement of the foundation (one day), followed several days later by placement of billboard supports at the top of the pole, installation of the billboard superstructure, and placement of the electronic screens.

3.3 PURPOSE AND NEED

The purpose of the project is to provide electronic advertising structures for travelers on Interstate 605, located in an industrial area with adequate setbacks to avoid impacts to residences.

4 DISCRETIONARY APPROVALS

The following discretionary approvals by the City of Santa Fe Springs, as Lead Agency, are anticipated to be necessary for implementation of the proposed project:

- Adoption of a Negative Declaration (ND)
- Approval of Development Plan Approval Case No. 987 (West Sign)
- Approval of Development Plan Approval Case No. 988 (East Sign)
- Approval of Operating Agreement (West Sign)
- Approval of Operating Agreement (East Sign)

Figure 3a. Proposed Site Plan – East Sign

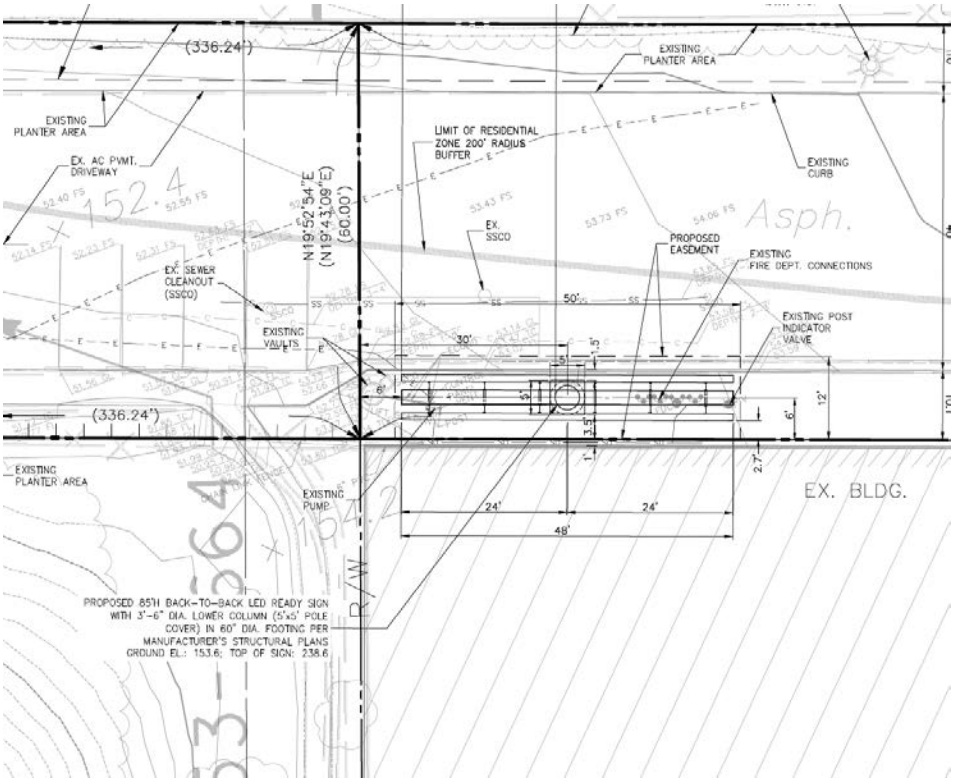
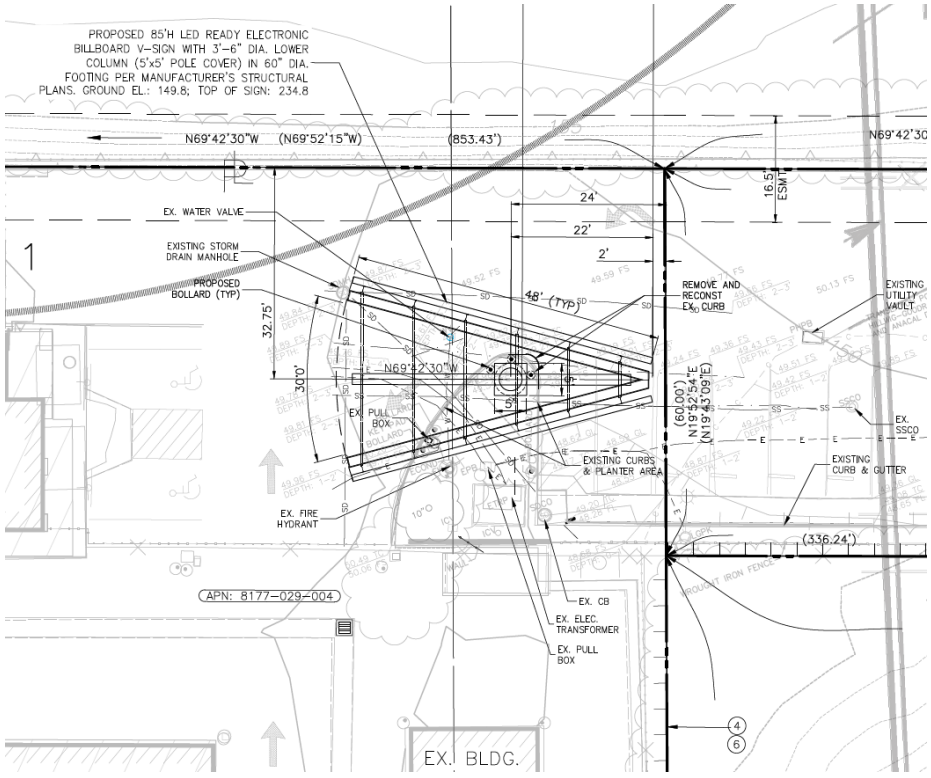


Figure 4b. Proposed Site Plan – West Sign



5 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporated; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed project.

5.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Environmental Factors Potentially Affected

☐	Aesthetics	☐	Agriculture and Forest Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils/Paleontological	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

5.2 DETERMINATION

(To be completed by the Lead Agency) on the basis of this initial evaluation

☒	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

No Impact. The project site is located in an industrial district, adjacent to a major freeway. The Santa Fe Springs General Plan identifies no scenic vistas in the area. The project would have no impact on a scenic vista.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no designated state scenic highways within the project's vicinity. The project would have no impact on a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The project site is in an urbanized area, adjacent to a freeway and in an industrial district. The project is consistent with the development standards of the M-2 zone and would not conflict with any zoning or other regulations governing scenic quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The proposed project is located within a developed urban area, adjacent to highly used roadways. Existing sources of light in the vicinity of the project site include street lights, parking lot lighting, building illumination, and illumination created by through traffic on the I-605 Freeway. The segment of the freeway near the project site does not include any sound walls or other barriers that would reduce the impact of vehicle headlights, which are present continuously during overnight hours.

A number of factors minimize the potential for light and glare impacts. The faces of the West Sign would be angled away from the residential area to the north in order to maximize visibility to travelers on I-605. The signs are backlit, unlike static billboards that rely on rear-facing floodlights; there would be minimal spillover of lighting that would be visible from behind or to the side of the sign. The proposed billboard will produce light through LEDs rather than traditional bulbs, allowing for programing to adjust the billboard's brightness settings based on ambient conditions, with significantly reduced lighting levels at night than during the daytime.

Lighting levels from electronic billboards along I-605 are limited by Section 155.519 of the Municipal Code. Specifically, the Code imposes the following operational restrictions:

- No flashing, shimmering, glittering, intermittent, or moving lights are permitted.
- Malfunctioning screens must freeze the display in one static position, display a black screen, or turn off.
- No red, blinking, or intermittent lights are permitted, and illumination must not impair the vision of travelers on adjacent roadways (as established by brilliance values set in the California Vehicle Code).
- An ambient light sensor must be included to automatically adjust brightness levels based on ambient light conditions.
- Brightness levels of more than 0.3 foot-candle above ambient light, as measured from a distance of 250 feet.

The project is located on an industrial parcel and the immediate vicinity contains industrial, highway, and railroad uses that are not sensitive to lighting and glare. The nearest sensitive receptors are in the residential area 200 feet north of the two signs. Lighting studies were produced for each of the proposed signs by Watchfire Signs. The studies are provided in Appendix A1 (East Sign) and A2 (West Sign). As shown in the lighting studies, the lighting level at a distance of 200 feet ranges from 0.06 to 0.17 foot-candle. A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away and 0.0548 foot-candle from 50 feet away. Therefore, the light generation of the boards would be negligible at a distance of 200 feet, comparable to a single light-bulb at a distance of 50 feet. In addition, the brightness level is below the Municipal Code maximum of 0.3 foot-candle at a distance of 250 feet. Based on this analysis, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Existing Plans, Programs, or Policies

Ordinance Nos. 1036, 1092, and 1118

Mitigation Measures

None.

Sources

Lighting Studies – Appendix A1 and A2.

California Department of Transportation, *California Scenic Highway Mapping System* [Map]. Accessed: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is developed for urban uses and located in an area that is completely developed for urban uses. The project site is not designated as farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program. Thus, no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is zoned Heavy Manufacturing. The parcel is not within a Williamson Act contract. No impacts would occur related to a conflict with zoning for agricultural use or with a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

No Impact. The project site is zoned Heavy Manufacturing. The project would not conflict with forest land, timberland, or timberland zoned Timberland Production. Thus, no impact would not occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site and vicinity are void of forest land or timberland. Thus, no impact would occur related to the loss or conversion of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the exiting environment would occur from implementation of the proposed project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measure

None.

Sources

California Department of Conservation, California Important Farmland Finder. Accessed: https://maps.conservation.ca.gov/dlrp/ciff/

California Department of Conservation, Williamson Act Mapping. Accessed: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf

City of Santa Fe Springs Planning Handouts. Accessed: http://www.santafesprings.org/cityhall/planning/planning/planning_handouts/default.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	☐	☐	☐	☒

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The City of Santa Fe Springs is located in the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) that monitors the Basin for pollutants and is responsible for regulating and controlling emissions. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin.

For purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. The Basin is currently under both federal and state non-attainment status for ozone, PM-10 and PM-2.5.

Construction emissions from an identical billboard project in Santa Fe Springs (Conditional Use Permit No. 793, sign installed in 2019) were calculated using the California Emissions Estimator Model (CalEEMod). As shown in Table AQ-1, implementation of the proposed project would not generate substantial amounts of pollutant emissions during construction. The project would not generate pollutant emissions during operation.

Table AQ-1. Estimated Construction and Operational Emissions (lbs/day)

Emission Source	ROG	NO_x	CO	SO_2	PM-10	PM-2.5
Total Construction Emissions	1.00	9.82	8.14	0.01	1.40	0.96
Daily Thresholds	*75*	100	*550*	150	150	*55*
Exceeds Threshold?	No	No	No	No	No	No
Total Operational Emissions	0.00	0.00	0.00	0.00	0.00	0.00
Daily Threshold	*55*	*55*	*550*	150	150	*55*
Exceeds Threshold?	No	No	No	No	No	No
Note: Construction emissions are for construction of a single sign at a time.						

Air pollutant emissions associated with the proposed project would result in a less than significant impact to air quality in the area; the project would therefore not conflict with SCAQMD's AQMP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. If an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM-10, and PM-2.5) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described in the previous response, neither construction or operation of the proposed project would result in an exceedance of any SCAQMD's recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. Sensitive air quality receptors can include uses such as residences, long-term health care facilities, rehabilitation centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The closest sensitive receptor for air quality impacts are residences, which are located over 200 feet north of the construction activity. The proposed project would not exceed any applicable criteria pollutant thresholds during construction and on-going operational activities; therefore, sensitive receptors would not be subjected to a significant air quality impact during project construction. There is no impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The proposed project would not create objectionable odors that would affect a substantial number of people. Potential odor generation associated with the proposed project would be limited to short-term construction sources such as diesel exhaust; however, these odors would be short-term and would not affect a substantial number of people. No impacts related to odors would occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Initial Study/Negative Declaration for Electronic Billboard, 13530 Firestone Blvd. Adopted by City of Santa Fe Springs December 18, 2018.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The site has no natural vegetation; plantings are limited to ornamental vegetation. There is no potential for animals to be present on the site or in the vicinity. The project site is located within an urbanized area. No candidate, sensitive, or special status species designated by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Therefore, there is no potential for the proposed project to impact the environment through habitat modification.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

No Impact. The project site is fully developed and does not contain any riparian habitat or any other sensitive natural community. The project site is located in an industrial area and zoning heavy manufacturing. Therefore, the project would not result in impacts on riparian habitats or other sensitive natural communities.

c) Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is fully developed and does not contain any state or federally protected wetlands. There will be no impact on wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The site has no natural vegetation; plantings are limited to ornamental vegetation. The project site is located in a developed urban area and does not function as a wildlife movement corridor. Within the project vicinity are other industrial land uses and a major freeway, the I-605. There is no potential for the project to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors. Therefore, no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance. There are no existing trees on the project site that would be impacted by the implementation of the proposed project. Therefore, no impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is developed within an urban area and does not contain any natural lands that are subject to an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the project would not result in impacts related to a conflict with an HCP or NCCP.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Department of Fish and Wildlife Natural Diversity Database (CNDDB). Accessed at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data#43018408-cnddb-in-bios

City of Santa Fe Springs Municipal Code. Accessed at: http://www.amlegal.com/codes/client/santa-fe-springs_ca/

U.S. Fish and Wildlife Service Migratory Bird Treaty Act. Accessed at: https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The project site is a developed area adjacent to the I-605 Freeway. There are no existing structures that will be impacted by the proposed project. The proposed project's location is within a landscaped area adjacent to an existing self storage property. The storage facility was constructed in the 2000s and is not of any historical significance. Thus, the project would result in no impact to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. The proposed project would result in minimal ground disturbance to install the billboard on the project site. The project footprint would consist of a pole embedded into the soil as a foundation, approximately 5 feet in diameter, which would be drilled in a period of one day and require the removal of 30 cubic yards of soil. The site has a low sensitivity for the presence of archaeological resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to archaeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The proposed project would result in minimal ground disturbance to install the billboards on the project site. The project is located in an urban area surrounded by industrial land uses. There are no formal cemeteries within the project's vicinity. If human remains were to be found during construction, mandatory regulations under the California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) will be implemented.

Existing Plans, Programs, or Policies

Compliance with California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) related to the unexpected discovery of human remains.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. Construction of the project would occur over a very brief period of time. Boring and foundation place would occur over one day, using a small crew of vehicles and trucks. Support structure and superstructure placement would occur over two days. Due to the very short construction period, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during construction.

During operations, the sign would use significantly less energy than existing, static billboards due to the use of more-efficient LED lighting. LEDs are designed to be highly directional, with light directed toward an intended audience rather than dispersed widely, and have automatic brightness adjustment to substantially reduce brightness during nighttime hours, which further enhances their efficiency. The proposed LEDs would meet Underwriters Laboratories' efficiency standards and comply with the California Energy Code. For these reasons, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during operations.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The proposed project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the project, as included as PPP E-1. The City's administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

Existing Plans, Programs, or Policies

PPP ENG-1: CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation Measures

No mitigation measures related to energy are required.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The project site does not contain and is not in the vicinity of an earthquake fault, is not affected by a state-designated Alquist-Priolo Earthquake Fault Zone. The closest active fault to the project site are the La Habra Fault Zone to the northeast. Thus, impacts related to a known earthquake fault would not occur.

ii. Strong seismic ground shaking?

Less than Significant Impact. The project site is within a seismically active region and is potentially subject to strong seismic ground shaking. The proposed project would be unmanned, and the billboard structure would comply with the applicable standards of the California Building Code. Therefore, the exposure of people or structures to substantial adverse effects from strong seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the proposed project is within a liquefaction zone. The proposed project would be constructed pursuant to building plans approved by the Building Department. Such plans must comply with the County of Los Angeles Building Code. Compliance would require preparation of a soils study to inform foundation design. Impacts related to the exposure of people or structures to impacts from seismic-related ground failure, including liquefaction, would be less than significant.

iv. Landslides?

No Impact. The project site is on flat land within an urban area not adjacent to any slopes that could result in landslides. Thus, impacts related to seismic-related landslide hazards would not occur.

b) Result in soil erosion or the loss of topsoil?

No Impact. Construction of the project would result in negligible earth disturbance, limited to the installation of a column of up to 60 inches in diameter to support the billboard structure. Due to the minimal area of soil disturbance, there would be no impact related to soil erosion and the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. As described previously, the project site is on a flat developed area and is not a risk related to landslides. In addition, The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the project site is located in a liquefaction zone. The proposed project would be an unmanned facility and would be designed to comply with the applicable standards of the California Building Code, including the preparation

of a geotechnical study to establish design requirements. Therefore, potential impacts related to unstable geologic units or soils resulting in on- or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less than Significant Impact. As described in the previous responded, the proposed project would be an unmanned facility and would not include any habitable structures. The billboard structure installed on the site would comply with the California Building Code. Therefore, impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impacts related to the use of such facilities would occur from implementation of the project.

d) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The proposed project would result in minimal ground disturbance to install the billboard on the project site. The site has a low sensitivity for the presence of paleontological or geologic resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to paleontological resources.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Department of Conservation. Earthquake Zones of Required Investigation. Accessed: https://maps.conservation.ca.gov/cgs/

California Geological Survey Earthquake Zones of Required Investigation Whittier Quadrangle. Accessed: http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/WHITTIER_EZRIM.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. During construction, a negligible amount of greenhouse gases would be generated by worker trips during the construction period, which would require 2 to 3 days of work during a two-week period.

During operation, the proposed project would result in no regular trip generation. As the signs would use highly efficient LED displays, minimal electricity would be required for their operation. Therefore, no adverse impacts related to greenhouse gas emissions would occur from implementation of the proposed project.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. As discussed in the previous response, the proposed project would result in minimal emissions and not generate significant adverse impacts related to greenhouse gas emissions. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or environment as a result of reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Pioneer High School is approximately 1,000 feet northeast of the East Sign. As noted above, during construction, a small quantity of trucks and equipment containing fuels and oils common to motor vehicles would be present. During operations, no hazardous materials would be present on site. Thus, the project would have a less-than-significant impact related to hazardous emissions or the handling of hazardous materials, substances, or waste near a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. According to the California Department of Toxic Substance Control EnviroStor listing, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no significant hazard to the public or environment resulting from the site's presence on such a list.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project site is not within 2 miles of an airport. The closest airports are Fullerton Municipal Airport, located 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. The project site is not located within any airport land use plan, nor is it within an airport safety zone. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to safety hazards or noise from airport operations would not occur from implementation of the project.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

No Impact. The project is located within private property. Neither construction nor operations would impact emergency response or evacuation routes.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site is not located within an identified wildland fire hazard area, as identified by CalFire Fire Hazard Severity Zone Maps. Thus, the project would not result in impacts related to the exposure of people or structures to loss, injury, or death involving wildland fires.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Fire Hazard Severity Zone Map. Accessed: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps

California Department of Toxic Substance Control EnviroStor. Hazardous Waste and Substances Site List (Cortese). Accessed: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. Due to the small scope of the project and the short construction period, there is no likelihood of any violation of water quality standards during construction. Waste Discharge

Requirements per the Regional Water Quality Control Board (RWQCB) are not applicable to the project.

During operation, the project would not require the use of chemicals, hazardous materials, or other pollutants that could impact waters. The LED billboard panels would produce no waste during operation. Billboard panels are in a solid and non-leachable state. Thus, the project would not be a source of pollution in stormwater. There would be no operational impacts related to water quality.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The implementation of the proposed project would require negligible amounts of water and the proposed 60-inch diameter pole supporting the billboard would not interfere substantially with groundwater discharge. Further, the project does not need to extract water for any purpose during operation of the billboards. Therefore, there would be no impact related to groundwater supplies and recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

No Impact. The project site is not in the vicinity of any watercourse, and no major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in erosion or siltation.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No Impact. No major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in flooding.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

No Impact. Installation of the proposed billboard would not result in a substantial increase in impervious surfaces. The project site is almost entirely developed with paving and structures. The project would not generate any additional runoff.

iv) impede or redirect flood flows?

No Impact. The small size of the project will avoid any potential for impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project site is in Flood Zone X, indicating it is not within a flood hazard area, and is not within a tsunami or seiche zone.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The project has not potential to impact any water quality control plan and would not affect any sustainable groundwater management plan.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Federal Emergency Management Agency Flood Map Service Center. Map Number 06037C1829F, effective 9/26/2008. Accessed: https://msc.fema.gov

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Physically divide an established community?

No Impact. The proposed project is a billboard located within an existing self-storage development. No impact related to physically dividing an established community would occur from implementation of the proposed project.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant. The project site currently has a General Plan land use designation of Industrial and is zoned Heavy Manufacturing (M-2). Per Section 155.519 of the Municipal Code, billboards are a permitted use in properties along I-605, subject to issuance of a Sign Permit (Development Plan Approval, DPA) and an Operating Agreement. Separate DPAs and Operating Agreements for the West Sign and East Sign have been requested by the applicant as part of the project entitlement. Development standards for billboards are contained in Ordinance No. 1118, adopted on August 17, 2021. The project is consistent with Ordinance No. 1118, including compliance with applicable development standards, and does not require a variance or special conditions.

With the approval of the DPAs and Operating Agreements, there would be a less-than-significant impact associated with a conflict with any applicable land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect.

Existing Plans, Programs, or Policies

Ordinance Nos. 1036, 1092, and 1118

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) 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) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) 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?

No Impact. The project site is within an urbanized area which has no known mineral resources. Thus, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. The project site is fully urbanized and is not available for mineral resource recovery. Thus, implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, and impacts would not occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Department of Conservation Mineral Land Classification Mapping. Accessed: http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is in an industrial area. The closest sensitive receptors are residences that are located over 200 feet to the north, in unincorporated Los Angeles County, separated from the site by railroad tracks. The project site is adjacent to the I-605 freeway, a major noise generator. There is no soundwall to buffer freeway noise in the vicinity of the project site.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact.

Construction

The proposed project's construction period would be less than two weeks, with about two to three days of active construction. Although the project would involve the use of equipment for billboard installation, the noise generated would be negligible compared to that of traffic on I-605. All construction activities would be during the daytime. There would be no noticeable increase in noise during project construction and there would be no construction noise impact.

Operations

During operation, the billboards would not produce any noise. There would be no operational noise impact.

b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. Neither construction nor operation of the billboard would generate noticeable groundborne vibration or groundborne noise. There would be no impact.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?

No Impact. The project site is not within 2 miles of an airport or private airstrip. The closest airports are Fullerton Municipal Airport, 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to an exposure of people to noise from airport operations would not occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure))?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly or indirectly?

No Impact. The project involves the installation and operation of an electronic billboard. There is no potential for the project to induce population growth, and no impact would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site does not contain any people or housing. No people or housing would be displaced by implementation of the proposed project, and no impact would occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES.				
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) Result in substantial adverse physical impacts associated with the provision of 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:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

***Fire Protection* – Less than Significant Impact.** The Santa Fe Springs Department of Fire - Rescue provides fire services to the resident community and business population in an area of approximately 9 square miles. The Fire Department provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire Department has four stations. The closest fire station is Station 2, at 8634 Dice Road, 1.1 miles east of the project site.

The proposed project would install an unmanned electronic billboard. There would be no permanent onsite staffing that could require the need for emergency services. In addition, the project would comply with federal and state worker safety and fire protection codes and regulations that would

be verified during the permitting process, which would minimize the potential for fires to occur during project construction and operations. Therefore, impacts related to fire protection would be less than significant.

***Police Protection* – No Impact.** The Whittier Police Department provides police services for the City of Santa Fe Springs under contract. The nearest station to the project site is at 11576 Telegraph Road, approximately 1.3 miles south of the project site. As described in the previous response, the project site would be unmanned and would not have permanent staffing that could generate the need for police services. Therefore, the proposed project would not result in impacts related to police protection.

***Schools* – No Impact.** Construction and operation of the project would place no demand on school services because it would not involve the introduction of housing to the project site, and the short-term demand for construction would not result in new residents to the area. In addition, the project site would be an unmanned facility and would require limited maintenance related employment needs. Thus, the project would not result in impacts on schools.

***Parks* – No Impact.** As described in the previous response, the project does not involve housing. Short-term construction would not result in new residents to the area, and operation would require limited maintenance related employment needs. Thus, construction and operation of the project would not result in impacts related to parks.

***Other Services* – No Impact.** Refer to the previous responses. The proposed project would not result in an increased resident population or a significant increase in the local workforce. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

City of Santa Fe Springs. Department of Fire - Rescue. Accessed: http://www.santafesprings.org/cityhall/fire_rescue/default.asp

City of Santa Fe Springs. Police Services. Accessed: http://www.santafesprings.org/cityhall/police_services/default.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

No Impact. The proposed would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No new residences would be constructed as part of the proposed project, and the project would not induce population growth. Thus, impacts related to recreation would not occur from implementation of the project.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. As described in the previous response, the proposed would not develop residences or induce population growth. The project does not include or require the construction or expansion of recreational facilities. Thus, impacts related to recreation would not occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. The project is on private property and does not contain any design features that would affect public rights-of-way. There is no potential for the project to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. Section 15064.3 of the CEQA Guidelines requires the assessment of transportation impacts using a vehicle miles traveled (VMT) standard, which refers to the amount and distance of automobile travel attributable to a project. The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. Therefore, there is no potential for the project to conflict with CEQA Guidelines Section 15064.3.

c) Substantially increase hazards due to a geometric design feature or incompatible uses?

No Impact. The project would consist of a poles supporting two LED screens on each pole. Both screens would be oriented towards travelers on the I-605 Freeway. The billboards would operate 24 hours per day. As discussed in Section 1, *Aesthetics*, the billboards will be programmed with automatic lighting control so that the intensity of lighting varies based on ambient conditions. It is typical to find billboards facing travelers on the I-605 Freeway. Therefore, the project does not include design features or incompatible uses that would increase hazards. No impact would occur.

d) Result in inadequate emergency access?

No Impact. The project site is located on private property and outside of any right-of-way. Thus, the proposed project would not result in impacts related to emergency access.

Existing Plans, Programs, or Policies

None.

Mitigation Measure

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES.				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No Impact. The project site is in a developed area, within a self-storage facility constructed in the early 2000s. No historical resources are located on the project site. Thus, no impacts would occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No Impact. The project site is fully developed and has been heavily modified in recent decades. In addition, the impact area is very small, consisting of a 5-foot-diameter pole. Offers to for tribal consultation were released on March 10, 2022 and no responses were received. For these reasons, there is no potential for any tribal cultural resources to be identified during installation of the billboard.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

No Impact. No employees would be permanently stationed at the site, and the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The project would involve minimal ground disturbance and a negligible increase in imperviousness from installation of the billboards. The project would not impact existing storm flows. No new or expanded stormwater drainage facilities would be required to service the project. The project would obtain electric power from existing lines onsite or on the site frontage, and the line extension has no potential for significant effects. Therefore, no impacts would occur related to new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The billboard would require no new water supplies. There would be no impact related to the availability of sufficient water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The proposed project would not generate wastewater and would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Accordingly, no impacts would occur from implementation of the proposed project.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The proposed project would reduce a negligible amount of construction waste. Construction waste would be managed in compliance with State and local regulations through implementation of a Construction Waste Management Plan approved by the City. No operational-period waste would be generated. A less than significant impact would occur.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. See response to d., above. The project would have a less-than-significant impact related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

CalRecycle SWIS Database. Accessed: http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. There would be no impact related to wildfires.

20. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, substantially 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) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) Does the project have the potential to 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?

No Impact. As described in Section 4, Biological Resources, the project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. As described in Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources, the project site does not contain any known historic or prehistoric attributes and would not eliminate important examples of the major periods of California history or prehistory. There would be no impacts to biological or cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

No Impact. No significant impacts are identified in this Initial Study. Therefore, it is concluded that the project's impacts would not have the potential to combine with the impacts of other projects to be cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. No environmental effects with the potential to cause adverse effects on human beings, either directly or indirectly, are identified in this Initial Study.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

6 DOCUMENT PREPARERS AND CONTRIBUTORS

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Attachment 6:
IS/ND - Response to Comment

Response to Comments on the Public Review Draft MND

This memo contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Initial Study/Negative Declaration (IS/ND) for the Electronic Billboards 8718 Pioneer Boulevard Project during the public review period, which began April 28, 2022 and closed May 28, 2022 (SCH No. 2022040602). This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document and the circulated IS/ND together comprise the Final IS/ND.

The following public comments were submitted to the City of Santa Fe Springs during the public review period:

1. Department of Transportation, District 7, Received May 12, 2022 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision. Pursuant to CEQA Statute Section 21155.2(b)(5), none of the comments provide substantial evidence that the Project will have significant environmental effects which would require preparation of a Mitigated Negative Declaration or an Environmental Impact Report. None of this new material indicates that the Project will result in a significant environmental impact or an increase in a less than significant impact previously disclosed in the Electronic Billboards 8718 Pioneer Boulevard IS/ND. Additionally, this Response to Comments does not include revisions to the Public Review Draft IS/ND.

Although CEQA Statute Section 21155 does not require a Lead Agency to prepare written responses to comments received, the City of Santa Fe Springs has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

Comment 1: Department of Transportation, District 7, received May 12, 2022

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life

May 12, 2022

Claudia Jimenez, Assistant Planner
City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: Electronic Billboards at 8717 Pioneer Blvd.
SCH # 2022040602
Vic. LA-605/PM R11.44
GTS # LA-2022-03929-ND

Dear Claudia Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. The project includes the installation and operation of two electronic billboards. The billboards would rise to a maximum height of 85 feet, however, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face and not including architectural elements, which may extend up to six feet above the 50-foot height limit. Each billboard would contain two digital signboards, one each facing northbound and southbound freeway users. One billboard would contain back-to-back signboards and the other would include a V-shaped structure. Each signboard would be 14 feet in height and 48 feet in width. Each billboard would be mounted on a single pole approximately 5 feet in diameter. 1.1

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information: 1.2

http://opr.ca.gov/ceqa/updates/guidelines/

"Provide a safe and reliable transportation network that serves all people and respects the environment"

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date. 1.2 cont.

The project would consist of a poles supporting two LED screens on each pole. Both screens would be oriented towards travelers on the I-605 Freeway. The billboards would operate 24 hours per day. The billboards will be programmed with automatic lighting control so that the intensity of lighting varies based on ambient conditions. It is typical to find billboards facing travelers on the I-605 Freeway. Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications. 1.3.

Caltrans regulates the placement of outdoor advertising displays visible from California highways. The project would require outdoor Advertising (ODA) License. For questions, inquiries, and any other questions you may have, please call (916) 654-6473 or reference to the following website for additional information.

https://dot.ca.gov/programs/traffic-operations/oda

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. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-03929-ND.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse

"Provide a safe and reliable transportation network that serves all people and respects the environment"

RESPONSE TO COMMENT 1: Department of Transportation, District 7

Comment 1.1: This comment thanks the Lead Agency for being included in the environmental review process for the proposed project and provides a brief summary of the Project. The comment states that the billboards would rise to a maximum height of 85 feet and that the billboards are not to exceed a maximum height of 50 feet as measured from the center line of the nearest travel lane of I-605 to the top edge of the billboard.

Response 1.1: The proposed billboards would be a maximum of 85 feet from grade and would not exceed 50 feet from the height of the freeway. The I-605 freeway is at an elevation of 35.8' above ground surface, which would result in the billboards having a maximum height of 42.2' from the freeway. Therefore, the proposed billboards would not exceed the standards and no new impact has been identified.

Comment 1.2: This comment states the goal of Caltrans and that Senate Bill 743 requires that the CEQA review analyze VMT for the proposed Project.

Response 1.2: The IS/ND prepared for the proposed Project analyzed traffic impacts on page 47 of 56 and found that there would be no impact as the Project would be consistent with CEQA Guidelines section 15064.3 which requires the assessment of transportation impacts using VMT. The Project would generate no traffic during operations and negligible traffic during the two-week construction period. Therefore, the proposed Project was analyzed using VMT and no new impact has been identified.

Comment 1.3: This comment gives a brief Project description and states that any work performed within State Right-of-way would require an Encroachment Permit from Caltrans and all modifications to State facilities must meet all mandatory design standards and specifications. This comment also states that the Project would require an outdoor Advertising (ODA) license.

Response 1.3: The Project would abide by all Caltrans regulations and would obtain an Encroachment Permit if required. Additionally, the Project would obtain an ODA License. Therefore, no new impact has been identified.

Attachment 7:
Resolution 221-2022
Exhibit A: Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 221-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING DEVELOPMENT PLAN APPROVAL CASE NO. 987

WHEREAS, a request was filed for Development Plan Approval Case No. 987 to allow the construction and operation of a new 50 - foot tall V-shape electronic billboard with 14' x 48' display areas; and

WHEREAS, the subject property is located on the west side of Pioneer Boulevard, with Assessor's Parcel Number of 8177-029-004, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Santa Fe Members LP, Stadium Properties 17671 Cowan Avenue #125, Irvine, CA 92614; and

WHEREAS, the applicant is 605 Investments LLC, 2 S. View, Trabuco Canyon, CA 92679; and

WHEREAS, the proposed project which includes Development Plan Approval Case No. 988, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant, the environmental consultant, and the provided written and oral staff report, the Planning Commission has found and determined that the proposed project will not have a significant adverse effect on the environment, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Negative Declaration (IS/ND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 3, 2022 published a legal notice in the *Whitter Daily News,* a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 3, 2022, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022, concerning Development Plan Approval Case No. 988.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse impacts on the environment, therefore, the City required the preparation and adoption of a Negative Declaration (ND) for the proposed project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, EPD Solution, Inc.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance outlined in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City's Zoning Ordinance and the General Plan, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

(A) That the proposed development is in conformance with the overall objectives of this chapter.

The proposed V-shape electronic billboard is located within the M-2, Heavy Manufacturing, Zone, and is located near the southbound side of Interstate 605. The project complies with all development standards set forth in Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) of the City's Zoning Ordinance. To ensure that the proposed billboard does not have a significant influence on the city's visual environment, the proposed project will provide reasonable controls along the

Interstate 605 Corridor, recognizing that community appearance is an important factor in ensuring the general community's welfare.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

The proposed electronic billboard will be attractive and contemporary in design. Rather than mimic billboards similar to the previously approved billboards on Interstate 5, this new design will be distinctive from the electronic billboards within the City on Interstate 5. . The electronic billboard primary pole cover column will have a tapered slant, wide at the bottom and thinner at the top. Additionally, the 6' architectural element will include a 12" tall City logo, and will be internally illuminated with white LED lighting on both sides. Staff believes the proposed design is both original and attractive.

(C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed billboard will be setback a minimum of 550 feet from Pioneer Boulevard, a minimum of 200 feet from the residential properties to the north, a minimum of 200 feet from the centerline of the freeway, and a minimum of 1,000 feet from any other billboard on the same side of the freeway. In addition, no portion of the billboard will extend over the roof of a building. The applicant has provided a high-quality design through a variety of techniques, such as a decorative column wrap, and architectural treatments around the display area. The proposed electronic billboard will be located within a curbed landscape area, which creates a buffer between the proposed electronic billboard and on-site circulation. Additionally, for freeway visibility, the proposed location is appropriate, near Interstae-605.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

The proposed location of the electronic billboard was selected to avoid any potential traffic hazard. The pole location is outside the drive aisle, within a curb-protected landscaped area. The billboard has no potential to limit the visibility of signage, restrict sight lines, modify traffic flow, or create confusion with traffic signs. The landscape element is not critical, however, the existing landscaped curb will remain in the same location, and it adds an extra layer of protection. As previously mentioned, the new electronic billboard will provide a unique design via the decorative wrapping, display area, and architectural treatments.

(E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

A specific architectural design was not imposed upon the applicant, Staff worked with the applicant, considered the purpose and intent of the City's Interstate 605 Corridor Electronic Billboard Sign Program, examined the design of other billboards within the City, and that collaboration resulted in an electronic billboard that is distinctive in design and

balances the sign's purpose of effectively communicating a visual message within an environment next to residential. To further harmonize with the general area, the billboard is designed with an ambient light sensor that automatically adjusts the brightness level based on ambient light conditions. Additionally, the lighting levels of the billboard is limited to a certain footcandle. All of these factors results in a billboard that will harmonize with the general area.

(F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

Pursuant to Section 155.736 of the Zoning Ordinance, "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The proposed electronic billboard will be unique in design, contemporary and attractive, the first of its kind within the City on Interstate 605. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed billboard. The Planning Commission, therefore, finds that the new contemporary billboard is well designed and thus will be an enhancement to the overall area.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The proposed electronic billboard is not a residential project; therefore, the above requirement is not applicable.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 221-2022 to approve and adopt the proposed Initial Study/Negative Declaration and also approve Development Plan Approval Case No. 988 to allow the construction and operation of a new 50-foot tall V-shap0e electronic billboard with 14' x 48' display areas for the subject property located at 8717 Pioneer Boulevard (APN: 8177-029-004), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of November 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____

Gabriel Jimenez, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

Conditions of Approval
Development Plan Approval Case No. 987

Project Location: 8717 Pioneer Boulevard (West Side of I-605)
APN: 8177-029-004
Applicant: 605 Investments, LLC
Contact: Glenn Emanuel
(949) 690-1317
glennemanuel53@gmail.com

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562-944-9713 at x3812)

1. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

2. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

3. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562-868-0511 at x3335)

4. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators service Police and Fire agencies.

5. That off-street parking areas shall not be reduced or encroached up on at any time.

6. That the proposed structures, including any lighting, fences, walls, cabinets, and poles involved in the construction of the billboard sign shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

7. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

8. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 626-868-0511 x7569

9. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

10. That all projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

11. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia Jimenez 562-868-0511 x7356)

12. That this approval allows the applicant, 605 Investments, LLC to establish, operate and maintain a new parallel (V-shaped) electronic billboard on property located at 8717 Pioneer Blvd (APN: 8177-029-004).

13. That the subject billboard shall be in conformance with Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) of the City of Santa Fe Springs Zoning Ordinance.

14. That the subject billboard shall be in conformance with Ordinance No. 1118, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City.

15. That approval of Development Plan Approval No. 987 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations.

16. *Prior* to issuance of a building permit for the subject billboard, the Applicant, 605 Investments LLC, shall provide the Planning Department with the following:

    1. The telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.

    2. A redacted lease demonstrating a right to install the billboard on the subject property.

    3. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map.

17. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans).

18. That Development Plan Approval 987 shall not become effective, unless the City Council and 605 Investments, LLC enter into an Operating Agreement regarding the operation of the subject billboard

19. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard.

20. All exposed backs, sides, and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.

21. That the message for the subject digital billboard shall be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time

22. That the message for the subject digital billboard shall be displayed for no longer than two minutes at a time.

23. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured

according to standards of the Outdoor Advertising Association of America (OAAA).

24. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits.

25. That the electronic billboard shall be equipped with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.

26. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 23 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant.

27. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

28. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development.

29. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.

30. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact HDL at www. Hdlcompanies.com for additional information and application.

31. That the project shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes.

32. The applicant, 605 Investments, LLC, shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature),

and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

33. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact 605 Investments, LLC with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow 605 Investments, LLC to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days.

34. If any term or provision of this DPA shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive 605 Investments, LLC or the city of the benefits of this DPA.

I understand and hereby agree to comply with the attached Development Plan Approval (DPA) 987.

605 INVESTMENTS LLC

By: _____

Glenn Emanuel,
Manager

Date November 3, 2022

PUBLIC HEARING

CEQA - Adoption of a Negative Declaration

Development Plan Approval (DPA) Case No. 988

A request for approval to allow the construction and operation of a new 50-foot tall double-face electronic billboard with 14' x 48' display areas on property located at 8717 Pioneer Boulevard (APN: 8177-031-017), within the M-2, Heavy Manufacturing, Zone. (605 Investments, LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 988 and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's DPA request meets the criteria set forth in Section155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Negative Declaration, which based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse impacts on the environment; and
- Approve Development Plan Approval Case No. 988, subject to the conditions of approval as contained within Resolution No. 222-2022; and
- Adopt Resolution No. 222-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A. Applicant: 605 Investments, LLC
Attention: Glenn Emanuel
2 S. View
Trabuco Canyon, CA 92679

B.	Property Owner(s):	Santa Fe Members LP Stadium Properties / Attention: John C. Thomson 17671 Cowan Avenue # 125 Irvine, CA 92614
C.	Existing Zone:	M-2 Heavy Manufacturing, Zone
D.	General Plan:	Industrial
E.	CEQA Recommendation:	Initial Study/Negative Declaration (IS/ND)
F.	Staff Contact:	Claudia L. Jimenez, Assistant Planner claudiajimenez@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 8717 Pioneer Boulevard, is comprised of two parcels (APN's: 8177-031-017 and 8177-029-004), separated by a ±336-foot access easement, and measuring approximately 238,273.2 sq. ft. (5.47 acres). The proposed project site is located at 8729 Pioneer Boulevard on the east side of Interstate 605 (APN 8177-031-017), with access to the site from Pioneer Boulevard. The property is zoned M-2 (Heavy Manufacturing).

In accordance with Section 155.519 of the City's Zoning Ordinance (Interstate 605 Corridor Electronic Billboard Sign Program), electronic billboards are permitted on M-2 zoned properties that are immediately adjacent to the Interstate 605 Corridor, provided that such properties are immediately adjacent to the Interstate 605 Corridor, a Development Plan Approval (DPA) has first been obtained for the sign design, and subject to approval of an Operating Agreement. The applicant, (605 Investments, LLC), is therefore, requesting approval of the subject Development Plan Approval (DPA 988) to allow the construction and operation of a new double-face electronic billboard on the subject property. It should be noted that a draft Operation Agreement exists and will be taken before City Council for approval.

DEVELOPMENT PLAN APPROVAL CASE NO. 988

Site Plan

As state previously, the applicant is proposing to construct a 50-foot high double-face electronic billboard, the first double-face billboard to be approved along the Interstate 605 Corridor in the city at 8729 Pioneer Boulevard. The proposed billboard will be setback a minimum of 200 feet from any street, highway, sidewalk, or other public right-of-way, a minimum of 200 feet from the residential properties to the north, a minimum of 200 feet from the centerline of the freeway, and a minimum of 1,000 feet from any other

billboard on the same side of the freeway. In addition, no portion of the billboard will extend over the roof of a building.

Elevations

The proposed electronic billboard will be contemporary in design and will have a maximum height of 50 feet, measured from the centerline of the nearest travel lane of the I-605 freeway to the top edge of the billboard face. The design includes a 6-foot architectural element, displaying the City's logo. Designed as a double-face electronic billboard, it will have identical display areas (screen) on both sides of the billboard with no angle between faces as typically seem on a V-shaped billboard. Each display area will measure 14' x 48'.

Minimum Setback

Per Section 155.519 (I)(3) of the Municipal Code, the minimum setback distance of the electronic billboard column support shall be a minimum of 25 feet from any property line and a minimum of 25 feet from any building. As proposed, the billboard will be located in the south west corner of the property line with a setback of 2.7 feet to the south and 1.5 feet from the west. However, upon showing a good cause, the minimum setback may be reduced as part of the development plan approval review, if the Planning Commission finds that, the proposed electronic billboard will not be placed and/or designed in such a manner as to create a traffic hazard.

As proposed, billboard will not limit visibility of signage, restrict sight lines, modify traffic flow, or create confusion with traffic signs. The placement of the proposed billboard was carefully considered. The billboard support column will be located outside of the existing drive aisle. The proposed billboard was also designed to ensure that it does not overhang or otherwise project over the roof of a building. Other options to place the billboard further away from the building would not only place the billboard closer to the residential properties to the north but would also impact the existing drive aisle. Therefore, a reduction in the minimum setback is justified per the standards set forth in this Chapter.

STREETS AND HIGHWAYS

The subject site is located on the west side of Pioneer Boulevard. Pioneer Boulevard is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2 (Heavy Manufacturing), Zone. The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as described as follows:

Surrounding Zoning, General Plan and Land Use			
Direction	**Zone District**	**General Plan**	**Business/Land Use**
North	Railroad (RR)	Railroad Right-of-Way	SFS Railroad (RR)
South	M-2 (Heavy Manufacturing)	Industrial	Lettopia Santa Fe Springs (Wholesaler)
East	M-2 (Heavy Manufacturing)	Industrial	Utility Facility
West	M-2 (Heavy Manufacturing)	Industrial	Dollar Self Storage

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed development plan approval and related environmental document was sent by first-class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on November 3, 2022. The legal notice was also posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on November 3, 2022, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.519 of the City's Zoning Ordinance states that electronic billboards are recognized as a legitimate form of commercial use in the City. The purpose of this section is to provide reasonable electronic billboard controls along the Interstate 605 corridor through the city, recognizing that the community appearance is an important factor in ensuring the general community welfare. Subsection (G) requires that electronic billboards shall be subject to development plan approval review and approval is consistent with Sections 155.735 through 155.747.

Code Section:	Development Plan Approval (DPA)
155.519 (G)	Section 155.519 (G) (G) Sign design requires development plan approval. Electronic Billboards shall be subject to development plan approval review and approval consistent with sections 155.735 through 155.747.

ENVIRONMENTAL DOCUMENTS

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse impacts on the environment; therefore, the City caused to be prepared and propose to adopt a Negative Declaration (ND) for the subject project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, EPD Solutions, Inc.

Phases in the Environmental Review Process: The implementation of the California Environmental Quality Act (CEQA) entails three separate phases:

1. The first phase consists of preliminary review of a project to determine whether it is subject to CEQA
2. If the project is subject to CEQA, the second phase involves the preparation of an Initial Study to determine whether the project may have a significant environment effect.
3. The third phase involves the preparation of an Environmental Impact Report (EIR) if the project may have a significant environmental effect or, otherwise, a Negative Declaration or Mitigated Declaration if no significant effects will occur.

Phase 1: The first phase is to determine if the proposed project is subject to CEQA. CEQA applies to an activity that (a) involves the exercise of an agency's discretionary powers, (b) has the potential to result in a direct or reasonable foreseeable indirect physical change in the environment, and (c) falls within the definition of a "project" as defined in CEQA Guidelines Section 15378. City Staff and Blodgett/Baylosis Environmental Planning reviewed the proposal and determined that the project is subject to CEQA

Phase 2: The second phase involves the preparation of an Initial Study. An Initial Study is a preliminary analysis to determine whether an EIR, a Negative Declaration or a Mitigated Negative Declaration is needed. If the Initial Study concludes that the proposed project may have a significant effect on the environment that cannot be mitigated, an EIR should be prepared. If no potentially significant impacts are identified, then a Negative Declaration can be prepared. If potentially significant impacts are identified that can be mitigated, then a Mitigated Negative Declaration can be prepared with mitigated measures conditioned as part of the project's approval to reduce

potentially significant impacts to levels of insignificance. To facilitate the Commission's determination whether "effects" are potentially significant, the Commission should focus on scientific and factual data. Unfortunately, CEQA does not provide a definitive definition of what constitutes a "significant effect" as a substantial or potentially substantial adverse change in the physical environment. City Staff and EPD Solutions, Inc. determined, through the preparation of the Initial Study, that there were no potentially significant environmental effect and, therefore, a Negative Declaration was prepared.

Phase 3: A Negative Declaration is a written statement, briefly explaining why a proposed project will not have a significant environmental effect and includes a copy of the Initial Study justifying this finding.

Draft IS/ND Review:
The Draft Initial Study/Negative Declaration reflects the independent judgment of the City of Santa Fe Springs and the environmental consultant, EPD Solutions, Inc., as to the potential environmental impacts of the proposed project on the environment. The Draft Initial Study/Negative Declaration was circulated for the required 30-day public review and comments from May 3, 2022 to June 3, 2022 to the State Clearinghouse and City website. Per the CEQA Section 15073.5, the CEQA document does not meet any criteria for re-circulation. The Notice of Intent to adopt a Negative Declaration was posted with the Los Angeles County Clerk

Criteria for Comments
When reviewing the Initial Study/Negative Declaration, the focus of the review should be on the project's potential environmental effects. If persons believe that the project may have a significant effect, they should, (a) Identify the specific effect; (b) Explain why they believe the effect would occur, and; (c) Explain why they believe the effect would be significant.

Individuals who believe there are significant effects as outlined above, should also explain the basis for their comments and submit data or reference offering facts, reasonable assumptions based on facts or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines, an effect shall not be considered significant in the absence of substantial evidence.

Responses to Initial Study/Negative Declaration:
On Thursday, May 12, 2022, staff received a letter from the California Department of Transportation (Caltrans) stating that they reviewed the Initial Study/Negative Declaration and reminded the applicant that the proposed billboard would need to obtain an Outdoor Advertising Permit prior to placement of the display. The applicant

has made note of the requirement from Caltrans and will ensure that this requirement is met.

Draft Negative Declaration Delivered to Planning Commission
The draft Initial Study/Negative Declaration was previously emailed to the Planning Commission on November 08, 2022,

.

AUTHORITY OF PLANNING COMMISSION:
The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL
The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

(A) *That the proposed development is in conformance with the overall objectives of this chapter.*

(B) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

(C) *That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.*

(D) *That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

(E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

(F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

STAFF REMARKS:

Based on the findings set forth in the attached Resolution 222-2022, staff finds that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval. Staff is therefore recommending approval of Development Plan Approval Case No. 988, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for DPA Case No. 988 are attached to Resolution No. 222-2022 as Exhibit A.

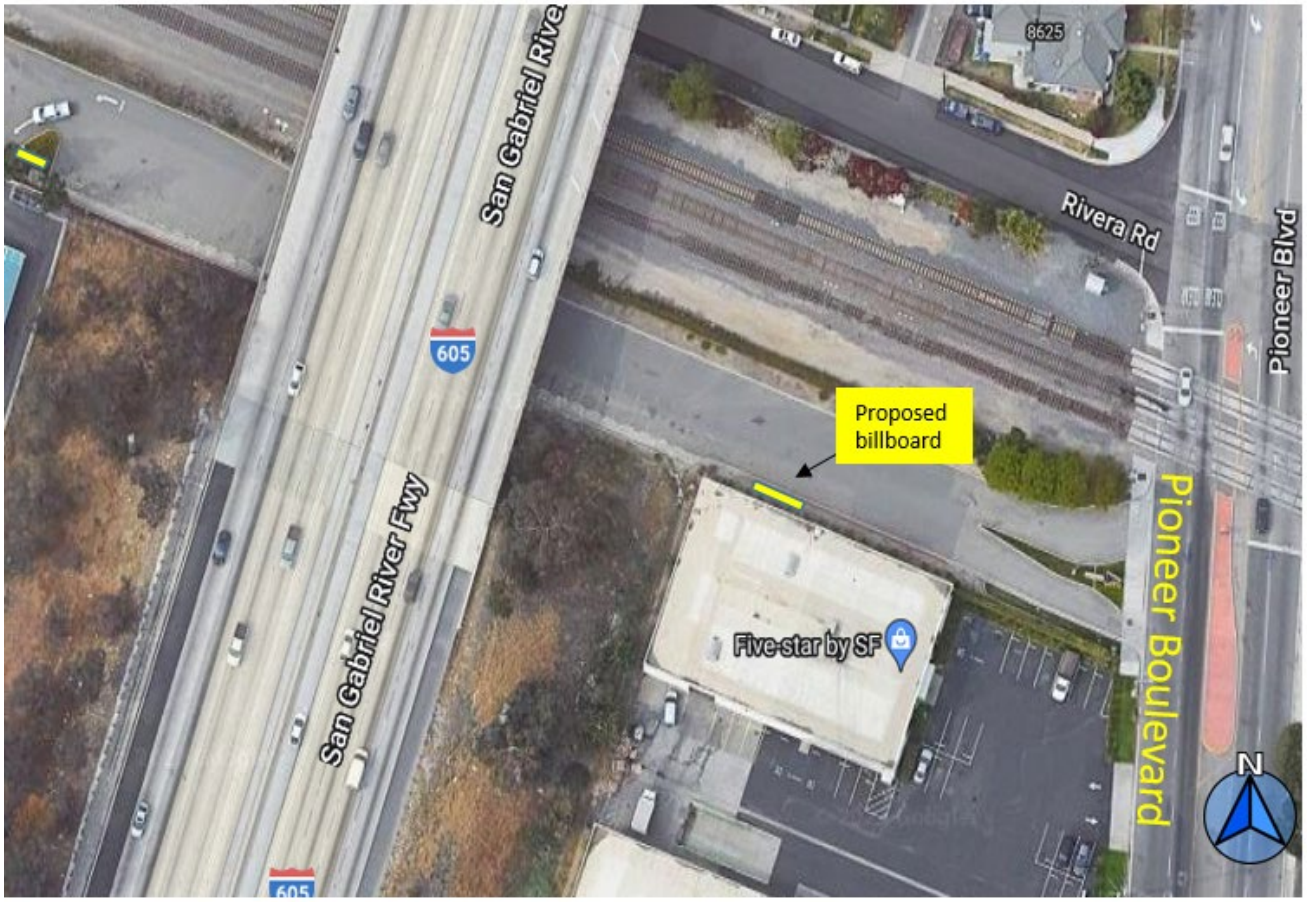
Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Full Set of Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing Notice
5. Final Draft Initial Study/ Negative Declaration (previously emailed to Planning Commission on 11/8/2022)
6. IS/ND - Response to Comments
7. Resolution 222-2022
    a. Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph

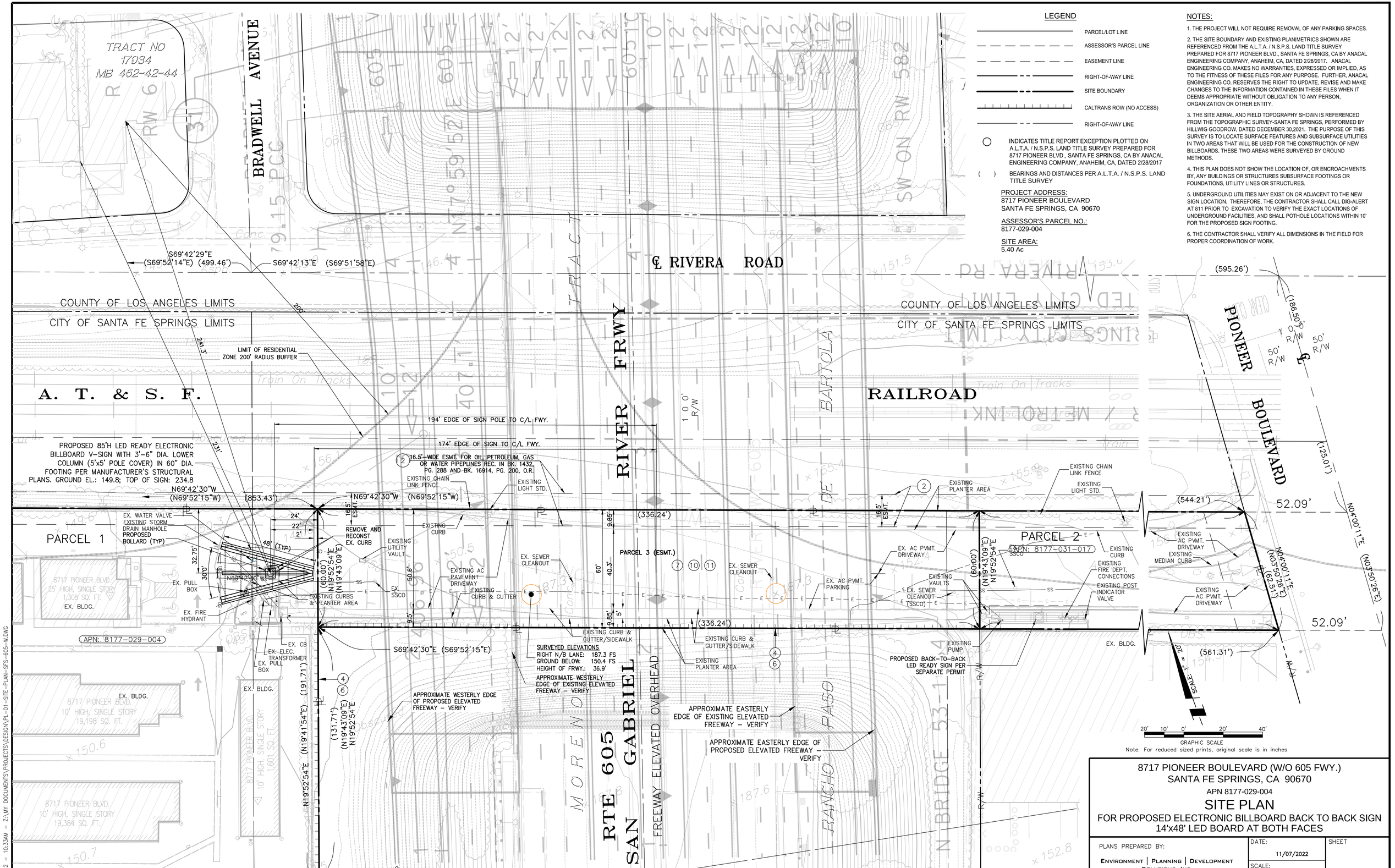
CITY OF SANTA FE SPRINGS



Aerial Photograph
Development Plan Approval Case No. 988

8729 Pioneer Boulevard (East Side of I-605
Applicant: 605 Investment, LLC

Attachment 2: Full Set of Plan



LEGEND

- PARCEL/LOT LINE
- ASSESSOR'S PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SITE BOUNDARY
- CALTRANS ROW (NO ACCESS)
- RIGHT-OF-WAY LINE

○ INDICATES TITLE REPORT EXCEPTION PLOTTED ON A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017

( ) BEARINGS AND DISTANCES PER A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PROJECT ADDRESS:
8717 PIONEER BOULEVARD
SANTA FE SPRINGS, CA 90670

ASSESSOR'S PARCEL NO.:
8177-029-004

SITE AREA:
5.40 Ac

NOTES:

1. THE PROJECT WILL NOT REQUIRE REMOVAL OF ANY PARKING SPACES.
2. THE SITE BOUNDARY AND EXISTING PLANIMETRICS SHOWN ARE REFERENCED FROM THE A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017. ANACAL ENGINEERING CO. MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE FITNESS OF THESE FILES FOR ANY PURPOSE. FURTHER, ANACAL ENGINEERING CO. RESERVES THE RIGHT TO UPDATE, REVISE AND MAKE CHANGES TO THE INFORMATION CONTAINED IN THESE FILES WHEN IT DEEMS APPROPRIATE WITHOUT OBLIGATION TO ANY PERSON, ORGANIZATION OR OTHER ENTITY.
3. THE SITE AERIAL AND FIELD TOPOGRAPHY SHOWN IS REFERENCED FROM THE TOPOGRAPHIC SURVEY-SANTA FE SPRINGS, PERFORMED BY HILLWIG GOODROW, DATED DECEMBER 30,2021. THE PURPOSE OF THIS SURVEY IS TO LOCATE SURFACE FEATURES AND SUBSURFACE UTILITIES IN TWO AREAS THAT WILL BE USED FOR THE CONSTRUCTION OF NEW BILLBOARDS. THESE TWO AREAS WERE SURVEYED BY GROUND METHODS.
4. THIS PLAN DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, ANY BUILDINGS OR STRUCTURES SUBSURFACE FOOTINGS OR FOUNDATIONS, UTILITY LINES OR STRUCTURES.
5. UNDERGROUND UTILITIES MAY EXIST ON OR ADJACENT TO THE NEW SIGN LOCATION. THEREFORE, THE CONTRACTOR SHALL CALL DIG-ALERT AT 811 PRIOR TO EXCAVATION TO VERIFY THE EXACT LOCATIONS OF UNDERGROUND FACILITIES, AND SHALL POTHOLE LOCATIONS WITHIN 10' FOR THE PROPOSED SIGN FOOTING.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD FOR PROPER COORDINATION OF WORK.

Note: For reduced sized prints, original scale is in inches

8717 PIONEER BOULEVARD (W/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-029-004

SITE PLAN

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE:
PROJECT NO. 18-046
SHEET 1 OF 7

OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

Nov 06, 2022 - 10:33AM - Z:\MY DOCUMENTS\PROJECTS\DESIGN\PL-01-SITE-PLAN-SFS-605-W.DWG

A. T. & S. F. RAILROAD

PARCEL 1

8717 PIONEER BLVD.
25' HIGH, SINGLE STORY
1,308 SQ. FT.
EX. BLDG.

EX. BLDG.
8717 PIONEER BLVD.
10' HIGH, SINGLE STORY
19,198 SQ. FT.

EX. BLDG.
PIONEER BLVD.
1, SINGLE STORY
01 SQ. FT.

APN: 8177-029-004

LIMIT OF RESIDENTIAL ZONE 200' RADIUS BUFFER

194' EDGE OF SIGN POLE TO C/L FWY.

174' EDGE OF SIGN TO C/L FWY.

PROPOSED 85'H LED READY ELECTRONIC BILLBOARD V-SIGN WITH 3'-6" DIA. LOWER COLUMN (5'x5' POLE COVER) IN 60" DIA. FOOTING PER MANUFACTURER'S STRUCTURAL PLANS. GROUND EL.: 149.8; TOP OF SIGN: 234.8

N69°42'30"W (N69°52'15"W) (853.43')

N69°42'30"W (N69°52'15"W) (336.24')

(544.21')

16.5' ESMT.

16.5'-WIDE ESMT. FOR OIL, PETROLEUM, GAS OR WATER PIPELINES REC. IN BK. 1432, PG. 288 AND BK. 16914, PG. 200, O.R.

EXISTING CHAIN LINK FENCE

EXISTING LIGHT STD.

EXISTING CURB

9.85'

EX. WATER VALVE

EXISTING STORM DRAIN MANHOLE

PROPOSED BOLLARD (TYP)

24'

22'

2'

48' (TYP)

REMOVE AND RECONST EX. CURB

32.75'

30'0'

N69°42'30"W

6'

5'

EX. PULL BOX

47.6'±

EXISTING CURBS & PLANTER AREA

EX. FIRE HYDRANT

45.4'±

7.65'

EX. CB

EX. ELEC. TRANSFORMER

EX. PULL BOX

(60.00')
N19°52'54"E
(N19°43'09"E)

EXISTING UTILITY VAULT

EXISTING AC PAVEMENT DRIVEWAY

50.6'

60'

40.3'

EXISTING CURB & GUTTER

9.5'

9.85'

5'

(336.24')

ROUGHT IRON FENCE

S69°42'30"E (S69°52'15"E) (561.31')

(131.71')
(N19°43'09"E)
N19°52'54"E

APPROXIMATE WESTERLY EDGE OF PROPOSED ELEVATED FREEWAY - VERIFY

SURVEYED ELEVATIONS
RIGHT N/B LANE: 187.3 FS
GROUND BELOW: 150.4 FS
HEIGHT OF FRWY.: 36.9'

EX. SEWER CLEANOUT

EXISTING CURB & GUTTER/SIDEWALK

APPROXIMATE WESTERLY EDGE OF EXISTING ELEVATED FREEWAY - VERIFY

SCALE: 1" = 10'

10' 5' 0' 10' 20'
GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

NOTES:

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LEGEND

- PARCEL/LOT LINE
- ASSESSOR'S PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SITE BOUNDARY
- CALTRANS ROW (NO ACCESS)
- RIGHT-OF-WAY LINE
- ○ INDICATES TITLE REPORT EXCEPTION PLOTTED ON A.L.T.A. / N.S.P.S. LAND TITLE SURVEY PREPARED FOR 8717 PIONEER BLVD., SANTA FE SPRINGS, CA BY ANACAL ENGINEERING COMPANY, ANAHEIM, CA, DATED 2/28/2017
- ( ) BEARINGS AND DISTANCES PER A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 16000332982 DATED NOVEMBER 28, 2016 BY STEWART TITLE GUARANTY COMPANY:

(2) A 16.5' WIDE EASEMENT FOR PIPE LINE FOR TRANSMISSION OF OIL, PETROLEUM, GAS OR WATER AND RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN BOOK 1432, PAGE 288, AND RECORDED IN BOOK 16914, PAGE 200 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(4) THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO THE STATE FREEWAY, SAID RIGHTS HAVING BEEN RELINQUISHED TOGETHER WITH A WAIVER OF ANY CLAIMS FOR DAMAGES, IN THE DEED FROM E. BAILEY, ET AL TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 6, 1958 AS INSTRUMENT NO. 1366, IN BOOK D-5, PAGE 194 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

(5) A 13' WIDE EASEMENT FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN AUGUST 5, 1966 AS INSTRUMENT NO 2829 IN BOOK D-3390 PAGE 532 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO THE STATE FREEWAY, SAID RIGHTS HAVING BEEN RELINQUISHED TOGETHER WITH A WAIVER OF ANY CLAIMS FOR DAMAGES, IN THE DEED FROM E. BAILEY, ET AL TO THE STATE OF CALIFORNIA, RECORDED MAY 27, 1971 AS INSTRUMENT NO. 2386, IN BOOK D-5070, PAGE 759 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

(7) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO. RECORDED IN FEBRUARY 25, 2000 AS INSTRUMENT NO. 00-0278586 OF OFFICIAL RECORDS. DEED RECONVEYANCE EASEMENT DATED JANUARY 10, 2006 BY UNION PACIFIC RAILROAD, RECORDED FEBRUARY 21, 2006 INSTRUMENT NO. 06-0380072 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) A 20' WIDE EASEMENT FOR PUBLIC UTILITIES EASEMENT RIGHTS INCIDENTAL THERETO. TO VARIOUS PARTIES. RECORDED IN MARCH 20, 2001 AS INSTRUMENT NO 01-0446107 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

(10) AN EASEMENT FOR ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED AUGUST 21, 2003. RECORDED IN MARCH 20, 2001 AS INSTRUMENT NO 03-2420465 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(11) AN EASEMENT FOR RIGHT OF WAY TO USE A ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006. AS INSTRUMENT NO 06-0380073 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) AN EASEMENT FOR RIGHT OF WAY TO USE A ROADWAY AND RIGHTS INCIDENTAL THERETO. AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006. AS INSTRUMENT NO 06-0380074 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

8717 PIONEER BOULEVARD (W/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-029-004

ENLARGED SITE PLAN

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

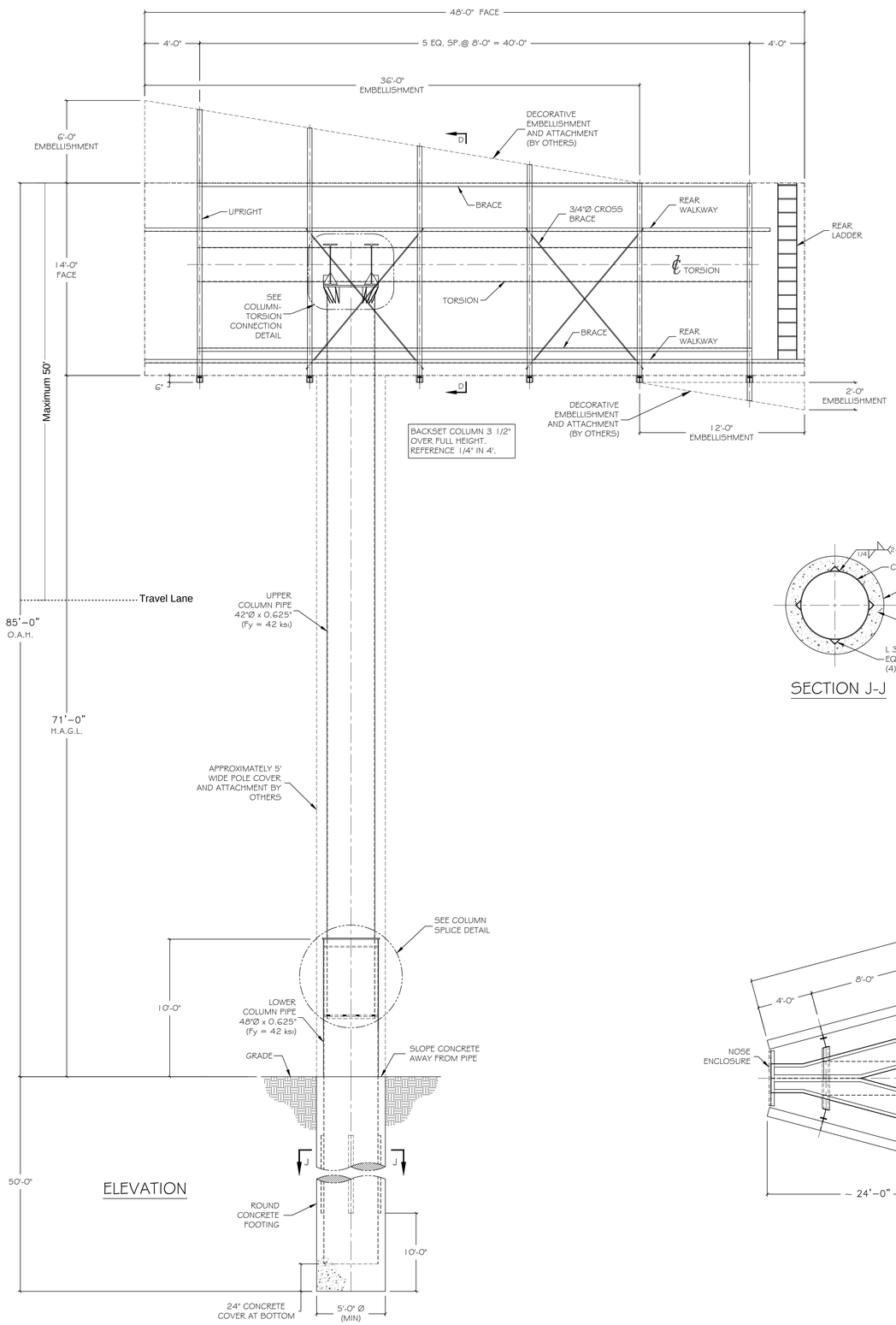
PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE: 1"=10'
PROJECT NO. 18-046
SHEET 2 OF 7

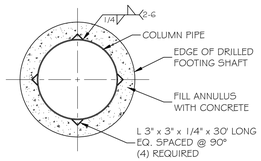
OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

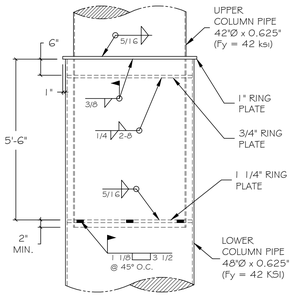
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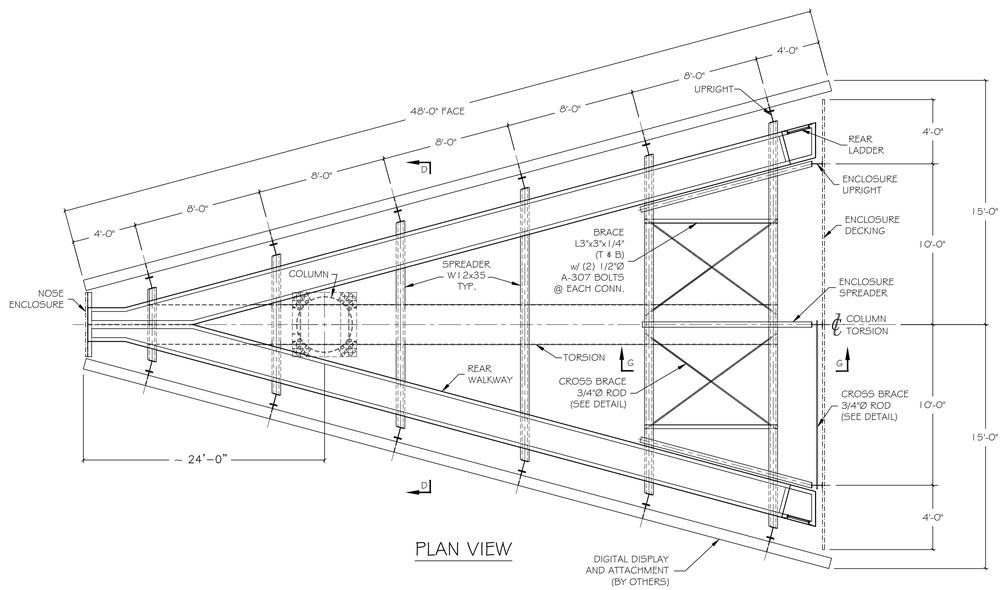
ELEVATION



SECTION J-J



COLUMN SPLICE DETAIL



PLAN VIEW

NOTES AND SPECIFICATIONS

CODE - 2019 CALIFORNIA BUILDING CODE

LOCATION COORDINATES - 34°03'51.8"N, 118°00'45.3"W

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.4.1.
BASIC WIND SPEED: 95 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
VELOCITY PRESSURE (qz): 22.6 PSF
REFER TO ASCE 7-16 FIGURE 29.4-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

SEISMIC DESIGN - SIGN STRUCTURE SEISMIC LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 15 AND THE EQUIVALENT LATERAL FORCE PROCEDURE.
RISK CATEGORY: II (Ie = 1.0)
S_S = 1.783, S_1 = 0.647
SITE CLASS D
S_{DS} = 1.427, S_{D1} = 0.7333
SESIMIC DESIGN CATEGORY D
C_S = 0.204
R = 3.0
DESIGN SEISMIC BASE SHEAR = 9.6 KIPS (ASD)

LIVE LOAD - WALKWAYS: 40 PSF OR 300 POUNDS AT ANY POINT

DEAD LOAD -
LED DISPLAY: 8,000 LBS EACH SIDE
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS

STEEL -
WIDE FLANGES: ASTM A992
PIPES: ASTM A53, A252, A500 OR API 5L GRADED TO MEET Fy ON DRAWING
OTHER SHAPES & PLATES - ASTM A36 OR A572 GRADE 50

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-18, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

WELDING - ALL WELDING PROCEDURES, MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING 70 KSI FILLER MATERIAL.

BOLTS - BOLTS SHALL CONFORM TO ASTM F3125 GRADE A325 AND BE ZINC PLATED OR HOT DIPPED GALVANIZED. ALL BOLTS SHALL BE INSTALLED TO A PRE-TENSIONED (PT) CONDITION UNLESS NOTED TO BE SNUG TIGHT. PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

CONCRETE - FOUNDATION CONCRETE IS ASSIGNED TO EXPOSURE CLASS C1 PER ACI 318-14 TABLE 19.3.1.1. IN ADDITION TO EXPOSURE CLASS REQUIREMENTS, CONCRETE SHALL BE PROPORTIONED WITH TYPE II CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE TO BE PLACED IN ACCORDANCE WITH ACI 318 WITH A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

ROUND COLUMN FOOTING - FOUNDATION DESIGNED USING RECOMMENDATIONS PROVIDED IN GEOTECHNICAL INVESTIGATION REPORT PROJECT NO. 20122-00 BY KLING CONSULTING GROUP, INC. DATED AUGUST 31, 2020. REFER TO REPORT FOR ADDITIONAL INFORMATION.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
- -- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW BOLT TYPE AND TENSION.
- -- FIELD WELDING: CONTINUOUS INSPECTION OF ALL FIELD PLUG WELDING.
- -- FIELD WELDING: CONTINUOUS INSPECTION OF ALL FIELD MULTI PASS FILLET WELDS.
- -- DRILLED FOUNDATION: CONTINUOUS INSPECTION DURING DRILLING OPERATIONS.

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, ARIZONA 86040

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. .

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

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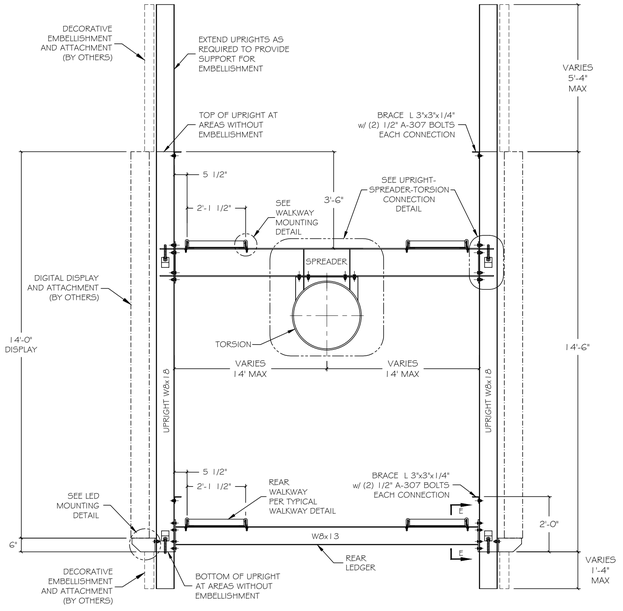
CUSTOMER
OUTDOOR ASSOCIATES

SIGN LOCATION
SANTA FE SPRINGS, CA

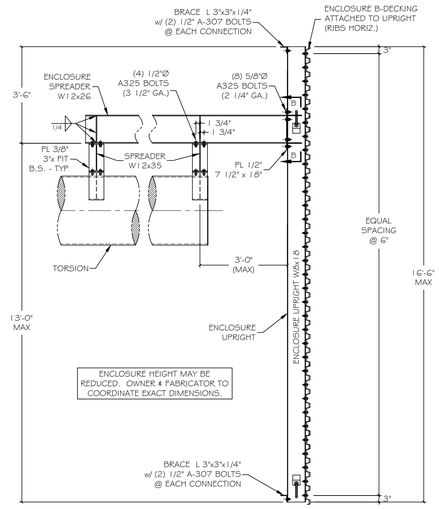
14' x 48'
SINGLE POST
DOUBLE FACE
30° V-BUILD
DIGITAL READY (BOTH SIDES)
W/ ENCLOSURE
& EMBELLISHMENTS

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

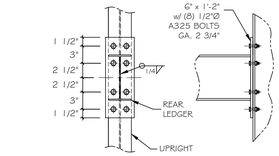
ENG. NO.	DR.	CH.
G-11480	JSW	JSW
WSE NO.	DATE	
21389	11/23/20	
JOB NO.	SHEET NO.	
	3 of 7	



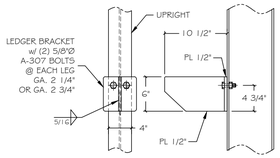
SECTION D-D THRU SIGN



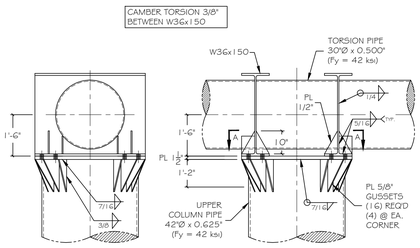
SECTION G-G THRU SIGN ENCLOSURE



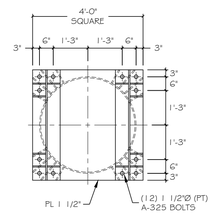
SECTION E-E



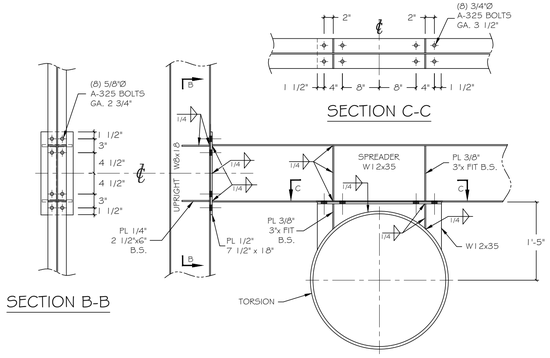
SUPPORT LEDGER DETAIL (WATCHFIRE)



COLUMN-TORSION CONNECTION

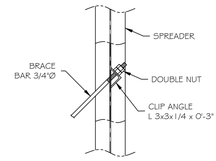


SECTION A-A

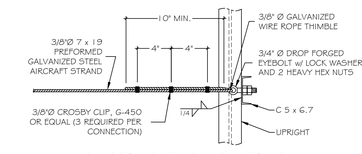


SECTION B-B

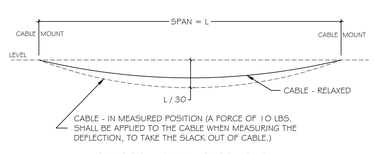
UPRIGHT-SPREADER-TORSION CONNECTION



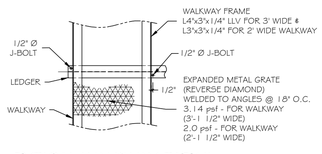
CROSS BRACE DETAIL



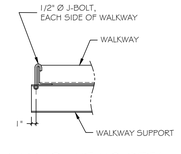
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

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CUSTOMER
OUTDOOR ASSOCIATES

SIGN LOCATION
SANTA FE SPRINGS, CA

14' x 48'
SINGLE POST
DOUBLE FACE
30' V-BUILD
DIGITAL READY (BOTH SIDES)
W/ ENCLOSURE
& EMBELLISHMENTS

ENG. NO.	DR.	CH.
G-11480	JSW	JSW
WSE NO.	DATE	
21389	11/23/20	
JOB NO.	SHEET NO.	
	4 of 7	

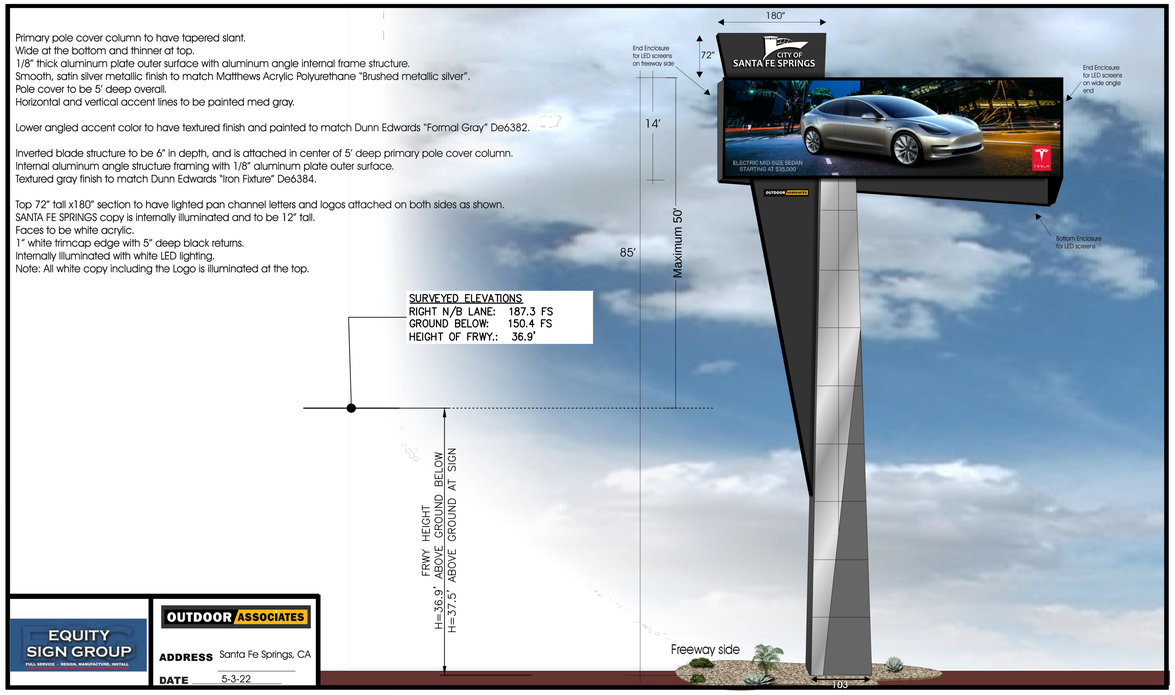
RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

Primary pole cover column to have tapered slant.
Wide at the bottom and thinner at top.
1/8" thick aluminum plate outer surface with aluminum angle internal frame structure.
Smooth, satin silver metallic finish to match Matthews Acrylic Polyurethane "Brushed metallic silver".
Pole cover to be 5' deep overall.
Horizontal and vertical accent lines to be painted med gray.

Lower angled accent color to have textured finish and painted to match Dunn Edwards "Formal Gray" De6382.

Inverted blade structure to be 6" in depth, and is attached in center of 5' deep primary pole cover column.
Internal aluminum angle structure framing with 1/8" aluminum plate outer surface.
Textured gray finish to match Dunn Edwards "Iron Fixture" De6384.

Top 72" tall x180" section to have lighted pan channel letters and logos attached on both sides as shown.
SANTA FE SPRINGS copy is internally illuminated and to be 12" tall.
Faces to be white acrylic.
1" white trimcap edge with 5" deep black returns.
Internally illuminated with white LED lighting.
Note: All white copy including the Logo is illuminated at the top.



EQUITY SIGN GROUP
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

OUTDOOR ASSOCIATES

ADDRESS Santa Fe Springs, CA

DATE 5-3-22

NOTES:

A. MAXIMUM FACE SIZE: 14 BY 48 FEET IN DIMENSION (TOTAL SIX HUNDRED SEVENTY TWO SQUARE FEET, PLUS FRAMING). THE FACES OF TWO SIDED ELECTRONIC BILLBOARDS SHALL BE IDENTICAL IN SIZE. (SHOW ON RENDERINGS).

B. SCREENING: ALL EXPOSED PORTIONS OF ELECTRONIC BILLBOARDS, INCLUDING BACKS, SIDES, UNDER AREAS, SUPPORT MEMBERS AND SUPPORT POSTS, SHALL BE SCREENED (STATE SCREENING MATERIAL AND SHOW ON RENDERINGS) - IT WILL BE CORRUGATED B- DECKING ON THE BOTTOM OF THE SIGN AND PERFORATED PLATES ON OTHER SIDES.

C. THE ANGLE BETWEEN THE FACES OF A V-SHAPE ELECTRONIC BILLBOARD SHALL BE NO GREATER THAN 30 DEGREES. (STATE ON REVISED PLAN AND SHOW, IF POSSIBLE).

D. THE UTILITIES OF EACH ELECTRONIC BILLBOARD SHALL BE UNDERGROUND (STATE ON REVISED RENDERINGS).

E. ELECTRONIC BILLBOARDS SHALL NOT EXCEED A MAXIMUM HEIGHT OF FIFTY FEET AS MEASURED FROM THE CENTER LINE OF THE NEAREST TRAVEL LANE OF INTERSTATE 605 TO THE TOP EDGE OF THE ELECTRONIC BILLBOARD FACE. THIS EXCLUDES ARCHITECTURAL ELEMENTS, WHICH MAY EXTEND UP TO SIX FEET ABOVE 50- FOOT HEIGHT LIMIT. (PROVIDE ON REVISED PLANS) .

8717 PIONEER BOULEVARD (W/O 605 FWY.)
SANTA FE SPRINGS, CA 90670
APN 8177-029-004

ELEVATIONS

FOR PROPOSED ELECTRONIC BILLBOARD BACK TO BACK SIGN
14'x48' LED BOARD AT BOTH FACES

PLANS PREPARED BY:
ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
2 Park Plaza, Suite 1120
Irvine, CA 92614
(949) 794-1180

DATE: 11/07/2022
SCALE:
PROJECT NO. 18-046

SHEET 5 OF 7

OUTDOOR ASSOCIATES

PROGRESS PLOT-NOT FOR CONSTRUCTION

Nov 06, 2022 - 1:12PM - Z:\MY DOCUMENTS\PROJECTS\DESIGN\PL-01-SITE-PLAN-SFS-605-W.DWG

SURVEYOR'S NOTES:

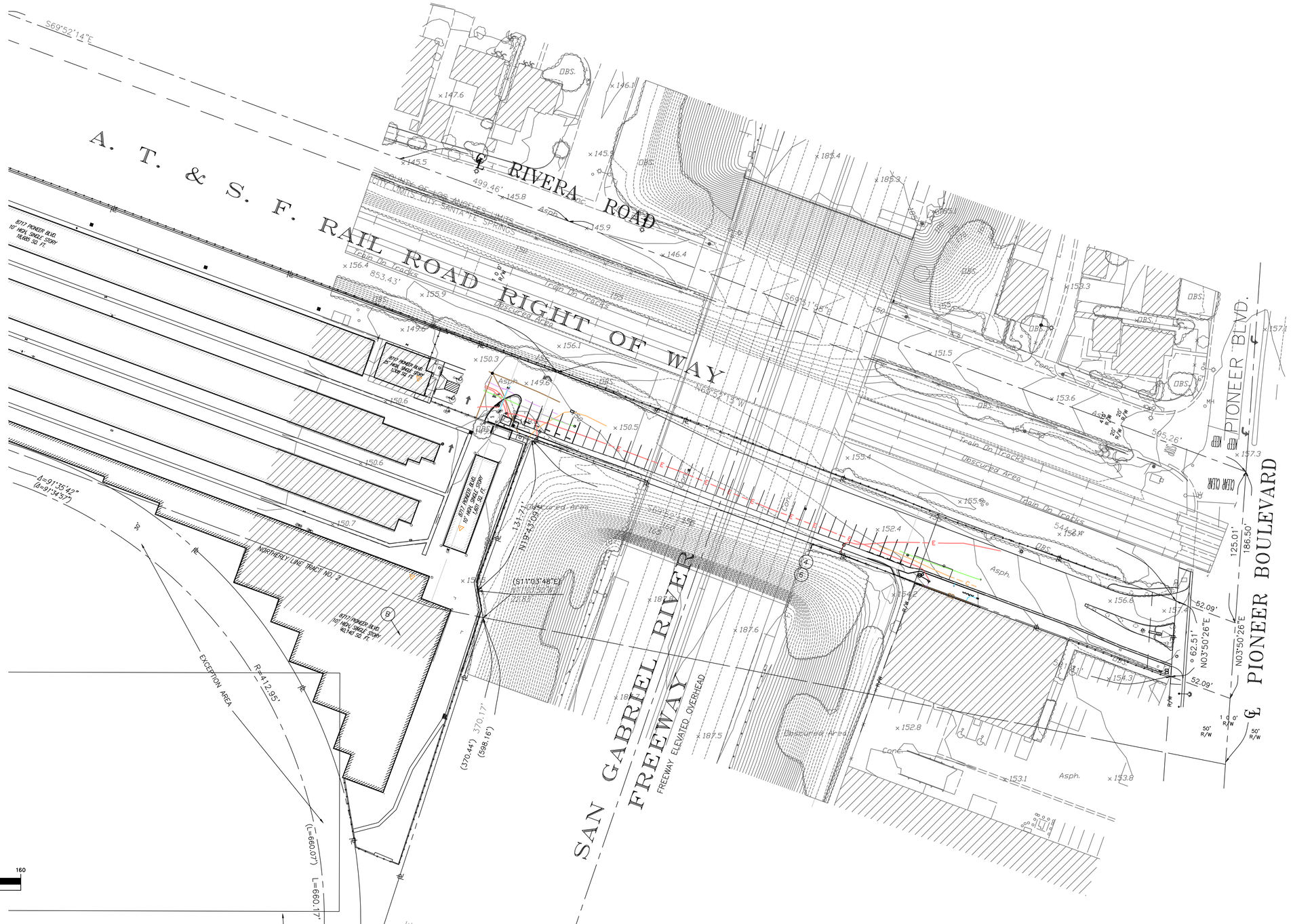
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS "BKMS" AND "WHC1". SAID BEARING IS S71°37'02"W.

2. THE BENCHMARK FOR THIS SURVEY IS CONTINUOUS OPERATING REFERENCE STATION "BKMS", ELEVATION 154.406' (NAVD 88)

   THIS A CONTINUOUS GPS STATION AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE CENTER SURVEY COMPUTED 11-11-17 FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT (GRP). THE ANTENNA IS AN ASHTECH 701945B_M WITH SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS TO THE BOTTOM OF THE ANTENNA PRE-AMP (BPA) AND IS 0.027 FEET.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE SURFACE FEATURES AND SUBSURFACE UTILITIES IN TWO AREAS THAT WILL BE USED FOR THE CONSTRUCTION OF NEW BILLBOARDS. THESE TWO AREAS WERE SURVEYED BY GROUND METHODS. AN AERIAL SURVEY OF THIS AREA HAS BEEN PRODUCED FOR THIS SITE.

⚠4. SURVEY DATA, INCLUDING PROPERTY LINES, STREET CENTERLINES, FREEWAY RIGHT OF WAY, AND CALTRANS RIGHT OF WAY, CONTAINED IN AN AUTOCAD FILE TITLED "17-006Az" HAVE BEEN INCLUDED WITH THE SURVEY WORK PERFORMED BY HILLWIG-GOODROW. THE AUTOCAD FILE "17-006Az" WAS PREPARED BY ANACAL ENGINEERING CO. AND PROVIDED TO HILLWIG-GOODROW BY EPD SOLUTIONS ON DECEMBER 19, 2021. THE AUTOCAD FILE FROM ANACAL WAS ON A LOCAL COORDINATE SYSTEM, AND HAD TO BE TRANSLATED AND ROTATED TO FIT THE SURVEY PERFORMED BY HILLWIG-GOODROW. TRANSLATION WAS PERFORMED ABOUT THE CORNER OF A TELEPHONE UTILITY BOX AS NOTED ON SHEET 2, AND ROTATED SLIGHTLY TO BEST FIX OTHER COMMON FEATURES, INCLUDING MANHOLES, WATER VALVES, AND EDGE OF GUTTER LINES. HILLWIG-GOODROW DOES NOT MAKE ANY CLAIM REGARDING THE ACCURACY OF THE PROPERTY LINES, RIGHT OF WAY LINES, AND CENTERLINES SHOWN HEREON.



Revisions:				
No.	Date:	By:	Description:	Approved:
1	12/30/21	SAB	ADDED LINEWORK FROM AUTOCAD FILE BY ANACAL ENG.	ACH
Designed:		Drawn:	Checked:	ACH

Seal:

PROFESSIONAL LAND SURVEYOR
ALAN C. HILLWIG
No. 5137
EXP. 6-30-23
STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5137

DATE

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Ste. 1-200 Redlands, CA 92373 (909) 794-2673

Scale: 1" = 40'

BENCHMARK: SEE SURVEYOR'S NOTES

Date: DECEMBER 30, 2021

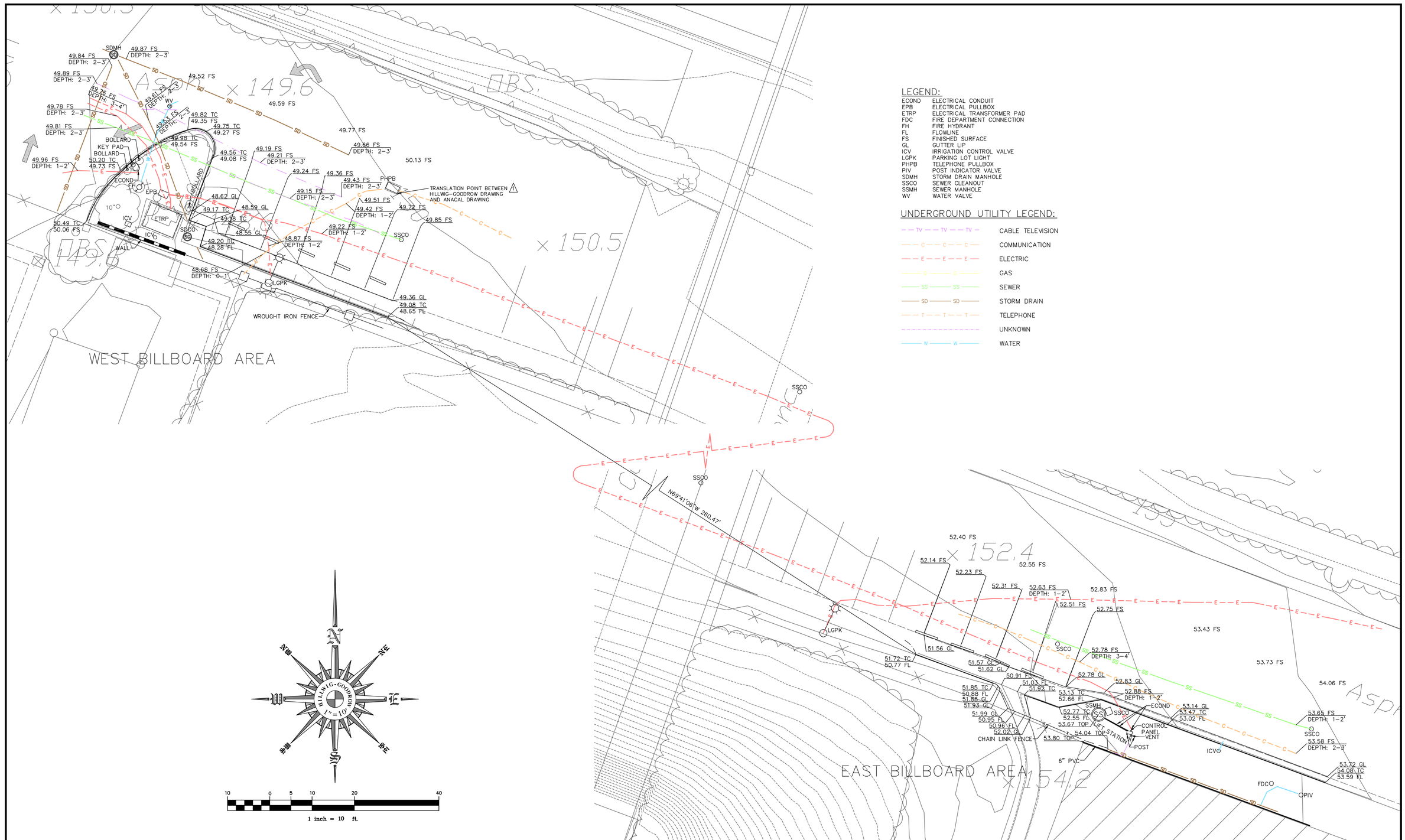
TOPOGRAPHIC SURVEY
SANTA FE SPRINGS

PREPARED FOR:
EPD SOLUTIONS, INC.
2 PARK PLAZA, SUITE 1120
IRVINE, CA 92614

F.N. | For: | F.B.

Sheet No. 6 OF 7 SHEET

FILE NO. 840-07



LEGEND:

ECOND	ELECTRICAL CONDUIT
EPB	ELECTRICAL PULLBOX
ETRP	ELECTRICAL TRANSFORMER PAD
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GL	GUTTER LIP
ICV	IRRIGATION CONTROL VALVE
LGPK	PARKING LOT LIGHT
PHPB	TELEPHONE PULLBOX
PIV	POST INDICATOR VALVE
SDMH	STORM DRAIN MANHOLE
SSCO	SEWER CLEANOUT
SSMH	SEWER MANHOLE
WV	WATER VALVE

UNDERGROUND UTILITY LEGEND:

TV	CABLE TELEVISION
C	COMMUNICATION
E	ELECTRIC
G	GAS
SS	SEWER
SD	STORM DRAIN
T	TELEPHONE
	UNKNOWN
W	WATER

Revisions:

No.	Date:	By:	Description:	Approved:

Designed: | Drawn: | Checked: ACH

Seal: PROFESSIONAL LAND SURVEYOR · ALAN C. HILLWIG · No. 5137 EXP. 6-30-23 · STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5137

DATE

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Ste. 1-200 Redlands, CA 92373 (909) 794-2673

Scale: 1" = 10'

BENCHMARK: SEE SURVEYOR'S NOTES

Date: DECEMBER 30, 2021

TOPOGRAPHIC SURVEY
SANTA FE SPRINGS

PREPARED FOR:
EPD SOLUTIONS, INC.
2 PARK PLAZA, SUITE 1120
IRVINE, CA 92614

F.N. | For: | F.B.

Sheet No. 7 OF 7 SHEET

FILE NO. 840-07

Attachment 3:
Public Hearing Notice

FILE COPY

CITY OF SANTA FE SPRINGS

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org

"A great place to live, work, and play"

quadient CORRECTION IMI $000.01 11/03/2022 ZIP 90670 US POSTAGE

NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 988

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

DEVELOPMENT PLAN APPROVAL CASE NO. 988: A request for approval to allow the construction of a new back-to-back electronic billboard on property located along the Interstate 605 corridor, at 8717 Pioneer Boulevard (APN: 8177-031-017), in the M-2, Heavy Manufacturing , Zone.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 14, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: Upon review of the proposed project, staff has determined that additional environmental analysis is required to meet the requirements of the California Environmental Quality Act (CEQA). The applicant has since retained EPD Solutions, Inc. to prepare the necessary Initial Study/ Negative Declaration (IS/ND). The draft CEQA documents are finalized and an NOI (Notice of Intent) to adopt the Negative Declaration was posted in the LA County Recorder's Office and to the State Clearinghouse to initiate the mandatory 30-day public review period on May 3, 2022. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
Juanita Martin • John M. Mora • Jay Sarno
City Manager
Raymond R. Cruz

Attachment 4:
Radius Map for Public Hearing Notice



Attachment 5:
Final Draft Initial Study/ Negative Declaration

ELECTRONIC BILLBOARDS
8717 PIONEER BLVD.

INITIAL STUDY/
NEGATIVE DECLARATION

Lead Agency:
City of Santa Fe Springs

Project Applicant:
605 Investments LLC
2 S. View
Trabuco Canyon, CA 92679

E | P | D
SOLUTIONS, INC
2355 Main Street, Suite 100
Irvine, CA 92614

April 22, 2022

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Initial Study (IS) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (ND), Mitigated Negative Declaration (ND) or an Environmental Impact Report (EIR) is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines §15382). As such, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit City and the applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

Existing Plans, Programs, or Policies (PPPs)

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

1.2 DOCUMENT ORGANIZATION

This IS/ND includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an IS/ND was prepared by City of Santa Fe Springs to evaluate the proposed project's potential to impact the physical environment.

Section 2.0 Project Setting

Provides information about the proposed project's location.

Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Section 4.0 Discretionary Approvals

Includes a list of the discretionary approvals that would be required by the proposed project.

Section 5.0 Environmental Checklist

Includes the Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

Section 6.0 Document Preparers and Contributors

Includes a list of the persons that prepared this IS/ND.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The project is located at 8717 Pioneer Boulevard, Santa Fe Springs. The project site is located within two parcels containing Dollar Self Storage. Access to the site is from Pioneer Boulevard, and regional access is provided by the I-605 Freeway, Pioneer Boulevard, and Slauson Avenue. The project is located on Assessor's Parcel Numbers 8177-029-004 and 8177-031-017. The site is shown on the U.S. Geological Survey Whittier 7.5-Minute Series Quadrangle map and is within an unsectioned portion of Township 2 South, Range 12 West, San Bernardino Base and Meridian.

2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The project site is currently developed with a self-storage facility and associated access drive and parking areas. The City's General Plan designates the land use as Industrial and the site is zoned Heavy Manufacturing (M-2).

2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

Direction	***General Plan Designation***	***Zoning Designation***
North	Railroad Right-of-Way	Railroad (RR)
South	Industrial	Heavy Manufacturing (M-2)
East	Industrial	Heavy Manufacturing (M-2)
West	Industrial	Heavy Manufacturing (M-2)

To the south of the site are railroad tracks and industrial buildings. To the east are industrial buildings and an electrical substation. To the west are storage buildings within Dollar Self Storage. To the north of the site are railroad tracks, followed by Rivera Road and a residential area in unincorporated Los Angeles County.

3 PROJECT DESCRIPTION

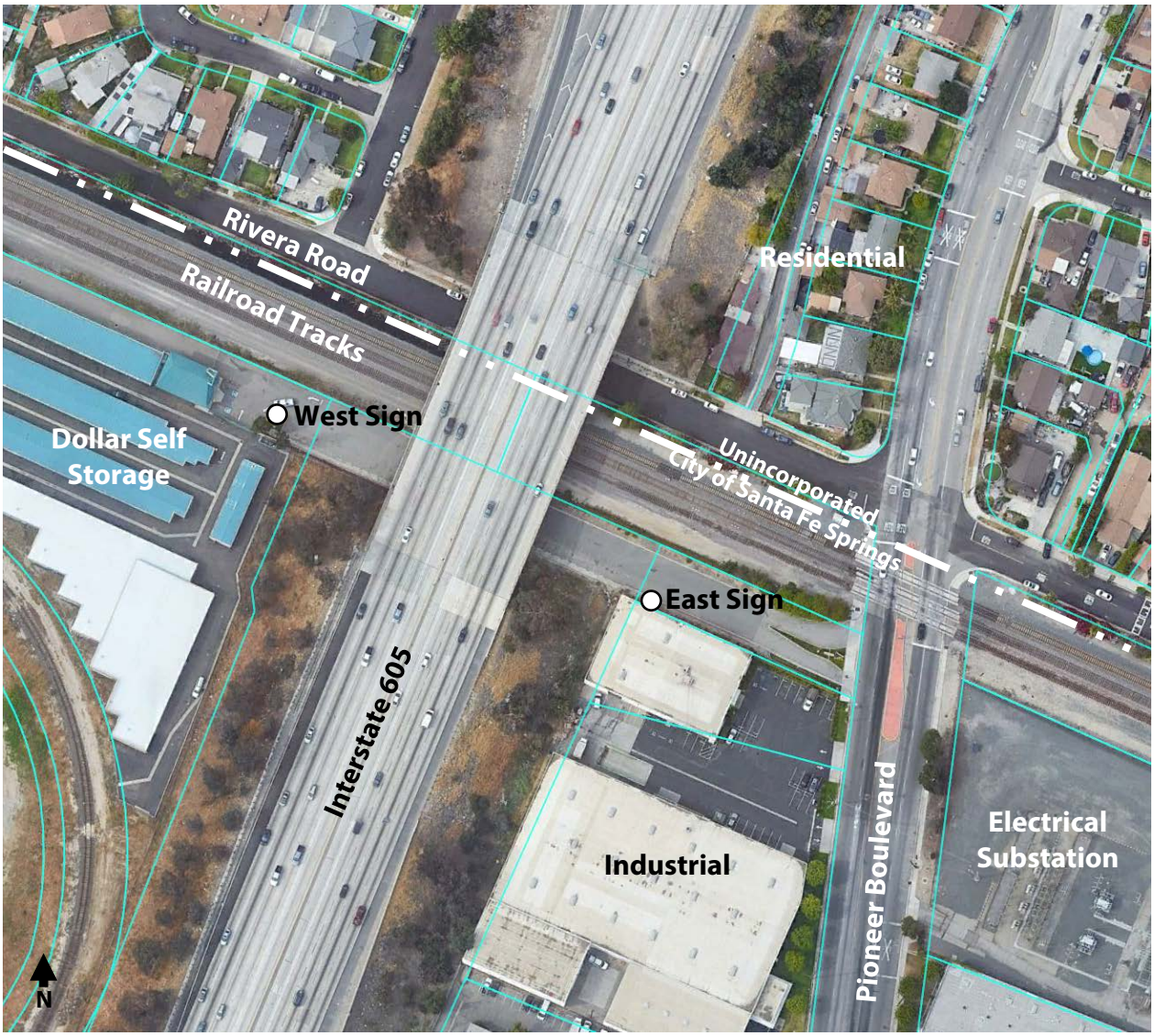
3.1 PROPOSED PROJECT

The proposed project is the installation of two electronic LED billboards, located on the west (southbound) and east (northbound) sides of Interstate 605 (I-605). The signs are referred to herein as the "West Sign" and the "East Sign," respectively. Each billboard would contain two electronic screens, directed towards freeway travelers and generally facing north and south. The East Sign would be a back-to-back structure, meaning the signboards are parallel, and the West Sign would be a V-sign structure, with an angle between the signboards. Each sign would be 85 feet in height. Each electronic screen would have dimensions of 14 feet by 48 feet.

Figure 1. Regional Location



Figure 2. Aerial of Project Site



3.2 CONSTRUCTION

Construction of the project would require two to three days of work over a two-week period. Construction would involve drilling a borehole for the foundation and placement of the foundation (one day), followed several days later by placement of billboard supports at the top of the pole, installation of the billboard superstructure, and placement of the electronic screens.

3.3 PURPOSE AND NEED

The purpose of the project is to provide electronic advertising structures for travelers on Interstate 605, located in an industrial area with adequate setbacks to avoid impacts to residences.

4 DISCRETIONARY APPROVALS

The following discretionary approvals by the City of Santa Fe Springs, as Lead Agency, are anticipated to be necessary for implementation of the proposed project:

- Adoption of a Negative Declaration (ND)
- Approval of Development Plan Approval Case No. 987 (West Sign)
- Approval of Development Plan Approval Case No. 988 (East Sign)
- Approval of Operating Agreement (West Sign)
- Approval of Operating Agreement (East Sign)

Figure 3a. Proposed Site Plan – East Sign

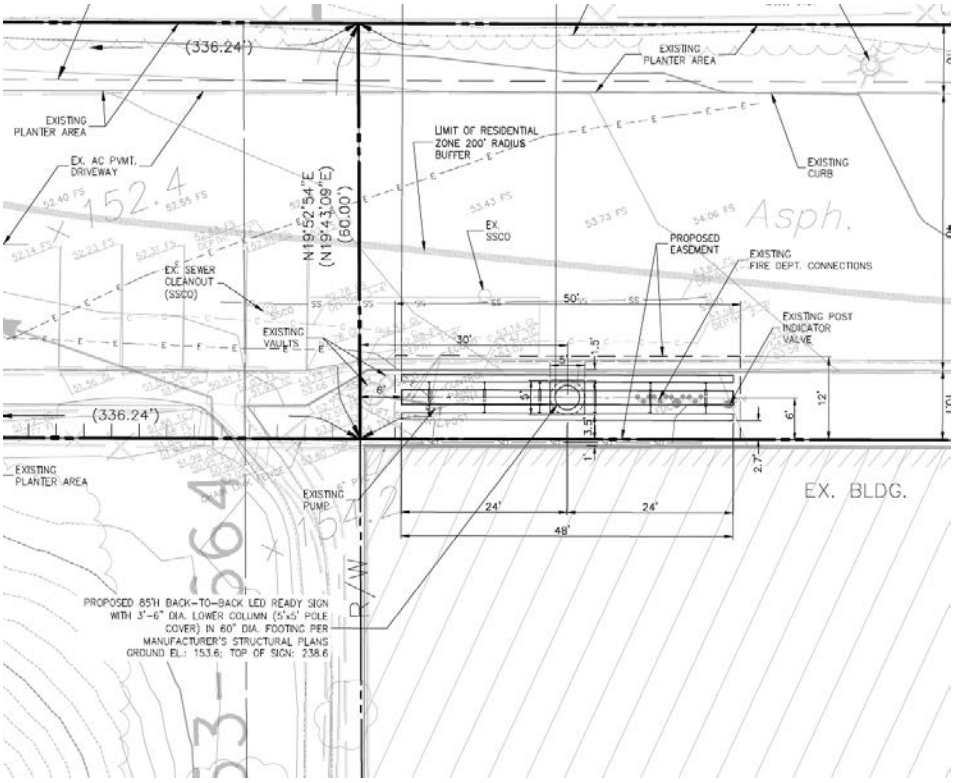
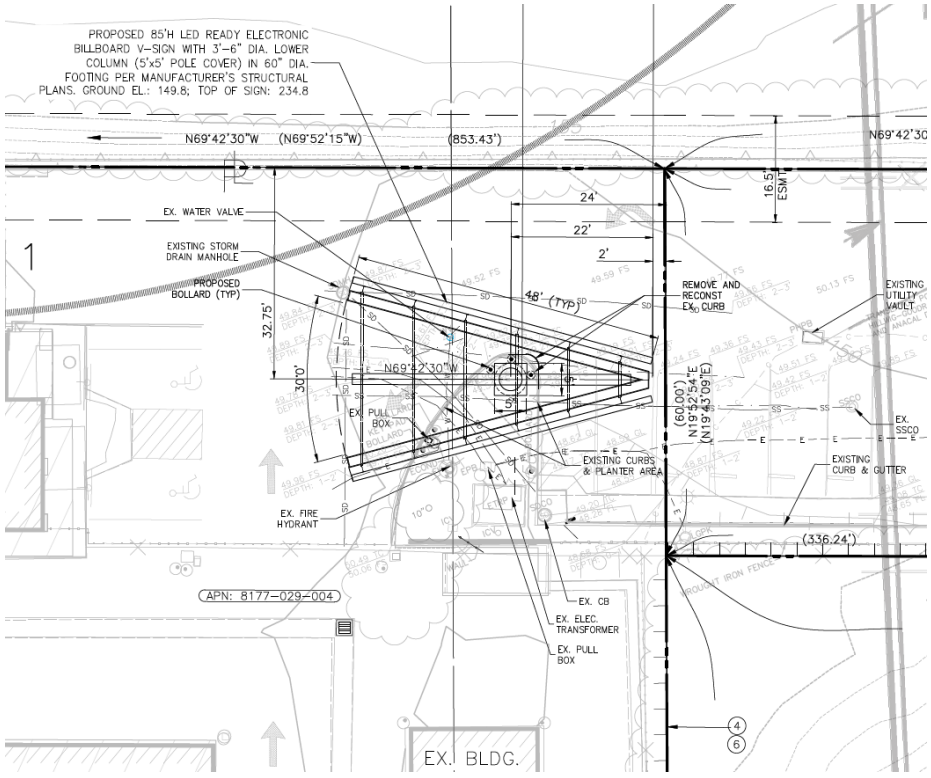


Figure 4b. Proposed Site Plan – West Sign



5 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporated; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed project.

5.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Environmental Factors Potentially Affected

☐	Aesthetics	☐	Agriculture and Forest Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils/Paleontological	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

5.2 DETERMINATION

(To be completed by the Lead Agency) on the basis of this initial evaluation

☒	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

No Impact. The project site is located in an industrial district, adjacent to a major freeway. The Santa Fe Springs General Plan identifies no scenic vistas in the area. The project would have no impact on a scenic vista.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no designated state scenic highways within the project's vicinity. The project would have no impact on a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The project site is in an urbanized area, adjacent to a freeway and in an industrial district. The project is consistent with the development standards of the M-2 zone and would not conflict with any zoning or other regulations governing scenic quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The proposed project is located within a developed urban area, adjacent to highly used roadways. Existing sources of light in the vicinity of the project site include street lights, parking lot lighting, building illumination, and illumination created by through traffic on the I-605 Freeway. The segment of the freeway near the project site does not include any sound walls or other barriers that would reduce the impact of vehicle headlights, which are present continuously during overnight hours.

A number of factors minimize the potential for light and glare impacts. The faces of the West Sign would be angled away from the residential area to the north in order to maximize visibility to travelers on I-605. The signs are backlit, unlike static billboards that rely on rear-facing floodlights; there would be minimal spillover of lighting that would be visible from behind or to the side of the sign. The proposed billboard will produce light through LEDs rather than traditional bulbs, allowing for programing to adjust the billboard's brightness settings based on ambient conditions, with significantly reduced lighting levels at night than during the daytime.

Lighting levels from electronic billboards along I-605 are limited by Section 155.519 of the Municipal Code. Specifically, the Code imposes the following operational restrictions:

- No flashing, shimmering, glittering, intermittent, or moving lights are permitted.
- Malfunctioning screens must freeze the display in one static position, display a black screen, or turn off.
- No red, blinking, or intermittent lights are permitted, and illumination must not impair the vision of travelers on adjacent roadways (as established by brilliance values set in the California Vehicle Code).
- An ambient light sensor must be included to automatically adjust brightness levels based on ambient light conditions.
- Brightness levels of more than 0.3 foot-candle above ambient light, as measured from a distance of 250 feet.

The project is located on an industrial parcel and the immediate vicinity contains industrial, highway, and railroad uses that are not sensitive to lighting and glare. The nearest sensitive receptors are in the residential area 200 feet north of the two signs. Lighting studies were produced for each of the proposed signs by Watchfire Signs. The studies are provided in Appendix A1 (East Sign) and A2 (West Sign). As shown in the lighting studies, the lighting level at a distance of 200 feet ranges from 0.06 to 0.17 foot-candle. A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away and 0.0548 foot-candle from 50 feet away. Therefore, the light generation of the boards would be negligible at a distance of 200 feet, comparable to a single light-bulb at a distance of 50 feet. In addition, the brightness level is below the Municipal Code maximum of 0.3 foot-candle at a distance of 250 feet. Based on this analysis, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Existing Plans, Programs, or Policies

Ordinance Nos. 1036, 1092, and 1118

Mitigation Measures

None.

Sources

Lighting Studies – Appendix A1 and A2.

California Department of Transportation, *California Scenic Highway Mapping System* [Map]. Accessed: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is developed for urban uses and located in an area that is completely developed for urban uses. The project site is not designated as farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program. Thus, no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is zoned Heavy Manufacturing. The parcel is not within a Williamson Act contract. No impacts would occur related to a conflict with zoning for agricultural use or with a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

No Impact. The project site is zoned Heavy Manufacturing. The project would not conflict with forest land, timberland, or timberland zoned Timberland Production. Thus, no impact would not occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site and vicinity are void of forest land or timberland. Thus, no impact would occur related to the loss or conversion of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the exiting environment would occur from implementation of the proposed project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measure

None.

Sources

California Department of Conservation, California Important Farmland Finder. Accessed: https://maps.conservation.ca.gov/dlrp/ciff/

California Department of Conservation, Williamson Act Mapping. Accessed: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf

City of Santa Fe Springs Planning Handouts. Accessed: http://www.santafesprings.org/cityhall/planning/planning/planning_handouts/default.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	☐	☐	☐	☒

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The City of Santa Fe Springs is located in the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) that monitors the Basin for pollutants and is responsible for regulating and controlling emissions. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin.

For purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. The Basin is currently under both federal and state non-attainment status for ozone, PM-10 and PM-2.5.

Construction emissions from an identical billboard project in Santa Fe Springs (Conditional Use Permit No. 793, sign installed in 2019) were calculated using the California Emissions Estimator Model (CalEEMod). As shown in Table AQ-1, implementation of the proposed project would not generate substantial amounts of pollutant emissions during construction. The project would not generate pollutant emissions during operation.

Table AQ-1. Estimated Construction and Operational Emissions (lbs/day)

Emission Source	ROG	NO_x	CO	SO_2	PM-10	PM-2.5
Total Construction Emissions	1.00	9.82	8.14	0.01	1.40	0.96
Daily Thresholds	*75*	100	*550*	150	150	*55*
Exceeds Threshold?	No	No	No	No	No	No
Total Operational Emissions	0.00	0.00	0.00	0.00	0.00	0.00
Daily Threshold	*55*	*55*	*550*	150	150	*55*
Exceeds Threshold?	No	No	No	No	No	No
Note: Construction emissions are for construction of a single sign at a time.						

Air pollutant emissions associated with the proposed project would result in a less than significant impact to air quality in the area; the project would therefore not conflict with SCAQMD's AQMP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. If an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM-10, and PM-2.5) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described in the previous response, neither construction or operation of the proposed project would result in an exceedance of any SCAQMD's recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. Sensitive air quality receptors can include uses such as residences, long-term health care facilities, rehabilitation centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The closest sensitive receptor for air quality impacts are residences, which are located over 200 feet north of the construction activity. The proposed project would not exceed any applicable criteria pollutant thresholds during construction and on-going operational activities; therefore, sensitive receptors would not be subjected to a significant air quality impact during project construction. There is no impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The proposed project would not create objectionable odors that would affect a substantial number of people. Potential odor generation associated with the proposed project would be limited to short-term construction sources such as diesel exhaust; however, these odors would be short-term and would not affect a substantial number of people. No impacts related to odors would occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Initial Study/Negative Declaration for Electronic Billboard, 13530 Firestone Blvd. Adopted by City of Santa Fe Springs December 18, 2018.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The site has no natural vegetation; plantings are limited to ornamental vegetation. There is no potential for animals to be present on the site or in the vicinity. The project site is located within an urbanized area. No candidate, sensitive, or special status species designated by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Therefore, there is no potential for the proposed project to impact the environment through habitat modification.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

No Impact. The project site is fully developed and does not contain any riparian habitat or any other sensitive natural community. The project site is located in an industrial area and zoning heavy manufacturing. Therefore, the project would not result in impacts on riparian habitats or other sensitive natural communities.

c) Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is fully developed and does not contain any state or federally protected wetlands. There will be no impact on wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The site has no natural vegetation; plantings are limited to ornamental vegetation. The project site is located in a developed urban area and does not function as a wildlife movement corridor. Within the project vicinity are other industrial land uses and a major freeway, the I-605. There is no potential for the project to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors. Therefore, no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance. There are no existing trees on the project site that would be impacted by the implementation of the proposed project. Therefore, no impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is developed within an urban area and does not contain any natural lands that are subject to an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the project would not result in impacts related to a conflict with an HCP or NCCP.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Department of Fish and Wildlife Natural Diversity Database (CNDDB). Accessed at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data#43018408-cnddb-in-bios

City of Santa Fe Springs Municipal Code. Accessed at: http://www.amlegal.com/codes/client/santa-fe-springs_ca/

U.S. Fish and Wildlife Service Migratory Bird Treaty Act. Accessed at: https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The project site is a developed area adjacent to the I-605 Freeway. There are no existing structures that will be impacted by the proposed project. The proposed project's location is within a landscaped area adjacent to an existing self storage property. The storage facility was constructed in the 2000s and is not of any historical significance. Thus, the project would result in no impact to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. The proposed project would result in minimal ground disturbance to install the billboard on the project site. The project footprint would consist of a pole embedded into the soil as a foundation, approximately 5 feet in diameter, which would be drilled in a period of one day and require the removal of 30 cubic yards of soil. The site has a low sensitivity for the presence of archaeological resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to archaeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The proposed project would result in minimal ground disturbance to install the billboards on the project site. The project is located in an urban area surrounded by industrial land uses. There are no formal cemeteries within the project's vicinity. If human remains were to be found during construction, mandatory regulations under the California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) will be implemented.

Existing Plans, Programs, or Policies

Compliance with California Health and Safety Code §7050.5, California Public Resources Code §5097.98, and California Code of Regulations (CCR) §15064.5(e) related to the unexpected discovery of human remains.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. Construction of the project would occur over a very brief period of time. Boring and foundation place would occur over one day, using a small crew of vehicles and trucks. Support structure and superstructure placement would occur over two days. Due to the very short construction period, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during construction.

During operations, the sign would use significantly less energy than existing, static billboards due to the use of more-efficient LED lighting. LEDs are designed to be highly directional, with light directed toward an intended audience rather than dispersed widely, and have automatic brightness adjustment to substantially reduce brightness during nighttime hours, which further enhances their efficiency. The proposed LEDs would meet Underwriters Laboratories' efficiency standards and comply with the California Energy Code. For these reasons, there is no potential for wasteful, inefficient, or unnecessary consumption of energy resources during operations.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The proposed project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the project, as included as PPP E-1. The City's administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

Existing Plans, Programs, or Policies

PPP ENG-1: CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation Measures

No mitigation measures related to energy are required.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The project site does not contain and is not in the vicinity of an earthquake fault, is not affected by a state-designated Alquist-Priolo Earthquake Fault Zone. The closest active fault to the project site are the La Habra Fault Zone to the northeast. Thus, impacts related to a known earthquake fault would not occur.

ii. Strong seismic ground shaking?

Less than Significant Impact. The project site is within a seismically active region and is potentially subject to strong seismic ground shaking. The proposed project would be unmanned, and the billboard structure would comply with the applicable standards of the California Building Code. Therefore, the exposure of people or structures to substantial adverse effects from strong seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the proposed project is within a liquefaction zone. The proposed project would be constructed pursuant to building plans approved by the Building Department. Such plans must comply with the County of Los Angeles Building Code. Compliance would require preparation of a soils study to inform foundation design. Impacts related to the exposure of people or structures to impacts from seismic-related ground failure, including liquefaction, would be less than significant.

iv. Landslides?

No Impact. The project site is on flat land within an urban area not adjacent to any slopes that could result in landslides. Thus, impacts related to seismic-related landslide hazards would not occur.

b) Result in soil erosion or the loss of topsoil?

No Impact. Construction of the project would result in negligible earth disturbance, limited to the installation of a column of up to 60 inches in diameter to support the billboard structure. Due to the minimal area of soil disturbance, there would be no impact related to soil erosion and the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. As described previously, the project site is on a flat developed area and is not a risk related to landslides. In addition, The California Geological Survey Earthquake Zones of Required Investigation of the Whittier Quadrangle shows that the project site is located in a liquefaction zone. The proposed project would be an unmanned facility and would be designed to comply with the applicable standards of the California Building Code, including the preparation

of a geotechnical study to establish design requirements. Therefore, potential impacts related to unstable geologic units or soils resulting in on- or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less than Significant Impact. As described in the previous responded, the proposed project would be an unmanned facility and would not include any habitable structures. The billboard structure installed on the site would comply with the California Building Code. Therefore, impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impacts related to the use of such facilities would occur from implementation of the project.

d) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The proposed project would result in minimal ground disturbance to install the billboard on the project site. The site has a low sensitivity for the presence of paleontological or geologic resources due to the previous disturbance of the project site and urban development. Therefore, implementation of the proposed project would result in no impact to paleontological resources.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Department of Conservation. Earthquake Zones of Required Investigation. Accessed: https://maps.conservation.ca.gov/cgs/

California Geological Survey Earthquake Zones of Required Investigation Whittier Quadrangle. Accessed: http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/WHITTIER_EZRIM.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. During construction, a negligible amount of greenhouse gases would be generated by worker trips during the construction period, which would require 2 to 3 days of work during a two-week period.

During operation, the proposed project would result in no regular trip generation. As the signs would use highly efficient LED displays, minimal electricity would be required for their operation. Therefore, no adverse impacts related to greenhouse gas emissions would occur from implementation of the proposed project.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. As discussed in the previous response, the proposed project would result in minimal emissions and not generate significant adverse impacts related to greenhouse gas emissions. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. During construction, a small quantity of trucks and equipment would be present. These vehicles would contain fuels and oils common to motor vehicles. During operations, no hazardous materials would be present on site. Due to the short duration of construction (up to two weeks), the small number of vehicles involved, and with application of standard State requirements related to the control of hazardous materials, there would be no potential for a significant hazard to the public or environment as a result of reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Pioneer High School is approximately 1,000 feet northeast of the East Sign. As noted above, during construction, a small quantity of trucks and equipment containing fuels and oils common to motor vehicles would be present. During operations, no hazardous materials would be present on site. Thus, the project would have a less-than-significant impact related to hazardous emissions or the handling of hazardous materials, substances, or waste near a school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. According to the California Department of Toxic Substance Control EnviroStor listing, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no significant hazard to the public or environment resulting from the site's presence on such a list.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project site is not within 2 miles of an airport. The closest airports are Fullerton Municipal Airport, located 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. The project site is not located within any airport land use plan, nor is it within an airport safety zone. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to safety hazards or noise from airport operations would not occur from implementation of the project.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

No Impact. The project is located within private property. Neither construction nor operations would impact emergency response or evacuation routes.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site is not located within an identified wildland fire hazard area, as identified by CalFire Fire Hazard Severity Zone Maps. Thus, the project would not result in impacts related to the exposure of people or structures to loss, injury, or death involving wildland fires.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

California Fire Hazard Severity Zone Map. Accessed: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps

California Department of Toxic Substance Control EnviroStor. Hazardous Waste and Substances Site List (Cortese). Accessed: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. Due to the small scope of the project and the short construction period, there is no likelihood of any violation of water quality standards during construction. Waste Discharge

Requirements per the Regional Water Quality Control Board (RWQCB) are not applicable to the project.

During operation, the project would not require the use of chemicals, hazardous materials, or other pollutants that could impact waters. The LED billboard panels would produce no waste during operation. Billboard panels are in a solid and non-leachable state. Thus, the project would not be a source of pollution in stormwater. There would be no operational impacts related to water quality.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The implementation of the proposed project would require negligible amounts of water and the proposed 60-inch diameter pole supporting the billboard would not interfere substantially with groundwater discharge. Further, the project does not need to extract water for any purpose during operation of the billboards. Therefore, there would be no impact related to groundwater supplies and recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

No Impact. The project site is not in the vicinity of any watercourse, and no major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in erosion or siltation.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No Impact. No major earth movement or other change to drainage patterns would occur with implementation of the project. There would be no impact related to the substantial alteration of the existing drainage pattern of the site resulting in flooding.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

No Impact. Installation of the proposed billboard would not result in a substantial increase in impervious surfaces. The project site is almost entirely developed with paving and structures. The project would not generate any additional runoff.

iv) impede or redirect flood flows?

No Impact. The small size of the project will avoid any potential for impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project site is in Flood Zone X, indicating it is not within a flood hazard area, and is not within a tsunami or seiche zone.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The project has not potential to impact any water quality control plan and would not affect any sustainable groundwater management plan.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Federal Emergency Management Agency Flood Map Service Center. Map Number 06037C1829F, effective 9/26/2008. Accessed: https://msc.fema.gov

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Physically divide an established community?

No Impact. The proposed project is a billboard located within an existing self-storage development. No impact related to physically dividing an established community would occur from implementation of the proposed project.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant. The project site currently has a General Plan land use designation of Industrial and is zoned Heavy Manufacturing (M-2). Per Section 155.519 of the Municipal Code, billboards are a permitted use in properties along I-605, subject to issuance of a Sign Permit (Development Plan Approval, DPA) and an Operating Agreement. Separate DPAs and Operating Agreements for the West Sign and East Sign have been requested by the applicant as part of the project entitlement. Development standards for billboards are contained in Ordinance No. 1118, adopted on August 17, 2021. The project is consistent with Ordinance No. 1118, including compliance with applicable development standards, and does not require a variance or special conditions.

With the approval of the DPAs and Operating Agreements, there would be a less-than-significant impact associated with a conflict with any applicable land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect.

Existing Plans, Programs, or Policies

Ordinance Nos. 1036, 1092, and 1118

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) 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) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) 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?

No Impact. The project site is within an urbanized area which has no known mineral resources. Thus, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. The project site is fully urbanized and is not available for mineral resource recovery. Thus, implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, and impacts would not occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

Department of Conservation Mineral Land Classification Mapping. Accessed: http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is in an industrial area. The closest sensitive receptors are residences that are located over 200 feet to the north, in unincorporated Los Angeles County, separated from the site by railroad tracks. The project site is adjacent to the I-605 freeway, a major noise generator. There is no soundwall to buffer freeway noise in the vicinity of the project site.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact.

Construction

The proposed project's construction period would be less than two weeks, with about two to three days of active construction. Although the project would involve the use of equipment for billboard installation, the noise generated would be negligible compared to that of traffic on I-605. All construction activities would be during the daytime. There would be no noticeable increase in noise during project construction and there would be no construction noise impact.

Operations

During operation, the billboards would not produce any noise. There would be no operational noise impact.

b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. Neither construction nor operation of the billboard would generate noticeable groundborne vibration or groundborne noise. There would be no impact.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?

No Impact. The project site is not within 2 miles of an airport or private airstrip. The closest airports are Fullerton Municipal Airport, 9 miles to the southeast, and San Gabriel Valley Airport, 9 miles north. In addition, the project site would be unmanned and would not generate permanent onsite employees. Therefore, impacts related to an exposure of people to noise from airport operations would not occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure))?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly or indirectly?

No Impact. The project involves the installation and operation of an electronic billboard. There is no potential for the project to induce population growth, and no impact would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site does not contain any people or housing. No people or housing would be displaced by implementation of the proposed project, and no impact would occur.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES.				
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) Result in substantial adverse physical impacts associated with the provision of 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:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

***Fire Protection* – Less than Significant Impact.** The Santa Fe Springs Department of Fire - Rescue provides fire services to the resident community and business population in an area of approximately 9 square miles. The Fire Department provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire Department has four stations. The closest fire station is Station 2, at 8634 Dice Road, 1.1 miles east of the project site.

The proposed project would install an unmanned electronic billboard. There would be no permanent onsite staffing that could require the need for emergency services. In addition, the project would comply with federal and state worker safety and fire protection codes and regulations that would

be verified during the permitting process, which would minimize the potential for fires to occur during project construction and operations. Therefore, impacts related to fire protection would be less than significant.

***Police Protection* – No Impact.** The Whittier Police Department provides police services for the City of Santa Fe Springs under contract. The nearest station to the project site is at 11576 Telegraph Road, approximately 1.3 miles south of the project site. As described in the previous response, the project site would be unmanned and would not have permanent staffing that could generate the need for police services. Therefore, the proposed project would not result in impacts related to police protection.

***Schools* – No Impact.** Construction and operation of the project would place no demand on school services because it would not involve the introduction of housing to the project site, and the short-term demand for construction would not result in new residents to the area. In addition, the project site would be an unmanned facility and would require limited maintenance related employment needs. Thus, the project would not result in impacts on schools.

***Parks* – No Impact.** As described in the previous response, the project does not involve housing. Short-term construction would not result in new residents to the area, and operation would require limited maintenance related employment needs. Thus, construction and operation of the project would not result in impacts related to parks.

***Other Services* – No Impact.** Refer to the previous responses. The proposed project would not result in an increased resident population or a significant increase in the local workforce. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

City of Santa Fe Springs. Department of Fire - Rescue. Accessed: http://www.santafesprings.org/cityhall/fire_rescue/default.asp

City of Santa Fe Springs. Police Services. Accessed: http://www.santafesprings.org/cityhall/police_services/default.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

No Impact. The proposed would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No new residences would be constructed as part of the proposed project, and the project would not induce population growth. Thus, impacts related to recreation would not occur from implementation of the project.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. As described in the previous response, the proposed would not develop residences or induce population growth. The project does not include or require the construction or expansion of recreational facilities. Thus, impacts related to recreation would not occur from implementation of the project.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. The project is on private property and does not contain any design features that would affect public rights-of-way. There is no potential for the project to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. Section 15064.3 of the CEQA Guidelines requires the assessment of transportation impacts using a vehicle miles traveled (VMT) standard, which refers to the amount and distance of automobile travel attributable to a project. The proposed project would generate no traffic during operations and negligible traffic during the two-week construction period. Therefore, there is no potential for the project to conflict with CEQA Guidelines Section 15064.3.

c) Substantially increase hazards due to a geometric design feature or incompatible uses?

No Impact. The project would consist of a poles supporting two LED screens on each pole. Both screens would be oriented towards travelers on the I-605 Freeway. The billboards would operate 24 hours per day. As discussed in Section 1, *Aesthetics*, the billboards will be programmed with automatic lighting control so that the intensity of lighting varies based on ambient conditions. It is typical to find billboards facing travelers on the I-605 Freeway. Therefore, the project does not include design features or incompatible uses that would increase hazards. No impact would occur.

d) Result in inadequate emergency access?

No Impact. The project site is located on private property and outside of any right-of-way. Thus, the proposed project would not result in impacts related to emergency access.

Existing Plans, Programs, or Policies

None.

Mitigation Measure

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES.				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No Impact. The project site is in a developed area, within a self-storage facility constructed in the early 2000s. No historical resources are located on the project site. Thus, no impacts would occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No Impact. The project site is fully developed and has been heavily modified in recent decades. In addition, the impact area is very small, consisting of a 5-foot-diameter pole. Offers to for tribal consultation were released on March 10, 2022 and no responses were received. For these reasons, there is no potential for any tribal cultural resources to be identified during installation of the billboard.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

No Impact. No employees would be permanently stationed at the site, and the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The project would involve minimal ground disturbance and a negligible increase in imperviousness from installation of the billboards. The project would not impact existing storm flows. No new or expanded stormwater drainage facilities would be required to service the project. The project would obtain electric power from existing lines onsite or on the site frontage, and the line extension has no potential for significant effects. Therefore, no impacts would occur related to new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The billboard would require no new water supplies. There would be no impact related to the availability of sufficient water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The proposed project would not generate wastewater and would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Accordingly, no impacts would occur from implementation of the proposed project.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The proposed project would reduce a negligible amount of construction waste. Construction waste would be managed in compliance with State and local regulations through implementation of a Construction Waste Management Plan approved by the City. No operational-period waste would be generated. A less than significant impact would occur.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. See response to d., above. The project would have a less-than-significant impact related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

Sources

CalRecycle SWIS Database. Accessed: http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. There would be no impact related to wildfires.

20. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, substantially 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) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) Does the project have the potential to 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?

No Impact. As described in Section 4, Biological Resources, the project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. As described in Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources, the project site does not contain any known historic or prehistoric attributes and would not eliminate important examples of the major periods of California history or prehistory. There would be no impacts to biological or cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

No Impact. No significant impacts are identified in this Initial Study. Therefore, it is concluded that the project's impacts would not have the potential to combine with the impacts of other projects to be cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. No environmental effects with the potential to cause adverse effects on human beings, either directly or indirectly, are identified in this Initial Study.

Existing Plans, Programs, or Policies

None.

Mitigation Measures

None.

6 DOCUMENT PREPARERS AND CONTRIBUTORS

Lead Agency:
City of Santa Fe Springs

CEQA Document Preparer:
EPD Solutions, Inc.
Rafik Albert, AICP

Attachment 6:
IS/ND - Response and Comment

Response to Comments on the Public Review Draft MND

This memo contains responses to the comments that the City of Santa Fe Springs (Lead Agency) received on the Initial Study/Negative Declaration (IS/ND) for the Electronic Billboards 8718 Pioneer Boulevard Project during the public review period, which began April 28, 2022 and closed May 28, 2022 (SCH No. 2022040602). This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document and the circulated IS/ND together comprise the Final IS/ND.

The following public comments were submitted to the City of Santa Fe Springs during the public review period:

1. Department of Transportation, District 7, Received May 12, 2022 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision. Pursuant to CEQA Statute Section 21155.2(b)(5), none of the comments provide substantial evidence that the Project will have significant environmental effects which would require preparation of a Mitigated Negative Declaration or an Environmental Impact Report. None of this new material indicates that the Project will result in a significant environmental impact or an increase in a less than significant impact previously disclosed in the Electronic Billboards 8718 Pioneer Boulevard IS/ND. Additionally, this Response to Comments does not include revisions to the Public Review Draft IS/ND.

Although CEQA Statute Section 21155 does not require a Lead Agency to prepare written responses to comments received, the City of Santa Fe Springs has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

Comment 1: Department of Transportation, District 7, received May 12, 2022

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life

May 12, 2022

Claudia Jimenez, Assistant Planner
City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: Electronic Billboards at 8717 Pioneer Blvd.
SCH # 2022040602
Vic. LA-605/PM R11.44
GTS # LA-2022-03929-ND

Dear Claudia Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. The project includes the installation and operation of two electronic billboards. The billboards would rise to a maximum height of 85 feet, however, in no case shall an Electronic Billboard exceed a maximum height of fifty feet as measured from the center line of the nearest travel lane of Interstate 605 to the top edge of the Electronic Billboard face and not including architectural elements, which may extend up to six feet above the 50-foot height limit. Each billboard would contain two digital signboards, one each facing northbound and southbound freeway users. One billboard would contain back-to-back signboards and the other would include a V-shaped structure. Each signboard would be 14 feet in height and 48 feet in width. Each billboard would be mounted on a single pole approximately 5 feet in diameter. 1.1

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information: 1.2

http://opr.ca.gov/ceqa/updates/guidelines/

"Provide a safe and reliable transportation network that serves all people and respects the environment"

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date. 1.2 cont.

The project would consist of a poles supporting two LED screens on each pole. Both screens would be oriented towards travelers on the I-605 Freeway. The billboards would operate 24 hours per day. The billboards will be programmed with automatic lighting control so that the intensity of lighting varies based on ambient conditions. It is typical to find billboards facing travelers on the I-605 Freeway. Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications. 1.3.

Caltrans regulates the placement of outdoor advertising displays visible from California highways. The project would require outdoor Advertising (ODA) License. For questions, inquiries, and any other questions you may have, please call (916) 654-6473 or reference to the following website for additional information.

https://dot.ca.gov/programs/traffic-operations/oda

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. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-03929-ND.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse

"Provide a safe and reliable transportation network that serves all people and respects the environment"

RESPONSE TO COMMENT 1: Department of Transportation, District 7

Comment 1.1: This comment thanks the Lead Agency for being included in the environmental review process for the proposed project and provides a brief summary of the Project. The comment states that the billboards would rise to a maximum height of 85 feet and that the billboards are not to exceed a maximum height of 50 feet as measured from the center line of the nearest travel lane of I-605 to the top edge of the billboard.

Response 1.1: The proposed billboards would be a maximum of 85 feet from grade and would not exceed 50 feet from the height of the freeway. The I-605 freeway is at an elevation of 35.8' above ground surface, which would result in the billboards having a maximum height of 42.2' from the freeway. Therefore, the proposed billboards would not exceed the standards and no new impact has been identified.

Comment 1.2: This comment states the goal of Caltrans and that Senate Bill 743 requires that the CEQA review analyze VMT for the proposed Project.

Response 1.2: The IS/ND prepared for the proposed Project analyzed traffic impacts on page 47 of 56 and found that there would be no impact as the Project would be consistent with CEQA Guidelines section 15064.3 which requires the assessment of transportation impacts using VMT. The Project would generate no traffic during operations and negligible traffic during the two-week construction period. Therefore, the proposed Project was analyzed using VMT and no new impact has been identified.

Comment 1.3: This comment gives a brief Project description and states that any work performed within State Right-of-way would require an Encroachment Permit from Caltrans and all modifications to State facilities must meet all mandatory design standards and specifications. This comment also states that the Project would require an outdoor Advertising (ODA) license.

Response 1.3: The Project would abide by all Caltrans regulations and would obtain an Encroachment Permit if required. Additionally, the Project would obtain an ODA License. Therefore, no new impact has been identified.

Attachment 7:
Resolution 222-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 222-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING DEVELOPMENT PLAN APPROVAL CASE NO. 988

WHEREAS, a request was filed for Development Plan Approval Case No. 988 to allow the construction and operation of a new 50 - foot tall double-sided electronic billboard with 14' x 48' display areas; and

WHEREAS, the subject property is located on the west side of Pioneer Boulevard, with Assessor's Parcel Number of 8177-031-017, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Santa Fe Members LP, Stadium Properties 17671 Cowan Avenue #125, Irvine, CA 92614; and

WHEREAS, the applicant is 605 Investments LLC, 2 S. View, Trabuco Canyon, CA 92679; and

WHEREAS, the proposed project which includes Development Plan Approval Case No. 988, is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant, the environmental consultant, and the provided written and oral staff report, the Planning Commission has found and determined that the proposed project will not have a significant adverse effect on the environment, therefore, the City caused to be prepared and proposed to adopt an Initial Study/Negative Declaration (IS/ND) for the proposed project; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 3, 2022 published a legal notice in the *Whitter Daily News,* a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on November 3, 2022, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022, concerning Development Plan Approval Case No. 988.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed development is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicated that the proposed project will not result in any significant adverse impacts on the environment, therefore, the City required the preparation and adoption of a Negative Declaration (ND) for the proposed project. The ND reflects the independent judgment of the City of Santa Fe Springs, and the City's environmental consultant, EPD Solution, Inc.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance outlined in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City's Zoning Ordinance and the General Plan, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

(A) That the proposed development is in conformance with the overall objectives of this chapter.

The proposed development is consistent with the goals, policies, and programs of this chapter. The proposed electronic billboard is located along Interstate 605 and the general area is zoned for industrial uses, M-2 (Heavy –Manufacturing). The installation of the proposed billboard would not conflict with future or existing larger-scale industrial developments. Additionally, the proposed electronic billboard is required to provide a minimum setback of 25 feet from any property line and at least 25 feet from any building. As proposed, the billboard will be located in the southwest corner of the property line

with a setback of 2’ - 7” to the south and 1’-5” from the west. However, upon showing a good cause, the minimum setback may be reduced as part of the development plan approval review. Although the proposed electronic billboard does not conform, there is a good cause, the minimum setbacks may be reduced as a part of the development plan approval review. The proposed billboard will not limit the visibility of signage, restrict sight lines, modify traffic flow, or create confusion with traffic signs. The placement of the proposed billboard was carefully considered. The billboard support column will be located outside of the existing drive aisle. The proposed billboard will be designed to ensure that it does not overhang or otherwise project over the roof of a building. Other options to place the billboard further away from the building would not only place the billboard closer to the residential properties to the north, but would also impact the existing drive aisle. Therefore, a reduction in the minimum setback is justified per the standards set forth in this Chapter.

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(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

The proposed electronic billboard will be attractive and contemporary in design. Rather than mimic billboards similar to the previously approved billboards on Interstate 5, this new design will be distinctive from the electronic billboards within the City on Interstate 5. ~~separate Interstate 605 on Interstate 5~~. The electronic billboard primary pole cover column will have a tapered slant, wide at the bottom and thinner at the top. Additionally, the 6’ architectural element will include a 12” - foot tall City logo, and ~~will~~ internally illuminated with white LED lighting on both sides. Staff believes the proposed design is both original and attractive.

(C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed billboard will be setback a minimum of 200 feet from Pioneer Boulevard, a minimum of 200 feet from the residential properties to the north, a minimum of 200 feet from the centerline of the freeway, and a minimum of 1,000 feet from any other billboard on the same side of the freeway. In addition, no portion of the billboard will extend over the roof of a building. The applicant has provided a high-quality design through a variety of techniques, such as a decorative column wrap, and architectural treatments around the display area. The proposed electronic billboard will be located within a curbed landscape area, which creates a buffer between the proposed electronic billboard and on-site circulation. Additionally, for freeway visibility, the proposed location is appropriate, near Interstae-605.

(D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

The proposed location of the electronic billboard was selected to avoid any potential traffic hazard. The pole location is outside the drive aisle, within a curb-protected landscaped area. The billboard has no potential to limit the visibility of signage, restrict sight lines, modify traffic flow, or create confusion with traffic signs. The landscape element is not

critical, however, the existing landscaped curb will remain in the same location, and it adds an extra layer of protection. As previously mentioned, the new electronic billboard will provide a unique design via the decorative wrapping, display area, and architectural treatments.

(E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

A specific architectural design was not imposed upon the applicant, Staff worked with the applicant, considered the purpose and intent of the City's Interstate 605 Corridor Electronic Billboard Sign Program, examined the design of other billboards within the City, and that collaboration resulted in an electronic billboard that is distinctive in design and balances the sign's purpose of effectively communicating a visual message within an environment next to residential. To further harmonize with the general area, the billboard is designed with an ambient light sensor that automatically adjusts the brightness level based on ambient light conditions. Additionally, the lighting levels of the billboard are limited to a certain footcandle. All of these factors results in a billboard that will harmonize with the general area.

(F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

Pursuant to Section 155.736 of the Zoning Ordinance, "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." The proposed electronic billboard will be unique in design, contemporary and attractive, the first of its kind within the City on Interstate 605. The Planning Commission believes that proper attention has been given to the location, size, and design of the proposed billboard. The Planning Commission, therefore, finds that the new contemporary billboard is well designed and thus will be an enhancement to the overall area.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

The proposed electronic billboard is not a residential project; therefore the above requirement is not applicable.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 222-2022 to approve and adopt the proposed Initial Study/Negative Declaration and also approve Development Plan Approval Case No. 988 to allow the construction and operation of a new 50-foot tall

double-sided electronic billboard with 14’ x 48’ display areas for the subject property located at 8717 Pioneer Boulevard (APN: 8177-031-017), subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of November 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

Conditions of Approval
Development Plan Approval Case No. 988

Project Location: 8717 Pioneer Boulevard (East Side of I-605)
APN: 8177-031-017
Applicant: 605 Investments, LLC
Contact: Glenn Emanuel
949-690-1317
glennemanuel53@gmail.com

CONDITIONS OF APPROVAL

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562-944-9713 at x3812)

1. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

2. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

3. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562-868-0511 at x3335)

4. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators service Police and Fire agencies.

5. That off-street parking areas shall not be reduced or encroached up on at any time.

6. That the proposed structures, including any lighting, fences, walls, cabinets, and poles involved in the construction of the billboard sign shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

7. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porte-potties, or equal, shall not be visible from the public street and maintained on a regular basis.

8. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 626-868-0511 x7569

9. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

10. That all projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

11. That the applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia Jimenez 562-868-0511 x7356)

12. That this approval allows the applicant, 605 Investments, LLC to establish, operate and maintain a new back to back (parallel) electronic billboard on property located at 8717 Pioneer Blvd (APN: 8177-031-017).

13. That the subject billboard shall be in conformance with Section 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) of the City of Santa Fe Springs Zoning Ordinance.

14. That the subject billboard shall be in conformance with Ordinance No. 1118, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City.

15. That approval of Development Plan Approval No. 988 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations.

16. *Prior* to issuance of a building permit for the subject billboard, the Applicant, 605 Investments LLC, shall provide the Planning Department with the following:

    1. The telephone number of a maintenance service to be available twenty-four (24) hours a day, to be contacted in the event that a billboard becomes dilapidated or damaged.

    2. A redacted lease demonstrating a right to install the billboard on the subject property.

    3. A list of locations of all billboards in the City owned or managed by the entity that will own or manage the subject billboard. This information also shall be provided on an accurately scaled map.

17. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans).

18. That Development Plan Approval 988 shall not become effective, unless the City Council and 605 Investments, LLC enter into an Operating Agreement regarding the operation of the subject billboard

19. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard.

20. All exposed backs, sides, and under area shall be suitably screened by a material acceptable to the Director of Planning or designee.

21. That the message for the subject digital billboard shall be displayed for a minimum of four seconds or the minimum time allowed under the State of California Outdoor Advertising Act and Caltrans implementing regulations, whichever is the shorter period of time.

22. That the message for the subject digital billboard shall be displayed for no longer than two minutes at a time.

23. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured

according to standards of the Outdoor Advertising Association of America (OAAA).

24. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits.

25. That the electronic billboard shall be equipped with an ambient light sensor that automatically adjusts the brightness level of the electronic sign based on ambient light conditions.

26. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 23 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant.

27. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.

28. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development.

29. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case.

30. That the owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be accessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact HDL at www. Hdlcompanies.com for additional information and application.

31. That the project shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes.

32. The applicant, 605 Investments, LLC, shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature),

and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

33. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact 605 Investments, LLC, with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow 605 Investments, LLC, to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days.

34. If any term or provision of this DPA shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive 605 Investments, LLC, or the city of the benefits of this DPA.

I understand and hereby agree to comply with the attached Development Plan Approval (DPA) 988.

605 INVESTMENTS LLC

By: _____
Glenn Emanuel,
Manager

Date November 3, 2022

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1354

A request for a Modification of Property Development Standards to allow an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street, on property located at 9630 Norwalk Boulevard (APN: 8002-019-043), within the M-2, Heavy Manufacturing, Zone. (McMaster-Carr Supply Company)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1354, subject to the conditions of approval as contained within Resolution No. 223-2022; and
- Adopt Resolution No. 223-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A.	Applicant:	McMaster-Carr Supply Company 9630 Norwalk Boulevard Santa Fe Springs, CA 90670
B.	Property Owner:	Same as Applicant
C.	Existing Zone:	M-2 (Heavy Manufacturing) Zone
D.	General Plan:	Industrial
E.	CEQA Recommendation:	Categorically Exempt, Section 15305 Class 5 (Minor Alterations to Land Use Limitations)

F. Staff Contact: Jimmy Wong, Associate Planner
JimmyWong@santafesprings.org

LOCATION / BACKGROUND

The modification request involves a single parcel located at 9630 Norwalk Boulevard. (APN: 8002-019-043), on the southeast corner of Norwalk Boulevard and Pacific Street. The subject property is currently developed with a large industrial building and an office area totaling approximately 720,875-square feet and is occupied by McMaster-Carr Supply Company. McMaster-Carr Supply Company is a distributor of industrial materials, including hardware, tools, raw materials, and maintenance equipment.

MODIFICATION PERMIT REQUEST

The subject area is located along the east portion of the approximately 31.67-acre parcel. It is the northeast parking lot along Pike Street, which has 78 parking stalls that is primarily utilized by McMaster-Carr warehouse employees. The northeast parking lot is remote both in terms of its distance from the warehouse and because it is near the end of the cul-de-sac on Pike Street. According to the applicant, the combination of its remote location and the limited traffic nearby have contributed to multiple thefts within the northeast parking lot. To enhance security at the subject property, the applicant is proposing to install an eight (8) foot tall wrought iron fence along the perimeter of the subject parking lot, within the 20-foot setback area along Pike Street.

M-2: Permitted Fences, Hedges and Walls

City of Santa Fe Springs – Zoning Regulations Section 155.255 PERMITTED FENCES, HEDGES AND WALLS
(Fences, hedges and walls shall be permitted; except, that in a required front yard, or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet.

M-2: Side Yard

City of Santa Fe Springs – Zoning Regulations Section 155.249 SIDE YARD
None required, except that where adjoining a local street, a side yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway, or a street adjoining a freeway, shall have a side yard of not less than 30 feet. Notwithstanding this provision, on any lot containing a building with a height greater than the minimum side yard setback distance of the lot, the side yard setback shall be one foot for each foot of building height or portion thereof.

According to the City's Zoning Ordinance, an eight (8) foot tall wrought iron fence may not be constructed within the required 20-foot setback area. A wall or fence constructed within the required setback area is limited to a maximum height of three (3) feet and six (6) inches. The applicant is therefore requesting approval of the subject Modification Permit to allow the proposed eight (8) foot tall wrought iron fence to encroach into the required 20-foot side yard setback along Pike Street. It should be noted that, as conditioned, the proposed wrought iron fence must be removed or otherwise reduced to a maximum height of 42" should McMaster-Carr move, vacate or otherwise abandon the premises.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The adjacent properties to the north, south, east and west are also zoned M-2, Heavy Manufacturing, with a General Plan land use designation of Industrial. The surrounding properties support various industrial uses.

STREETS AND HIGHWAYS

The subject site has frontage on Pacific Street, Pike Street, Bell Ranch Drive, and Norwalk Boulevard. Pacific Street, Pike Street, and Bell Ranch Drive are designated as local streets, and Norwalk Boulevard is designated as a "Major Arterial" within the Circulation Element of the City's General Plan.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar other Modification requests, staff mailed a meeting notice to the adjacent property owners to the north, south, east, and west of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 10 notices were mailed out to said property owners on November 3, 2022. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorically exemption, pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor changes and specifically to add a new eight (8) foot tall wrought iron fence along the perimeter of the northeasterly parking lot of an existing industrial development. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

CRITERIA FOR GRANTING A TEMPORARY MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City's Zoning Ordinance, before granting a temporary Modification Permit, the Commission shall give consideration to the following:

A) That there are hardships involved with immediate compliance with certain property development standards.

B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

STAFF REMARKS:

Based on the reasons and findings set forth within Resolution 223-2022 (see attachment 6), staff finds that the applicant's request satisfies the necessary criteria established within City's Zoning Ordinance Sections §155.697 for the granting of a Modification Permit. Staff is, therefore, recommending approval of Modification Permit Case No. 1354, subject to the conditions of approval.

CONDITIONS OF APPROVAL

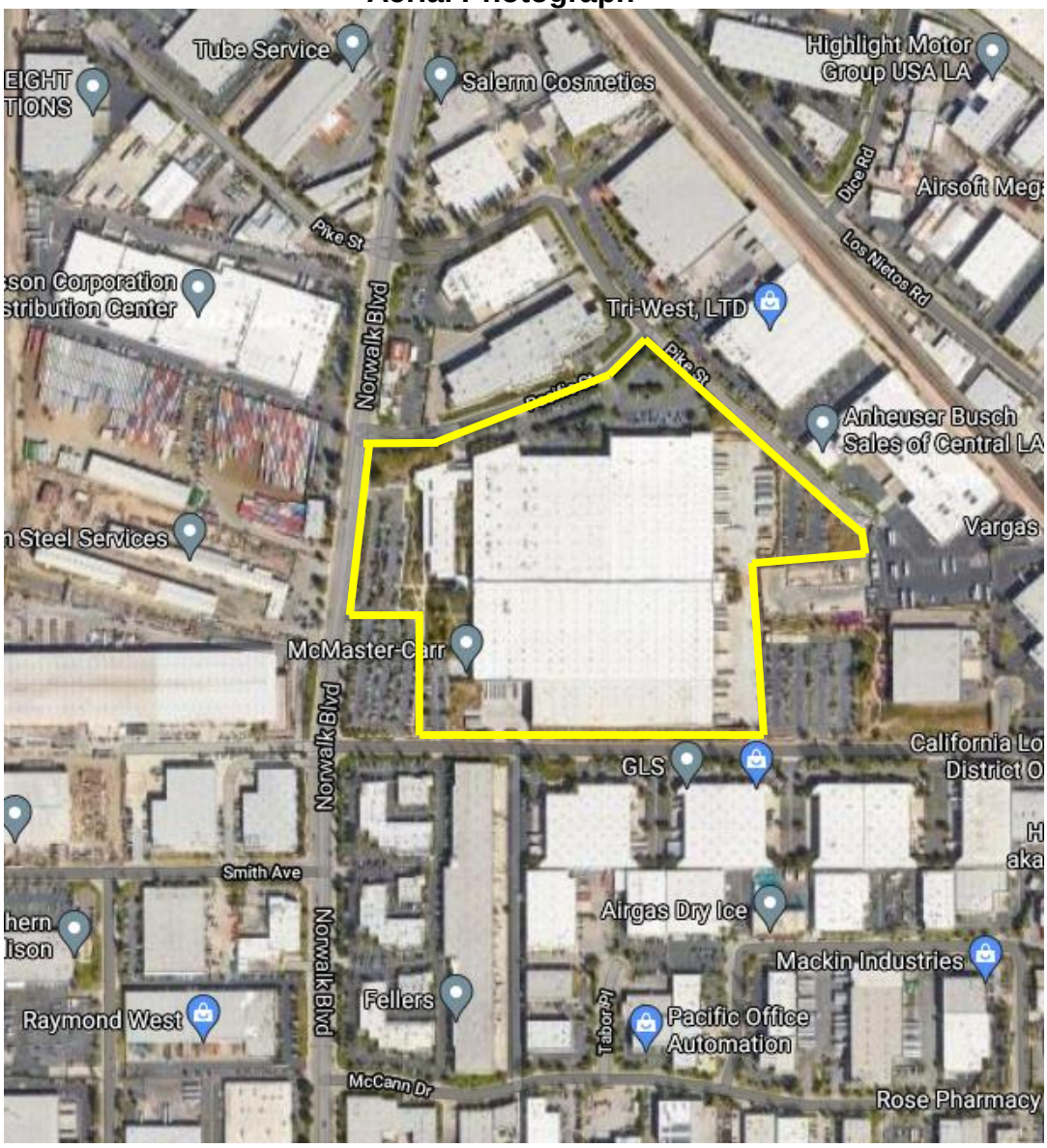
Conditions of approval for MOD Case No. 1354 are attached to Resolution 223-2022 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Elevations
4. Map of Noticed Properties
5. Notice to Adjacent Property Owners
6. Resolution No. 223-2022
   a. Exhibit A – Conditions of Approval

Attachment 1:
Aerial Photograph



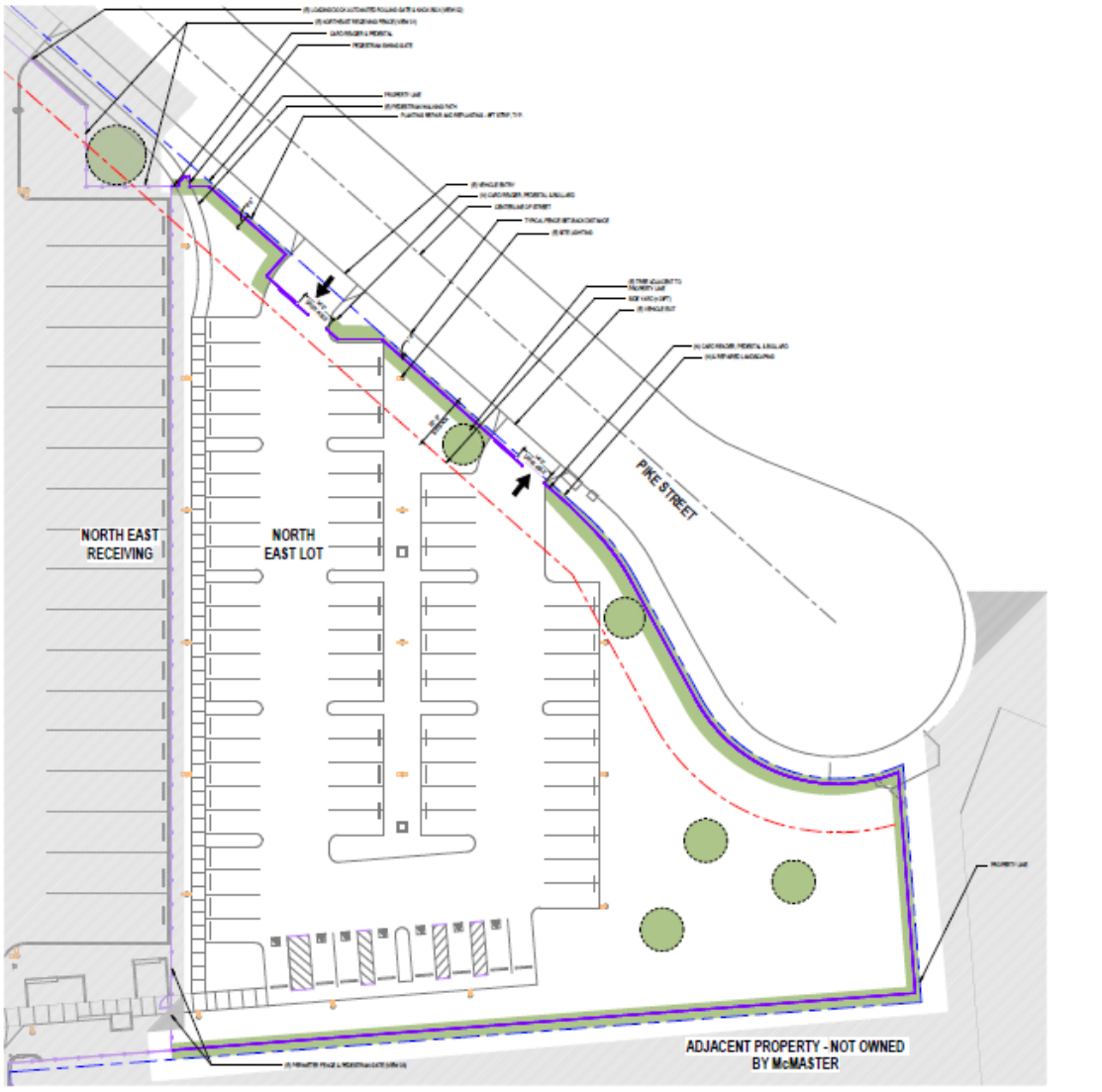
Modification Permit Case No. 1354
9630 Norwalk Blvd.

Report Submitted By: Jimmy Wong
Planning and Development Department

Date of Report: November 10, 2022

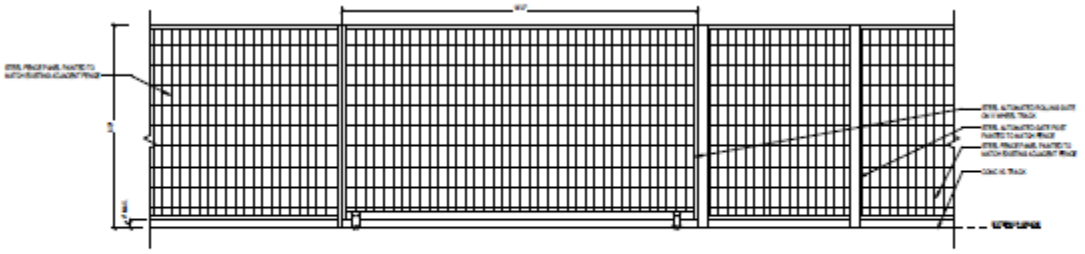
ITEM NO.

Attachment 2:
Site Plan



1A ENLARGED PLAN - NE SECURITY FENCE

Attachment 3:
Elevations

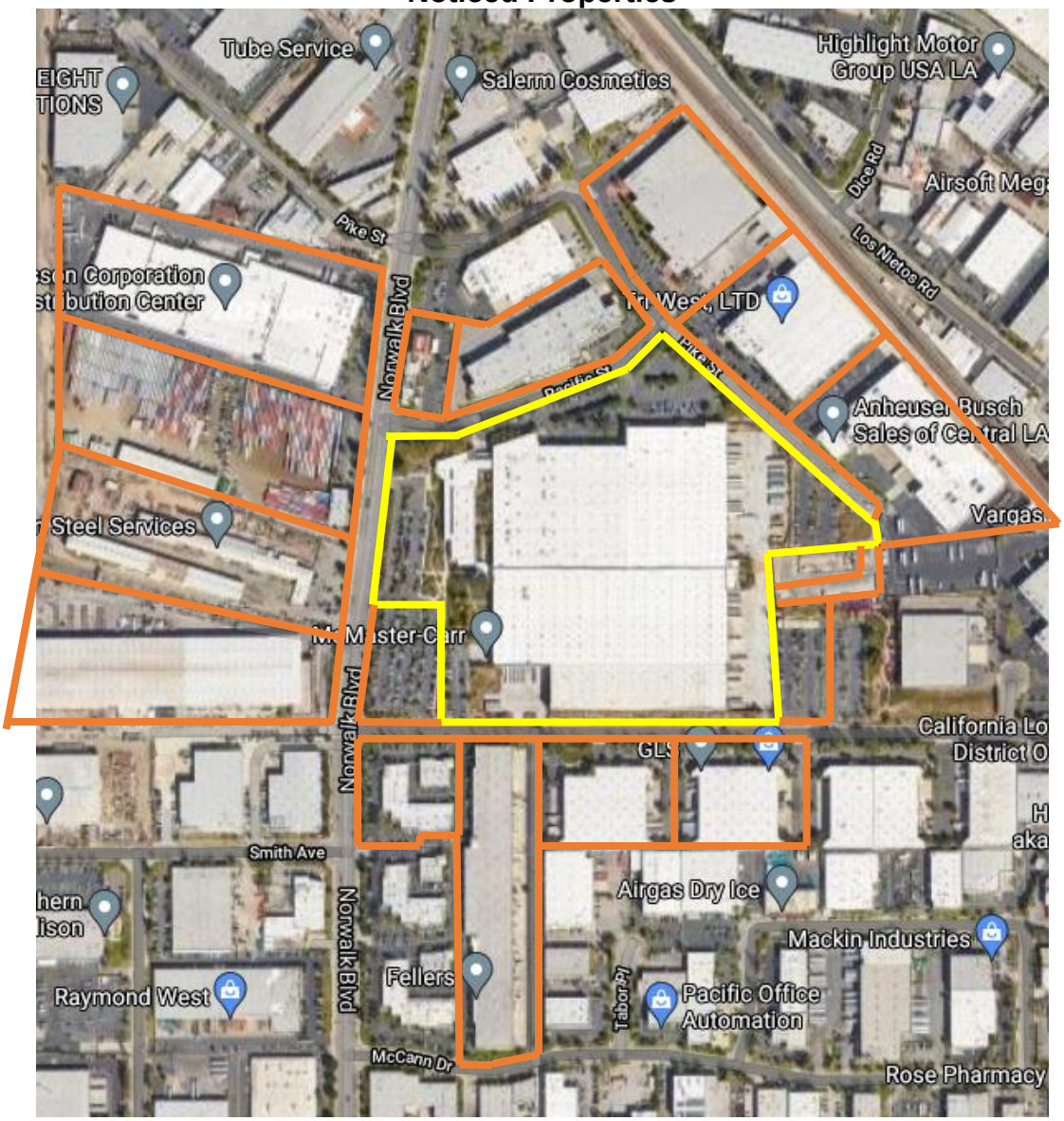


8E TYP. FENCE & AUTOMATED GATE ELEVATION - MOD





Attachment 4:
Noticed Properties



Attachment 5:
Notice to Adjacent Property Owners

FILE COPY

CITY OF SANTA FE SPRINGS
11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org
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NOTICE OF ADJACENT PROPERTY OWNERS
MODIFICATION PERMIT CASE NO. 1354

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a hearing to consider the following:

MODIFICATION PERMIT CASE NO. 1354: A request for a Modification of Property Development Standard to allow an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street on the subject property, within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION: 9630 Norwalk Boulevard (8002-019-043)

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 14, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor changes and specifically to add a new eight foot tall wrought iron fence within the required setback area. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
John M. Mora • Jay Sarno • Juanita Martin
City Manager
Raymond R. Cruz

of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

ALL INTERESTED PERSONS are invited to participate in the hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the hearing.

FURTHER INFORMATION on this item may be obtained by contacting Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
John M. Mora • Jay Sarno • Juanita Martin
City Manager
Raymond R. Cruz

Attachment 6:
Resolution 223-2022

CITY OF SANTA FE SPRINGS
RESOLUTION No. 223-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING MODIFICATION PERMIT CASE NO. 1354

WHEREAS, a request was filed for Modification Permit Case No. 1354, a request for a Modification of Property Development Standards to allow an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street, on the subject property within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located at 9630 Norwalk Boulevard, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8002-019-043, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the applicant is McMaster-Carr Supply Company, with a mailing address of 9630 Norwalk Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is McMaster-Carr Supply Company, with a mailing address of 9630 Norwalk Boulevard, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on October 31, 2022 mailed a notice to the owners of all properties located immediately adjacent to the project site; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022 concerning Modification Permit Case No. 1354.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that it only involves minor changes and specifically to add a new eight foot tall wrought iron fence along the perimeter of the northeasterly parking lot of an existing industrial development. No additional square footage is proposed and the use will remain unchanged. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

A) *That there are hardships involved with immediate compliance with certain property development standards.*

The applicant, McMaster-Carr Supply Company, is currently utilizing the northeast parking lot along Pike Street as employee parking for warehouse employees. Said parking lot is remote both in terms of its distance from the warehouse and because it is near the end of the cul-de-sac on Pike Street. According to the applicant, in the last two (2) years, a total of 14 police reports were filed for auto-related theft at this parking lot. McMaster-Carr has several other parking lots throughout the site but none of which has experienced similar levels of theft incidents as the northeast parking lot. Therefore, as part of a measure to enhance security and prevent future auto theft along the northeast parking lot, the applicant is requesting to construct an eight (8) foot tall wrought iron fence along the perimeter of the said parking lot and within the 20-foot side yard setback.

According to the City's Zoning Ordinance, an eight (8) foot tall fence may not be constructed within the required 20-foot setback area. Section 155.255 of the City's Zoning Ordinance limits fences within the required side yard, where adjoining a dedicated street, to a maximum height of three (3) feet and six (6) inches. Unfortunately, a fence that would meet the City's Zoning Ordinance at 3 feet and 6 inches presents a security risk to both employees and their personal property, especially in the late evening and early morning hours. A three (3) feet and six (6) inches fence would not prevent trespassers from gaining access to the parking area. The applicant can technically construct the eight (8) foot tall wrought iron fence outside of the required 20-foot setback area, however, doing so would eliminate required parking stalls that is needed by their warehouse employees. Therefore, the applicant is requesting approval of the subject Modification Permit to allow the construction of an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street.

B) *That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.*

The modification permit, if granted, would not be detrimental to other persons or properties in the area. The northeast parking lot is located near the end of the cul-de-sac along Pike Street. There is limited traffic along this portion of Pike Street since there is only three businesses south of Pacific Street: 1) Tri-West Limited at 12005 Pike Street; 2) Anheuser Busch at 12065 Pike Street; and McMaster Carr Supply Company's truck north east parking lot and truck yard. Visually, there are only two other neighbors who would be impacted by the proposed 8' high fence. It should be noted that, unlike the solid wall along the perimeter of Anheuser Busch, the proposed security fence for McMaster-Carr is wrought iron. An eight (8) foot tall wrought iron fence around the employee parking area will maintain the property's visual appearance yet also enhance overall security and prevent future auto related theft at within the northeast parking lot.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 223-2022 to approve Modification Permit Case No. 1354 to allow an eight (8) foot tall wrought iron fence to be constructed within the required 20-foot side yard setback along Pike Street, on property located at 9630 Norwalk Boulevard (APN: 8002-019-043), within the M-2, Heavy Manufacturing, Zone at the, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of November, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Vice Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

EXHIBIT A
Conditions of Approval
Modification Permit Case No. 1354
9630 Norwalk Boulevard, Santa Fe Springs, CA 90670

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Elias Garcia 562-868-0511 x7034)

MISCELLANEOUS

1. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

2. The applicant shall install and maintain a vehicle detection method integrated with the gate system to maintain a steady flow of traffic entering the parking facility to prevent vehicle queueing on public right-of-way. Please submit the proposed detection method(s) and/or alternative operational configuration for approval.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

3. Interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.

4. Prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.

5. Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409-7569)

6. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

7. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

8. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562-868-0511 x7451)

9. Modification Permit Case No. 1354 temporarily shall allow the applicant, McMaster-Carr, to construct an eight (8) foot tall wrought iron fence within the required 20-foot side yard setback on property located at 9630 Norwalk Blvd.

10. Applicant understands and agrees that the privileges granted under Modification Permit Case No. 1354 are for the sole use by the applicant, McMaster-Carr. Should the applicant move, vacate or otherwise abandon the premises, the applicant shall immediately remove the portion of the eight (8) foot tall fence that encroaches into the 20-foot side yard setback or otherwise reduce the fence to a maximum height of 42".

11. The applicant shall submit a $75 check made payable to "LA County Registrar-Recorder/County Clerk" to the Planning Department to file a Notice of Exemption from the California Environmental Quality Act within two (2) calendar days of the Planning Commission approval.

12. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.

13. The subject fences shall be continually maintained by the applicant in good repair and free from graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

14. All other applicable requirements of the City's Zoning Ordinances, Property Maintenance Ordinance, Los Angeles County Building Code, Fire Code and all other applicable regulations shall be complied with.

15. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

16. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.

NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1355

A request for a Modification of Property Development Standard to reserve but not provide 22 required parking stalls on property located at 12020 Bloomfield Avenue (APN: 8026-019-019), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone. (Palmer Johnson Power Systems)

RECOMMENDATIONS

- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1355, subject to the conditions of approval as contained within Resolution No. 224-2022; and
- Adopt Resolution No. 224-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

A.	Applicant:	Palmer Johnson Power Systems 12020 Bloomfield Avenue Santa Fe Springs, CA 90670
B.	Property Owner(s):	Kevin Lubinski 675 Placentia Avenue, Suite 200 Brea, CA 92821
C.	Existing Zone:	M-2-BP (Heavy Manufacturing-Buffer Parking) Zone
E.	General Plan:	Industrial

F.	CEQA Recommendation:	Categorically Exempt, Section 15305 Class 5 (Minor Alterations to Land Use Limitations)
G.	Staff Contact:	Jimmy Wong, Associate Planner JimmyWong@santafesprings.org

LOCATION / BACKGROUND

The modification request involves a single parcel located at 12020 Bloomfield Ave. (APN: 8026-019-019), on the corner of Bloomfield Avenue and Allard Street. The subject property is currently developed with an industrial buildings totaling 17,423 square feet and occupied by Palmer Johnson Power Systems. Palmer Johnson Power Systems is an industrial equipment supplier that sells parts and services off-highway equipment in construction, marine, oil & gas, forestry, mining, and ports, etc.

MODIFICATION PERMIT REQUEST

The subject area is located along the east portion of the approximately 0.74-acre parcel along Allard Street, which consist of 24 parking stalls. The applicant is requesting to utilize 22 of the existing 24 parking stalls for outdoor storage of equipment and products related to their business. The proposed outdoor storage area will be located behind a new proposed 6 ft. high wrought iron fence with screening mesh along Allard Street. Since said outdoor storage activities will impact the required parking for the subject property, the applicant is therefore requesting approval for a Modification Permit to reserve but not immediately provide 22 required parking stalls.

Parking Requirement

Based on the existing building area of 17,423 sq. ft., the subject development is required to provide a total of 35 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = **35** stalls
- Total Provided: 13 stalls
- Total Deficiency: 22 stalls

In accordance with the City's Zoning Ordinance, a minimum of 35 parking stalls is required for the subject development. The applicant is proposing to only provide a total of 13 parking stalls, which creates a deficiency of 22 required parking stalls. According to the employee roster provided by the applicant, there is one (1) shift and a total of only six (6) employees. The 13 parking stalls that the applicant is proposing to provide will still leave 7 stalls available for visitors, therefore, there should be more than enough parking for the building occupants and visitors. The Modification Permit request would not have a negative impact on surrounding properties, because employees and visitors will be able to park on-site without the need to park off-site.

Although, the project will not meet the minimum parking requirements as defined by the City's Zoning Ordinance, it should be noted that the applicant has provided an alternative site plan which illustrates how an additional 22 parking stalls may be provided on the subject property should the need arise or otherwise to bring the property back into conformance should the applicant decide to vacate the site.

ZONING AND LAND USE

Surrounding Zoning, General Plan and Land Use

Direction	Zone District	General Plan	Business/Land Use
North	M-2-BP (Heavy Manufacturing with Buffer Parking)	Industrial	Funny Balloon California (Warehouse)
South	M-2-BP (Heavy Manufacturing with Buffer Parking)	Industrial	Crown Fence (Industrial Office)
East	M-2 (Heavy Manufacturing)	Industrial	Compair Southern Cal (Industrial Office)
West	Institution (City of Norwalk)	Institution	Metropolitan State Hospital

STREETS AND HIGHWAYS

The subject site has frontage on Bloomfield Avenue and Allard Street. Bloomfield Avenue is designated as a "Major Arterial" while Allard Street is designated as a local street within the Circulation Element of the City's General Plan.

NOTICE TO ADJACENT PROPERTY OWNERS

As with similar other Modification requests, staff mailed a meeting notice to the adjacent property owners to the north, south, east, and west of the subject property to advise them of the Modification Permit request. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on November 3, 2022. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff made a preliminary determination that the project qualifies for a categorical exemption pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that the proposed project only involves minor changes to reserve but not provide 22 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed and, aside from

the outdoor storage activities proposed within the east portion of the property, the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a modification from requirements of the property development standards set forth in the City's Zoning Ordinance when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a modification based on the evidence submitted and upon its own study and knowledge of the circumstances.

CRITERIA FOR GRANTING A TEMPORARY MODIFICATION PERMIT

The Commission should note that in accordance with Section 155.697 of the City's Zoning Ordinance, before granting a temporary Modification Permit, the Commission shall give consideration to the following:

A) That there are hardships involved with immediate compliance with certain property development standards.

B) That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.

STAFF REMARKS:

Based on the reasons and findings set forth within Resolution 224-2022 (see attachment 6), staff finds that the applicant's request satisfies the necessary criteria established within City's Zoning Ordinance Sections §155.697 for the granting of a Modification Permit. Staff is, therefore, recommending approval of Modification Permit Case No. 1355, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for MOD Case No. 1355 are attached to Resolution 224-2022 as Exhibit A.

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan –Proposed Parking
3. Site Plan – Parking Plan B
4. Map of Noticed Properties
5. Notice to Adjacent Property Owners
6. Resolution No. 224-2022
    a. Exhibit A – Conditions of Approval

Attachment 1:
Aerial Photograph



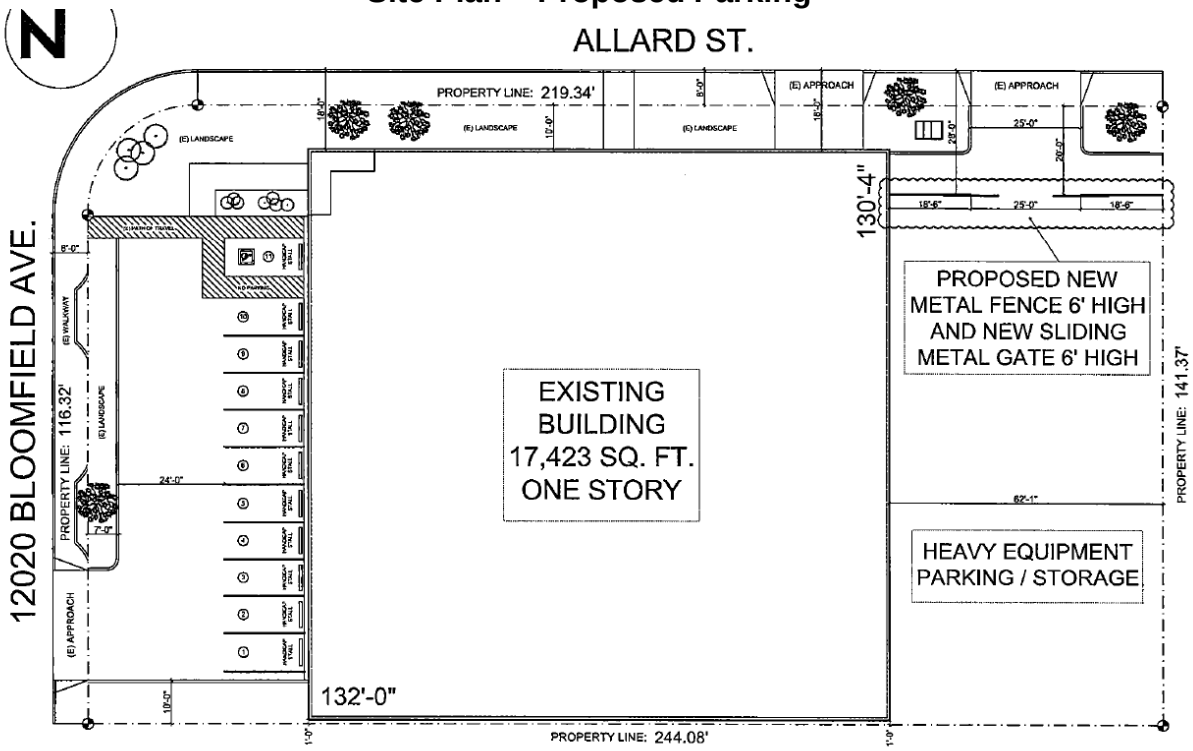
Modification Permit Case No. 1355
12020 Bloomfield Avenue

Report Submitted By: Jimmy Wong
Planning and Development Department

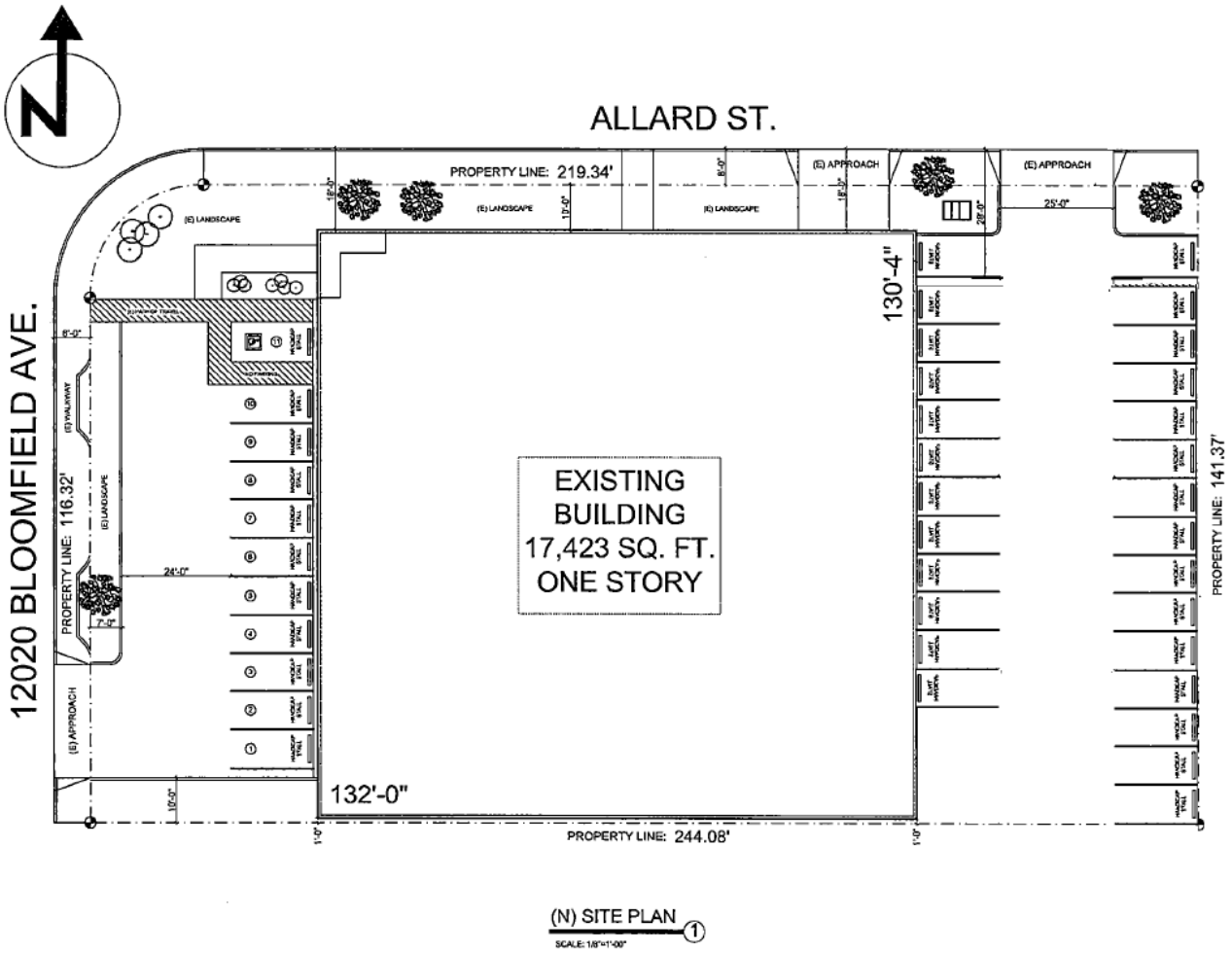
Date of Report: November 10, 2022

ITEM NO.

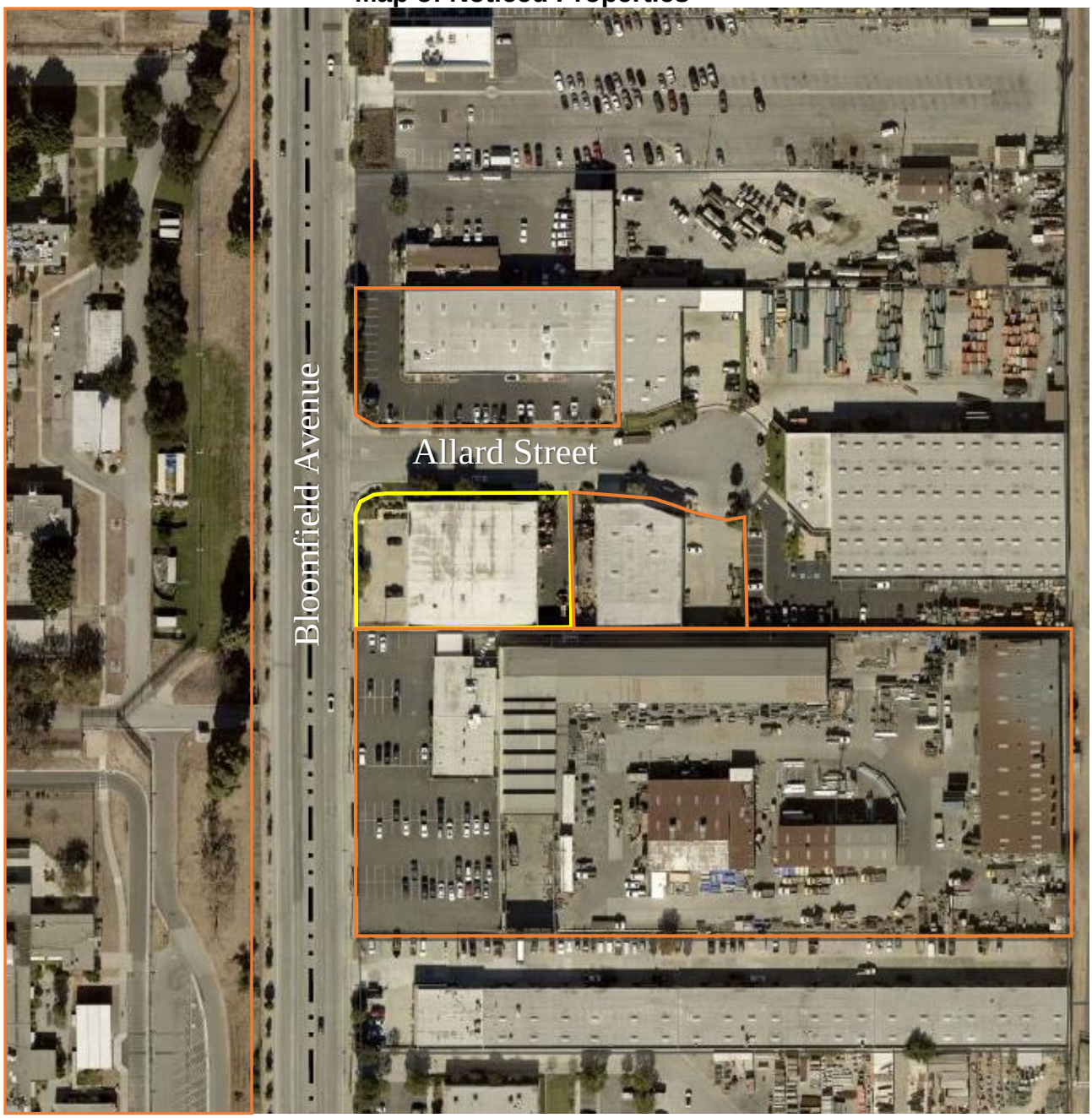
Attachment 2:
Site Plan – Proposed Parking



Attachment 3:
Site Plan – Parking Plan B



Attachment 4:
Map of Noticed Properties



Attachment 5:
Notice to Adjacent Property Owners

FILE COPY

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NOTICE OF ADJACENT PROPERTY OWNERS
MODIFICATION PERMIT CASE NO. 1355

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a hearing to consider the following:

MODIFICATION PERMIT CASE NO. 1355: A request for a Modification of Property Development Standard to temporarily reserve but not provide 22 required parking stalls on the subject property, within the M-2, Heavy Manufacturing, Zone.

PROJECT LOCATION: 12020 Bloomfield Avenue (8026-019-019)

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, November 14, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom
Go to Zoom.us and click on "Join A Meeting" or use the following link:
https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BjYU12SmJlQT09

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically
Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: Upon review of the proposed project, staff has decided that the project is categorically exempt pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), in that it only involves minor changes and specifically to temporarily reserve but not provide 22 required parking stalls. No additional square footage is proposed and the use will remain unchanged. Therefore, no additional environmental analysis is necessary to meet the requirements of CEQA. If the Planning Commission agrees, staff will file a Notice of

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
John M. Mora • Jay Sarno • Juanita Martin
City Manager
Raymond R. Cruz

Exemption (NOE) with the Los Angeles County Clerk within 5 days of Planning Commission approval.

ALL INTERESTED PERSONS are invited to participate in the hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the hearing.

FURTHER INFORMATION on this item may be obtained by contacting Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
John M. Mora • Jay Sarno • Juanita Martin
City Manager
Raymond R. Cruz

Attachment 6:
Resolution 224-2022

CITY OF SANTA FE SPRINGS
RESOLUTION No. 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING MODIFICATION PERMIT CASE NO. 1355

WHEREAS, a request was filed for Modification Permit Case No. 1355, a request for a Modification of Property Development Standard toreserve but not provide 22 required parking stalls on the subject property, within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone; and

WHEREAS, the subject property is located at 12020 Bloomfield Avenue, in the City of Santa Fe Springs, with an Accessor Parcel Number of 8026-019-019, as shown in the latest rolls of the County of Los Angeles Tax Assessor; and

WHEREAS, the property owner is Kevin Lubinski, with a mailing address of 675 Placentia Avenue, Suite 200, Brea, CA 92821; and

WHEREAS, the applicant is Palmer Johnson Power Systems with a mailing address of 12020 Bloomfield Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Modification Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(2); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project qualifies for a categorical exemption pursuant to conditions described in Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 3, 2022 mailed a public hearing notice to each property owner located adjacent to the subject property; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 14, 2022 concerning Modification Permit Case No. 1355.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt in that it only involves minor changes and specifically to reserve but not provide 22 required parking stalls so that said parking area may be temporarily used for outdoor storage. No additional building square footage is proposed and, aside from the outdoor storage activities proposed with the east portion of the property, the use will remain unchanged. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. MODIFICATION PERMIT APPROVAL FINDINGS

Pursuant to Section 155.697 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

A) *That there are hardships involved with immediate compliance with certain property development standards.*

The hardship involved is due to the fact that the City's Zoning Ordinance does not provide parking calculations based on the actual demand of the subject use, but rather it is based on the building square footage and use/activity. Pursuant to Section 155.481 (D)(1) of the City's Zoning Ordinance, the subject property is required to provide a minimum of 35 parking stalls. As proposed, the applicant is seeking approval to only provide 13 parking stalls and reserve and not provide the remaining 22 parking stalls. According to the employee roster provided by the applicant, there is one (1) shift and a total of only six (6) employees. The proposed 13 parking stalls that the applicant is proposing to provide should therefore be more than enough for the building occupants and visitors thus would not have a negative impact on surrounding properties.

B) *That the modification, if granted, would not be detrimental to the public welfare or to the property of others in the area.*

As mentioned previously, according to the applicant, the industrial equipment supplier use will only have one (1) work shift with a total of six (6) employees. As a result, after accommodating the anticipated employee count, 54% of the overall parking stalls remain available for invited guests or other periods of unusual parking needs.

In addition to having an anticipated employee count that is significantly less than the overall available parking spaces on-site, the applicant has provided an alternative site plan to identify where 22 parking stalls can be located, should the need arise or to otherwise bring the site into full compliance should the applicant vacate the site. In the

past, the alternative plan has been referred to as a Parking Plan B, which typically identified parking stalls that are “reserved but not immediately provided”. As a result, the Planning Commission finds that the granting of the subject Modification Permit would not be detrimental to the public welfare or to the properties of others in the area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 224-2022 to approve Modification Permit Case No. 1355 to reserve but not provide 22 required parking stalls for property located at 12020 Bloomfield Avenue (APN: 8026-019-019), within the M-2-BP, Heavy Manufacturing-Buffer Parking, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 14th day of November, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

_____
Gabriel Jimenez, Vice Chairperson

ATTEST:

_____
Teresa Cavallo, Planning Secretary

EXHIBIT A
Conditions of Approval
Modification Permit Case No. 1355
12020 Bloomfield Avenue, Santa Fe Springs, CA 90670

POLICE SERVICES DEPARTMENT:
(Contact: Lou Collazo at x3335)

1. That remaining off-street parking stalls shall not be reduced or encroached upon at any time or used for outdoor storage or staging of merchandise.

2. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

3. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

4. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409-7569)

5. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

6. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.

7. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x7451)

8. The property owner, Unire Real Estate Group, Inc., understands and agrees that the privileged granted under Modification Permit Case No. 1355 is for the sole use by Palmer Johnson Power Systems on the subject property located at 12020 Bloomfield Avenue.

9. The required off-street parking on the subject site shall be restored to full compliance should the subject property change tenant.

10. The subject property shall continuously provide a minimum of 13 off-street parking spaces. Said parking spaces shall not be further compromised or otherwise used for outdoor storage at any time.

11. The property owner shall not sublet, lease or rent the subject site without prior approval from the Director of Planning.

12. The proposed outdoor storage activities shall be properly screened from view of the public street or adjacent properties. Additionally, the applicant shall obtain the necessary permits and related approvals from the Building, Planning, and Fire-Rescue departments prior to installation of said screen.

13. Materials located in the outdoor storage area shall be stored in such a manner as to not exceed the provided screening. Such materials may require additional review and approval by the Fire-Rescue department.

14. The applicant shall not use the outdoor storage area, as shown on the site plan submitted by the applicant, for the parking or storage of vehicles and other equipment not associated with the approved manufacturing use.

15. No portion of the required access driveways, off-street parking and loading areas as shown on the site plan submitted by the applicant, shall be used for outdoor storage, manufacturing, repackaging, assembly or similar uses at any time, unless approved by the Director of Planning.

16. The washing of vehicles, containers, and other equipment associated with the operation shall not be permitted at the proposed outdoor storage area.

17. The storage activities shall comply with the City's Municipal Code regarding the generation of objectionable odors. If there is a violation, the property owner shall

take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.

18. All vehicles associated with the subject business shall continue to park on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

19. In the event the need arises for the additional off-street parking spaces, as determined by the Director of Planning, the applicant shall work with staff to immediately resolve the parking deficiency. It should be noted that location and design of any parking spaces added shall be provided in accordance with the City's Zoning Ordinance.

20. The applicant shall comply with all Federal, State and local requirements and regulations including, but not limited to, the Santa Fe Springs Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality management District's Rules and Regulations and all other applicable codes and regulations.

21. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the subject Modification Permit whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

22. It is hereby declared to be the intent that if any provision of this Modification Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the subject Modification Permit shall be void and the privileges granted hereunder shall lapse.

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 23

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone located at 9931 Orr and Day Road. (Veracruz Restaurant)

RECOMMENDATION

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 23, and request that this matter be brought back before November 14, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

In addition to its variety of Mexican cuisines, Veracruz Restaurant has served alcoholic beverages at its family restaurant since 1984 strictly for on-site customer consumption. In conformance with Ordinance No. 834, the restaurant applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 23 by the Planning Commission and the City Council at their respective meetings of January 26, and February 12, 2004.

Several favorable Compliance Reviews have been conducted of the establishment since the initial approval. The last Compliance Review was conducted in 2017. ASCUP Case No. 23 is before the Planning Commission for another compliance review to determine if the family restaurant is operating in compliance with the conditions of approval, the City's Code Regulations and the regulations set forth by the California Department of Alcoholic Beverage Control (ABC).

Veracruz Restaurant currently maintains a valid Type 47 (On-Sale General Eating Place) license with ABC.

CALLS FOR SERVICE

Within the last year, there have been no calls for service to this location that were a result of the alcohol sales.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, City staff conducted an inspection of the restaurant to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, staff determined that the applicant is in full compliance. Moreover, staff contacted the Health Department and determined that the restaurant is also in compliance with the Health Department's Regulations. The California Department of Alcoholic Beverage Control (ABC) was also contacted. ABC reported that no complaints have been filed with establishment.

Based on staff's findings, and the fact that the applicant has complied with all of the initial conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 23 in five years and before November 14, 2027.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 17 pertaining to the next compliance review report (shown in bold font).

1. That the Type 47 Alcoholic Beverage Control licensing allowing on-site consumption of beer and wine and distilled spirits in connection with a bonafide eating place shall be restricted to the sale of consumption of alcoholic beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or consumption off the subject premises.

2. That the Type 47 Alcoholic Beverage Control license allowing the sale of alcoholic beverages only in conjunction with a bonafide public eating place shall not be exchanged for a public premises type license, or operated as a public premises; thus, alcoholic beverages sales shall not comprise more than 25% of the gross sales.

3. That the sales of alcoholic beverages shall only be permitted during the normal hours of business each day of the week, or as required by the Alcohol Beverage Code.

4. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment.

5. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.

6. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon

the licensed premises, as set forth in the Business and Professions Code.

7. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.

8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.

9. That the applicant and/or his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.

10. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless approved by the Director of Planning and Development.

11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, in a place conspicuous to all employees of the location.

12. That the owner/management shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video tapes immediately upon their request.

13. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the Police; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.

14. That security personnel shall not perform any law enforcement functions; instead, security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.

15. That security personnel, as well as the owner, corporate officers and managers, shall cooperate fully with all city officials, law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

16. That in the event the owner(s) intend to sell, lease or sublease the subject

business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.

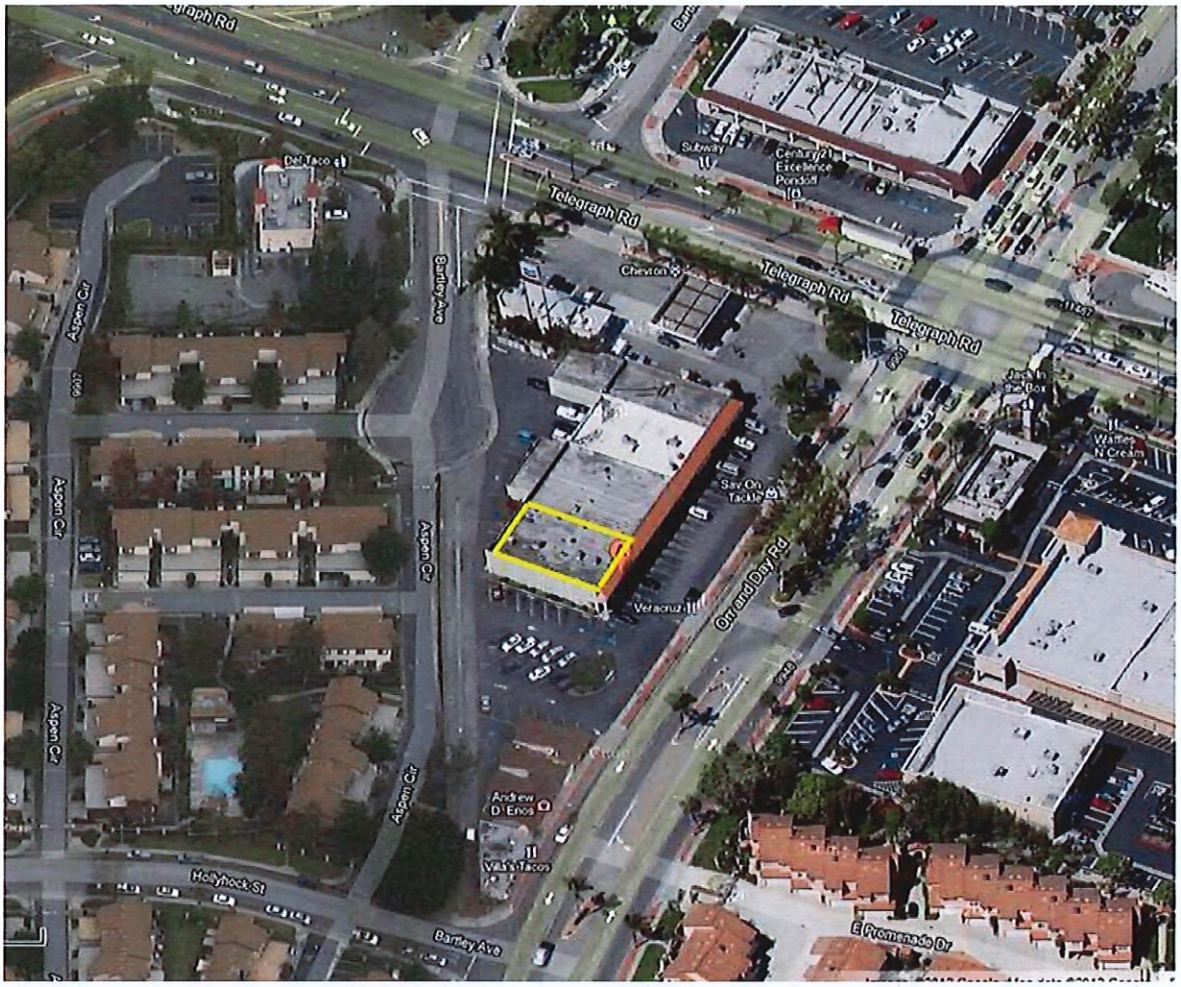
17. ***That this Permit shall be subject to a compliance review in five years, no later than November 14, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

18. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.

19. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be subject to the revocation process.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map
2. Location Picture



City of Santa Fe Springs

Location Map

9931 Orr and Day Road



Location Picture

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 34

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 34 to allow the continued operation and maintenance of an alcohol beverage use involving the importing and wholesale distribution of distilled spirits, beer, and wine at Wismettac Asian Foods, located at 13409 Orden Drive in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area. (Wismettac Asian Foods)

RECOMMENDATION

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 34, and request that this matter be brought back before November 14, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Wismettac Asian Foods, formally known as Nishimoto Trading Company, is one of the longest existing Asian food distributors in North America. In addition to the United States, they maintain over 47-global offices with California based branches in San Francisco and Santa Fe Springs. The Southern California branch was initially in Los Angeles, but in 2004, Wismettac Asian Foods moved its facility to Santa Fe Springs for a bigger building within the Golden Springs Business Park.

Part of Wismettac Asian Foods business is the wholesale and distribution of distilled spirits and Asahi Beer. In accordance with SFSMC Section 155.628, Wismettac Asian Foods was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 34 by the Planning Commission and the City Council at their respective meetings of March 8, and March 11, 2004. Since that time, Wismettac Asian Foods has had three satisfactory compliance reviews.

ASCUP Case No. 34 is before the Planning Commission for another compliance review; to determine if the warehouse distribution use is operating in compliance with the conditions of approval and the City's Code Regulations.

CALLS FOR SERVICE

The business is a warehouse distribution center with minimal public access. As a result, there has not been any calls for service related to the alcohol use.

COMPLIANCE REVIEW REPORT

As it is customary on all compliance reviews, staff conducted an on-site inspection of the Applicant's operation and the site to ensure compliance with the conditions of approval as set forth in the initial approval of this Permit. Staff also examined the use in light of its proximity to the adjoining businesses within the Golden Springs Business Park.

After conducting said on-site inspection, Staff found that the establishment is currently being maintained and operated in full compliance with the City's Zoning Regulations, and the Conditions of Approval. The Applicant maintains a valid Type 12 License (Distilled Spirits Importer), from the State Department of Alcohol Beverage Control (ABC). Staff further checked with ABC and found that the establishment is in full compliance with all of the ABC regulations with no disciplinary action or history.

Considering that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time. Based on their findings, Staff recommends another compliance review within five years, no later than November 14, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 11, which references the new compliance review date.

1. That the Applicant shall continue to be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property.

2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment, or any other related material.

3. That the Applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.

4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.

5. That the alcoholic beverages shall be shipped to the Applicant's customers by the Applicant's commercial tucks and/or other licensed commercial transportation companies and not by passenger-type vehicles or domestic type personal vehicles.

6. That is shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license.

7. That the Applicant shall, at all times, maintain an alarm system that notifies the Whittier Police Department immediately if a breach occurs. This alarm system shall be kept in working order.

8. That the owner, corporate officers and managers shall cooperate fully with all City officials, and law enforcement personnel, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

9. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

10. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

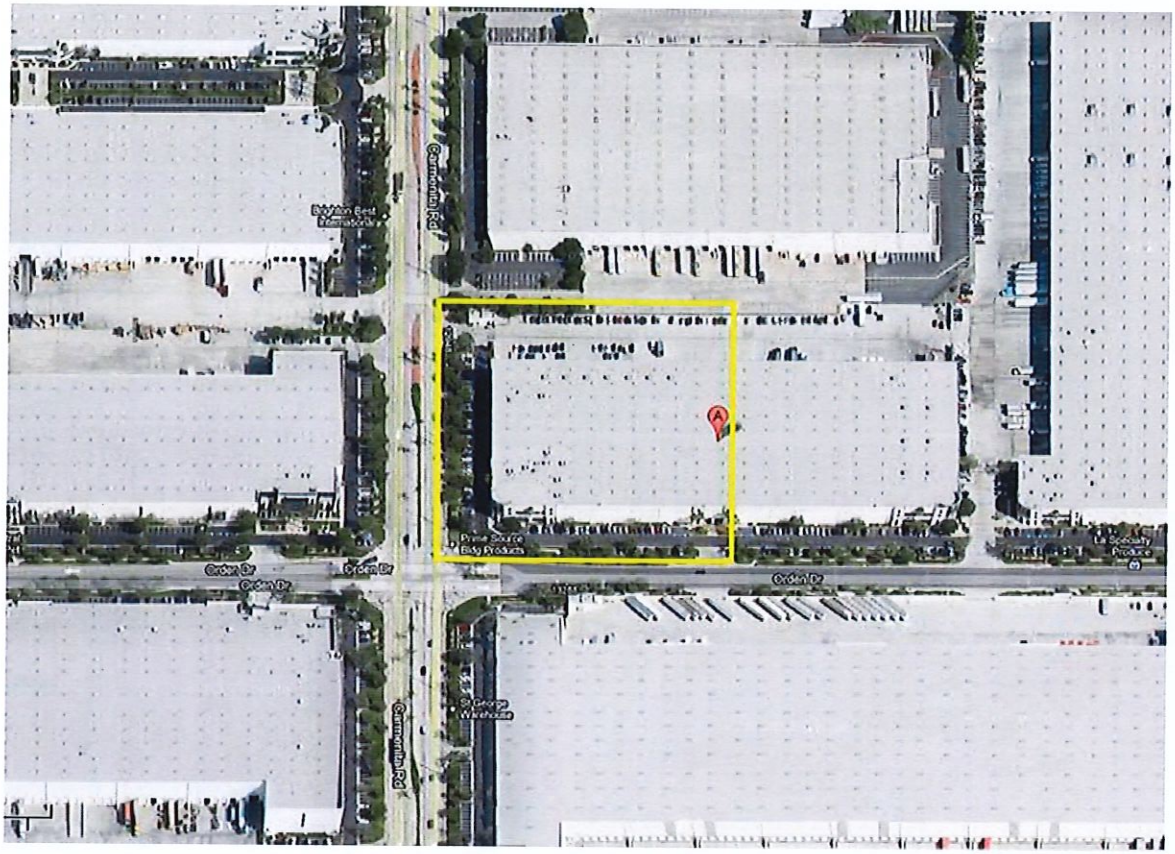
11. ***That ASCUP Case No. 34 shall be subject to a compliance review in five years, no later than November 14, 2027, to ensure the premised is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

12. That all other applicable requirements of the City Zoning Regulations, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

13. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map



City of Santa Fe Springs

Location Map

13409 Orden Drive

Submitted By: L. Collazo, Dept. of Police Services

Date of Report: October 21, 2022

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 40

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area. (Southern Wine and Spirits of America, Inc.)

RECOMMENDATION

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 40, and request that this matter be brought back before November 14, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

Established in 1968, the applicant, Southern Wine and Spirits of America, Inc., is the single largest distributor of wine, spirits, beer, and other non-alcoholic beverages in the United States. Today, Southern Wine and Spirits ("SWS") operates in 45 states and in Canada, with its headquarters located in Miami. In February 2005, SWS consolidated their Cerritos operations and relocated them into Building "S" of the Golden Springs Business Center, located at 13500 Foster Road.

SWS maintains a Type 17 Beer and Wine Wholesaler license, and a Type 18 Distilled Spirits Wholesaler license with the Alcohol Beverage Control (ABC). In accordance with SFSMC Section 155.628, SWS requested and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 40 by the Planning Commission and the City Council at their respective meetings of February 28 and March 10, 2005. Compliance reviews have been conducted of the facility with favorable results. This matter is before the Planning Commission because another code compliance review is now due.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service and found that no calls were generated as a result of the alcohol beverage activities.

COMPLIANCE REVIEW REPORT

Southern Wine and Spirits occupies Building "S", one of the largest buildings within the Golden Springs Business Center at approximately 840,000 sq ft., and also the largest building in the City. As part of the permit review process, staff conducted a walk-through of the premises to ensure compliance with the listed conditions of approval and other regulatory ordinances and codes. Staff further contacted ABC and found that they have not generated any complaint calls regarding the subject use.

Based on staff's findings, and the fact that the applicant has complied with all the conditions of approval, staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of ASCUP Case No. 40 in five years and before November 14, 2027.

CONDITIONS OF APPROVAL

Based on the satisfactory compliance review, staff does not feel that any condition should be added or modified from the initial conditions of approval of this Permit. The only proposed modification occurs to Condition No. 10 pertaining to the next compliance review report (shown in bold font).

1. That the applicant shall be responsible for the continued maintenance and control of litter, debris, boxes, pallets and trash on the subject property.

2. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment or any other related material.

3. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.

4. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.

5. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies and not by passenger-type vehicles.

6. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in the State Business and Professions Code.

7. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverages which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the applicant shall at all times maintain in working order an alarm system that notifies the Whittier Police Department immediately if a breach occurs.

9. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

10. ***That this Permit shall be subject to a compliance review in five years, no later than November 13, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***

11. That a copy of these conditions be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

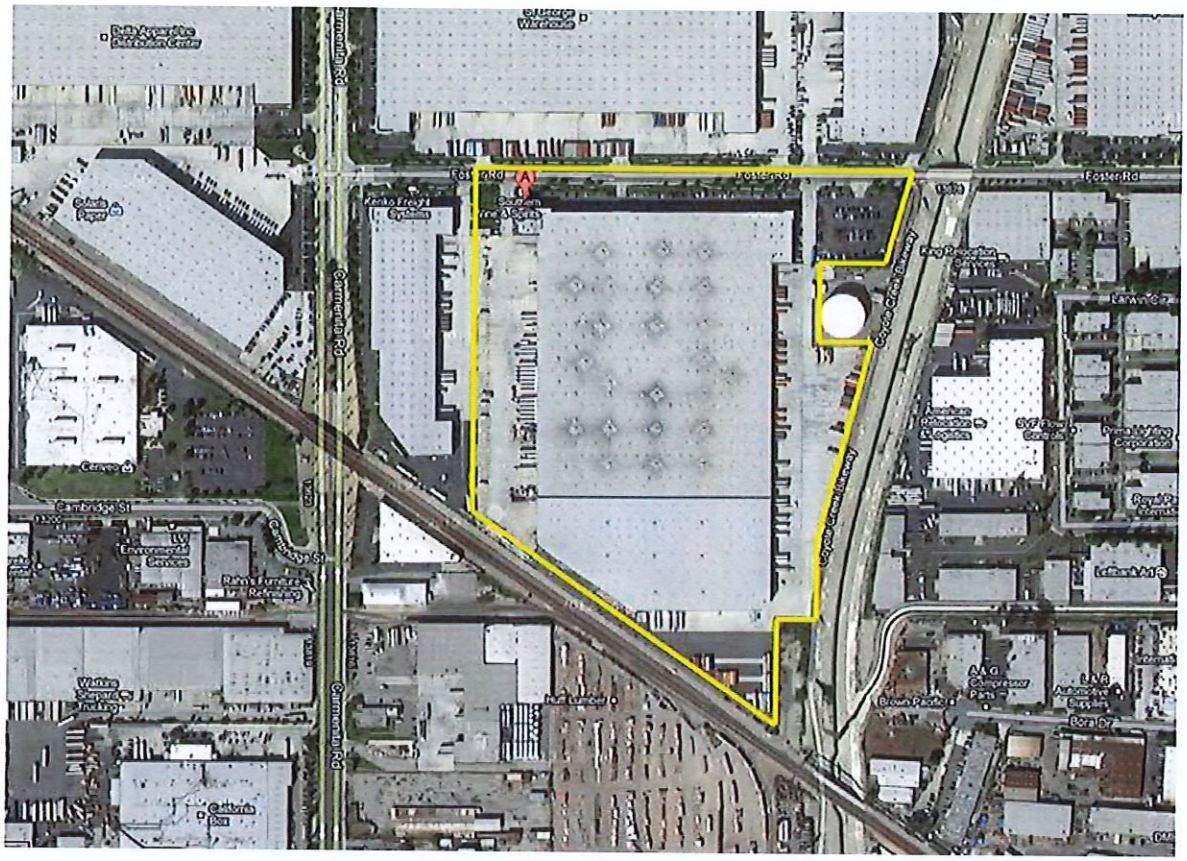
12. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

13. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, and all other applicable regulations shall be strictly complied with.

14. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit is subject to the revocation process as outlined in the City Code.

Dino Torres
Director of Police Services

Attachment(s)
1. Location Map



NORTH

Santa Fe Springs

Location Map

Alcohol Sales Conditional Use Permit Case No. 40

Submitted By: L. Collazo, Dept. of Police Services

Date of Report: October 21, 2022