



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

December 12, 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=b0FqbKV2aDZneVRnQ3BiYU12SmJIQT09>

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.

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.

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.

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 November 14, 2022)

Receive and File - Withdrawal of Application

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

Categorical Exemption – CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 832

A request for approval to establish, operate and maintain an industrial waste transfer facility at 12235 Los Nietos Road, (APN: 8168-006-065) within the M-2, Heavy Manufacturing, Zone. (ACTenviro)

8. SPECIAL BUSINESS**Citywide Photo Contest – Planning Commission Selections****9. 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. 17**

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 17 to allow the continued sale of alcoholic beverages for on-site consumption at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area.
(Hani Tabetlo, Maggie's Pub)

B. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 20**

Compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of alcoholic beverages for on-site consumption at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Narumol Phlongsom)

C. CONSENT ITEM**Alcohol Sales Conditional Use Permit Case No. 39**

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 39 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving H&N Tobacco Beer and Wine located at 11217 Washington Boulevard within the Santa Fe Springs Market Place in the C-4, Community Commercial, Zone (Raif Mouri, Owner)

D. CONSENT ITEM**Entertainment Conditional Use Permit Case No. 12**

Compliance review report to allow the continued operation and maintenance of Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area.
(Narumol Phlongsom)

E. CONSENT ITEM**Entertainment Conditional Use Permit Case No. 14**

Compliance Review Report for Entertainment Conditional Use Permit Case No. 14 involving live performances and other entertainment at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Hani Tabetlo, Maggie's Pub)

F. CONSENT ITEM**Conditional Use Permit Case No. 810-2**

A compliance review to allow the continued operation and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles on property located at 11811-11831 Florence Avenue (APN: 8009-025-038), within the M-2, Heavy Manufacturing, Zone and adjacent satellite parking located at 10513 -10551 Hathaway Drive (APN: 8009-025-059). (Amazon.com Services LLC)

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11. 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

December 8, 2022

Date



PUBLIC HEARING

(Continued from Planning Commission Meeting of November 14, 2022)

Receive and File - Withdrawal of Applications

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

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding DPA Case No. 933-1, CUP Case No. 833 & MOD Case No. 1347, and thereafter, close the Public Hearing; and
- Accept the applicant's withdrawal of the Zone Determination application.

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)

Withdrawal of Application

This application was originally heard by the Planning Commission on October 10, 2022 and continued to the meeting of November 14, 2022. The matter was further continued to allow for time to review a letter submitted by the applicant's attorney setting forth the legal authority that allows the proposed Omega OU2 LLC Groundwater Treatment Plant project to move forward without local approval, and withdrawing the application. The City's attorneys have completed their review of the letter and the application withdrawal is in conformance with applicable legal authority. Therefore, the application has been withdrawn and there is no matter before the Planning Commission for further consideration. Staff recommends that the Planning Commission receive and file this report.



Wayne M. Morrell
Director of Planning

Attachment

Withdrawal Letter



VIA ELECTRONIC AND U.S. MAIL

November 2, 2022

Ivy M. Tsai, Esq.
City Attorney
City of Santa Fe Springs
c/o Jones & Mayer
3777 North Harbor Blvd.
Fullerton, California 92835

Re: Omega OU2 LLC Groundwater Treatment Plant

Dear Ms. Tsai:

I represent the Omega OU2 LLC. The members behind this LLC have been working since 2017 to collect additional data necessary to design and implement an OU2 remedy that will protect health and the environment and advance the process of cleaning up contaminated groundwater within OU2 of the Omega Chemical Superfund Site (“Superfund Site”), including groundwater underneath portions of the City of Santa Fe Springs, California.

Most recently, as described below, we have been working with the City of Santa Fe Springs to implement major aspects of the current remedial action approved by the USEPA to address this regional groundwater contamination associated with multiple source properties within the Superfund Site. Prior to publishing its OU2 Record of Decision (“ROD”) back in 2011, EPA accepted public comment on all aspects of this remedial action including comments on any potential environmental impacts. EPA published relatively minor revisions for public comment in a 2016 Explanation of Significant Differences (“ESD”). After EPA considered and addressed all comments, EPA entered into a Consent Decree between our Group and the United States. The California Department of Toxic Substances Control was also a signatory to the Consent Decree. That Consent Decree included a detailed Statement of Work (“SOW”) that was reviewed, approved, and entered by the United States District Court for the Central District of California.

Pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”), 42 USC Section 9606 et seq., the SOW contained within the Consent Decree requires our Group to install groundwater extraction wells and construct a groundwater treatment system. The property for that treatment system is located in the City of Santa Fe Springs, and, in the spirit of being a good neighbor, our Group, through the LLC, applied for City permits to make sure City concerns were addressed in the construction of the system, even though we are

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not required to obtain such permits, pursuant to a section of CERCLA (aka the Superfund statute) which states that:

“No Federal, State, or local permit shall be required for the portion of any removal or remedial action conducted entirely onsite, where such remedial action is selected and carried out in compliance with this section.” 42 U.S.C. Section 9621(e)(1).

Given the lateral and vertical extent of the groundwater contamination in the area covered by the Superfund Site, the groundwater treatment system is located “on-site” so that no permit is required. Significantly, EPA has expressly concurred with this conclusion.

Unfortunately, over the last several months, representatives of the Southwest Regional Carpenters Union (“Union”) have filed a set of unfounded objections and appeals against the project, usually at the last minute before an action is to be taken. Those objections have delayed the approval of the pending applications which, in turn, threatens to delay work on the project. Our view is that this delaying process will continue. We therefore withdraw our applications relating to construction of the treatment system remedy and will proceed to build the same under the authority of federal law.

The process set forth under CERCLA to select a regional groundwater remedy analyzed all the potential environmental impacts of the Project. Specifically, under CERCLA, the groundwater treatment system has been approved by the EPA (and DTSC), reviewed by the public and approved by the United States District Court. In fact, the remedy approved by the Court has been designed and explicitly been determined to be protective of human health and the environment.

Under CERCLA, the environmental analysis that the Union has raised under California law has already been addressed and is preempted by federal law. One of the overarching goals of CERCLA is to get the remedial action in place as quickly as possible to be protective of human health and the environment. As a result, Section 9621(e)(1) specifically indicates that no federal, state or local permit shall be required for the work set forth in the Consent Decree. Further, the supremacy clause of the United States has been held to override local concerns regarding the project. *See egs. United States v. City and County of Denver* (1996) 916 F. Supp. 1058. *See also, Monterey Bay Air Pollution Control District for the People of California v. United States Department of the Army*, (2001) 176 F. Supp.2d. 979, *United States v. Moreau* (1990) 751 F.Supp 1044.

The groundwater treatment system is a critical component of the work being performed by our Group to protect human health and the environment and will be a great benefit to the City of Santa Fe Springs and surrounding communities by containing the contaminated groundwater through a system of groundwater extraction wells and using the cleaned-up extracted groundwater to replenish groundwater supplies. Even though we are withdrawing the applications for permits, we will continue to work closely with the City of Santa Fe Springs moving forward and continue to be the good neighbor we have established ourselves to be since 2017.



Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Keith Millhouse

Keith F. Millhouse
on behalf of the Omega OU2, LLC

Keith Millhouse
Direct Dial: +1.805.719.2794





City of Santa Fe Springs

Planning Commission Meeting

December 12, 2022

PUBLIC HEARING

Categorical Exemption – CEQA Guidelines Section 15332, Class 32
Conditional Use Permit (CUP) Case No. 832

A request for approval to establish, operate and maintain an industrial waste transfer facility at 12235 Los Nietos Road, (APN: 8168-006-065) within the M-2, Heavy Manufacturing, Zone. (ACTenviro)

RECOMMENDATIONS:

- Open the Public Hearing and receive the staff report and any comments from the public regarding CUP Case No. 832, 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 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. 832, subject to the conditions of approval as contained within Resolution No. 225-2022; and
- Adopt Resolution No. 225-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | | |
|----|----------------------|--|
| A. | Applicant: | ACTenviro
Attn: Jeff Ruhl
13722 Carmenita Road
Santa Fe Springs, CA 90670 |
| B. | Property Owner: | Los Nietos WHC LLC
675 Placentia Avenue, #200
Brea, CA 92821 |
| 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:

Jimmy Wong, Associate Planner
JimmyWong@santafesprings.org**LOCATION/ BACKGROUND**

The subject site is on the north side of Los Nietos, at 12235 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone. The site measures approximately 2.43 acres and is developed with an existing 5,846 sq. ft. single-story industrial building.

There will be no change to the existing building. However, the applicant is proposing to construct a 2,400 sq. ft. outdoor loading dock and a 1,040 sq. ft. patio that will be completely screened from public view by a new eight (8) ft. tall privacy fence. The proposed use, therefore, will not have any visual impact on the surrounding area or community as a whole. It should be noted that prior to the submittal of the Conditional Use Permit, the property owner received citations from the City's Police Service Department for property maintenance violations. As a result, the property owner provided several site improvements to address the violations, which included replacing the damaged perimeter wall with a new wrought iron fence, repairing the building's exterior façade, and planting new landscapes along the front setback area.

In May of 2008, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 681, to allow Multi-Link International Corporation to establish, operate and maintain a non-public recycling use involving post-industrial grade plastic products. The former recycling business operated from 2008 until June 2019. City staff conducted a total of two compliance reviews in 2009 and 2014. The use was up for a third compliance review in 2019, but due to a recent fire that had occurred at the site, the owner decided to terminate their operation within the City. The subject property was recently sold to Los Nietos WHC LLC who has made a few exterior improvements to the site and is now in the process of leasing it to the applicant for an industrial waste transfer facility.

ZONING REQUIREMENTS

The procedures set forth in Section 155.243 (C) (5) of the City's Zoning Ordinance, state that salvage, reclamation, recycling, wrecking, storage and disposal activities of industrial waste material 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 (C) (5)	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: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

CONDITIONAL USE PERMIT (CUP 832)

The Applicant, ACTenviro, is an environmental service provider specializing in the management and transportation of laboratory and industrial non-hazardous, hazardous, and biohazardous waste. ACTenviro's customers generally consist of pharmaceutical, biotechnology, hospitals, universities, schools, manufacturers, and other local agencies. The applicant currently provides services to the greater Los Angeles Area and Orange County. The applicant is currently operating at their existing facility at 13722 Carmenita Road, within the City of Santa Fe Springs since 2011. Since they have outgrown their existing facility and as a result are proposing to relocate to the subject site to better serve the aforementioned areas.

The majority of ACTenviro's services are performed at the customer's location. ACTenviro's services include: providing clients with Department of Transportation (DOT) and United Nations (UN) approved shipping containers and packaging materials; health and safety supplies; environmental health and safety consulting services; compliance training; on-site waste management and technical services; emergency spill response; and waste transportation. Although the use is highly regulated by several State and Federal Agencies, the industrial waste transferring aspect of their operations requires approval of a CUP from the City, as per Section 155.243 (C)(5) of the City's Zoning Ordinance.

ACTenviro has 47 employees working out of their current Santa Fe Springs location. The technicians/drivers are trained by and managed by the following: the Department of Transportation (DOT); Resource, Conservation, and Recovery Act (RCRA); CA Title 22; Occupational Safety and Health (OSHA); and the California Highway Patrol (CHP). The technicians/drivers also operate small bobtail box vans that provide on-site services and pick up sealed containerized waste materials packed for transportation at their client's locations. The packed and sealed waste materials that are picked up from clients are then transported back to the ACTenviro yard, where they are transferred to a 53' long-haul trailer for shipment to licensed Treatment, Storage, and Disposal Facilities (TSDF). ACTenviro fleet inventory includes one (1) roll-off trailer, one (1) roll-

off truck, ten (10) trailers, two (2) dry vans, two (2) stake beds, four (4) tanker trailers, five (5) class b/c bobtail trucks, six (6) pick-up trucks, and six (6) tractors.

All containers are packaged according to DOT regulations and comply with UN packaging guidelines. Prior to picking up containers at their clients' locations, they are inspected for integrity, leakage, cleanliness, correct identification, and labeling. They are manifested under with all local, state, and federal laws governing the transportation of waste materials. Under the requirements set forth for transporters of waste materials by the California Department of Public Health (CDPH) and the Department of Toxic Substances Control (DTSC), ACTenviro is not permitted to open, use, generate, process, produce, repackage, treat, store, emit, discharge, or directly handle any of the containerized waste materials they transport from their customers to the TSDFs. Additionally, per State regulations, ACTenviro maintains a maximum of ten days of industrial waste storage.

According to their application materials, ACT is not authorized or permitted to open, use, generate, process, produce, repackage, treat, store, emit, discharge or directly handle any of the containerized waste materials we pick up and transport from our customers to the TSDFs. The packaged materials would be stored within the enclosed trucks on the site until ready to ship to a licensed TSD. The packaged materials would be stored within the enclosed trucks on the site until ready to ship to a licensed TSDF.

ACTenviro's standard hours of operation will be 6:30 am – 5:00 pm, Monday – Friday. Operations outside this timeframe are infrequent as they are only done on an emergency basis when ACTenviro is asked to serve as a chemical spill responder to their clients.

SITE PLAN

Along with the proposed Conditional Use Permit the applicant is also proposing to construct a 2,400 sq. ft. outdoor loading dock, and a 1,040 sq. ft. patio at the rear of the property. As mentioned previously, staff has conditioned the applicant to construct an eight (8) ft. tall privacy fence to screen the proposed outdoor loading dock. It should be noted that prior to construction, the applicant must obtain building permit and Planning Department approval for the proposed outdoor loading dock, patio, and fence.

PARK

Based on the existing building area of 5,846 sq. ft., the subject development is required to provide a total of 12 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 12 stalls
- Total Provided: 29 stalls

It should be noted that not all trucks and trailers will be parked at the subject site. As mentioned previously, the applicant provides services at their client's property.

Nevertheless, all trucks and trailers related to the subject's use are conditioned to be stored at the rear yard designated dock area and must be screened from public view.

STREETS AND HIGHWAYS

The subject site is located on the north side of Los Nietos Road. Los Nietos Road are designated as a "Secondary Arterial", 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 also 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	<u>12140 Altamar Place</u> Airsoft Megastore (Warehouse/Wholesale)
South	M-2, Heavy Manufacturing	Industrial	<u>12234 Los Nietos Road</u> Rios Containers (Warehouse/Wholesale)
East	M-2, Heavy Manufacturing	Industrial	<u>12333 Los Nietos Road</u> Vantage Composites and Thermoforming Inc. (Aerospace Supplier)
West	M-2, Heavy Manufacturing	Industrial	<u>12207 Los Nietos Road</u> Carson Technology Company (LED Supplier)

GENERAL PLAN CONSISTENCY ANALYSIS

Approval of the proposed Conditional Use Permit would promote several specific General Plan Goals and Policies as described in "Table 1" below:

Table 1

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
Land Use	<u>LU-1.2: Economic Diversity.</u> Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.	The applicant, ACTenviro has outgrown its existing facility (CUP 727) at 13722 Carmenita Road, within the City of Santa Fe Springs, and is proposing to relocate to the subject site to better serve the greater Los Angeles area and County County. Approval of the subject conditional use permit will allow a small business to expand its operation and remain in the City.
	<u>LU-3.1: Hazardous Uses.</u> Regulate and monitor uses that use, store, produce, or transport toxic substances, unhealthy air emissions, and other pollutants or hazardous materials.	As part of the conditions of approval, the applicant is subject to a compliance review periodically. This will allow the City's Planning Department staff to continuously monitor the proposed industrial waste transfer use. Additionally, the applicant is subject to all federal, state, and local regulations.
Economic Development	<u>ED-2.1: Business Retention/Expansion Outreach.</u> Prepare a business/ retention expansion outreach program to address short-term and long-term disruptive influences in the local and regional economy, and address general business-accommodation issues as they arise.	The applicant currently provides services to the greater Los Angeles Area and Orange County. They have outgrown their existing facility at 13722 Carmenita Road, within the City of Santa Fe Springs. Approval of the subject conditional use permit will allow for the retention of an existing business that services the region and thus avoid any disruption to their existing clients.

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 December 1, 2022. The legal notice was also posted at City Hall, City Library and the City's Town Center kiosk on December 1, 2022. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on December 1, 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.

ENVIRONMENTAL REVIEW

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 and the State Clearinghouse (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt according to Sections 15332, Class 32 (In-Fill Development Projects) 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 Resolution No. 225-2022. 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.

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 per 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 (225-2022), 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. 832, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP Case No. 832 are attached to Resolution No. 225-2022 as Exhibit B.

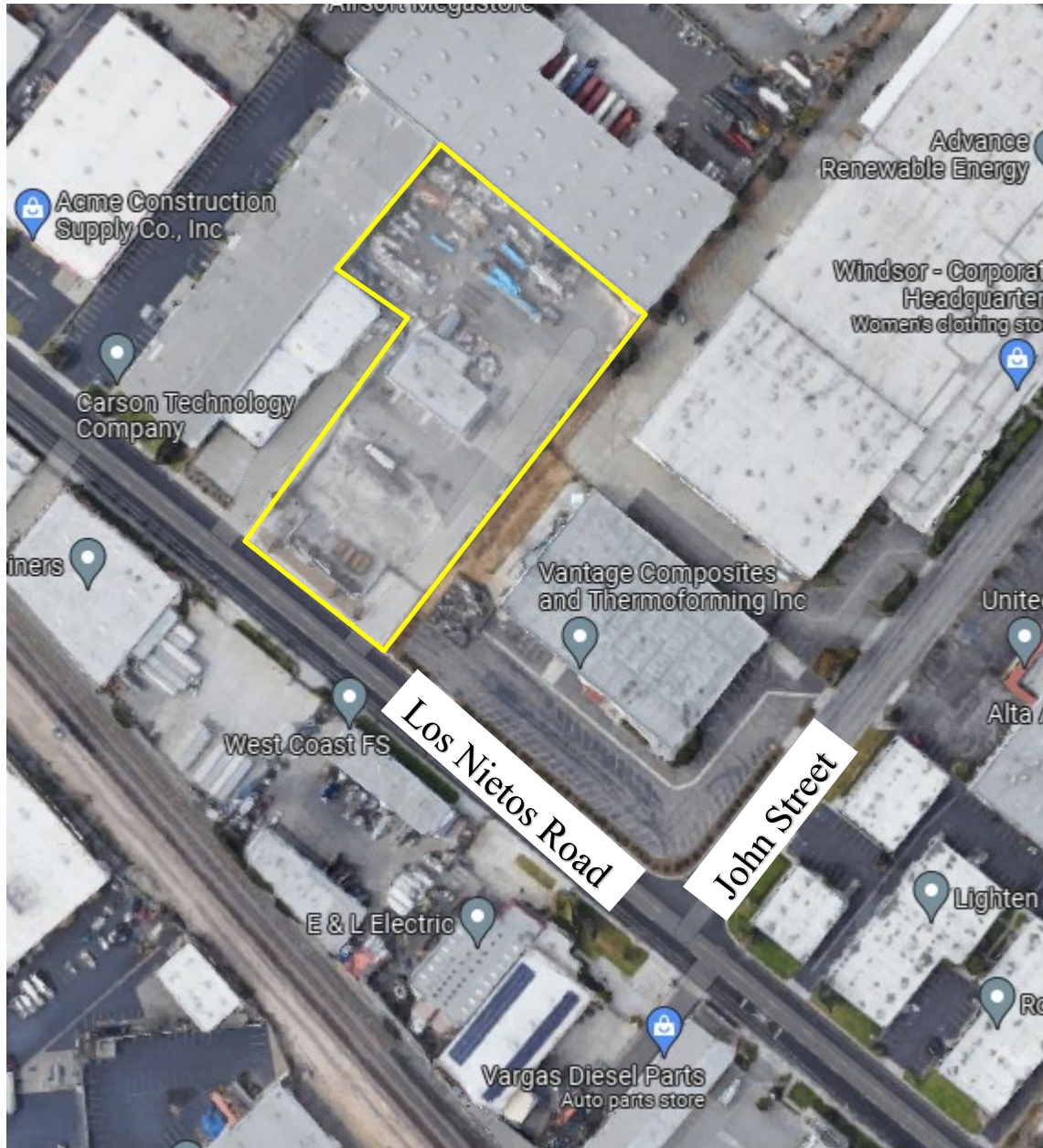


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Tenant Improvement Plan
3. Public Hearing Notice
4. Radius Map for Public Hearing
5. Resolution 225-2022
 - a. Exhibit A- Class 32 CEQA Categorical Exemption Report
 - b. Exhibit B – Conditions of Approval

**ATTACHMENT NO. 1
CITY OF SANTA FE SPRINGS
AERIAL PHOTOGRAPH**



**Conditional Use Permit Case No. 832
12235 Los Nietos Road
Applicant: ACTenviro**

**ATTACHMENT NO. 2
TENANT IMPROVEMENT PLAN**

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Project\CaliforniaGreenCode\Act-Enviro-Santa Fe Springs\1706060200-Submittal_Fin Review.rvt

5.304.3 IRRIGATION DESIGN. In new nonresidential construction with at least 1,000 but not more than 2,500 square feet of cumulative landscaped area (the level at which the MWELo applies), install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (*and are included here for reference*)

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 (Weather Protection) and California Energy Code Section 150, (Mandatory Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 50% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. [BSC] 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

5.410.1.1 Additions. [A] All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
2. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Commissioning requirements for energy systems covered by the *California Energy Code*.
5. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

All building operating systems covered by Title 24, Part 6, as well as process equipment and controls, and renewable energy systems shall be included in the scope of commissioning requirements.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Energy efficiency goals [refer to 2013 California Energy Code, Section 120.8(b)].
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building operation and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Heating, ventilation, air conditioning (HVAC) systems and controls [refer to 2013 California Energy Code, Section 120.8(c)].
2. Indoor lighting system and controls [refer to 2013 California Energy Code, Section 120.8(c)].
3. Water heating system [refer to 2013 California Energy Code, Section 120.8(c)].
4. Renewable energy systems.
6. Water reuse systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
 - a. An explanation of the original design intent.
 - b. Equipment and systems to be tested, including the extent of tests.
 - c. Functions to be tested.
 - d. Conditions under which the test shall be performed.
 - e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of warranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (*and are included here for reference*)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^o Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or Its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROG).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, gauge.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 GENERAL. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA Phase II emission limits where applicable.

SECTION 5.504 POLLUTANT CONTROL

5.504.1.3 Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of roof installation, or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may collect in the system.

5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.4.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTMLR1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

11B-406 Curb ramps, blended transitions and islands

11B-406.1 General. Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B-406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.

11B-406.1.1 Perpendicular curb ramps. Perpendicular curb ramps shall comply with Section 11B-406.2.

11B-406.1.2 Parallel curb ramps. Parallel curb ramps shall comply with Section 11B-406.3.

11B-406.1.3 Blended transitions. Blended transitions shall comply with Section 11B-406.4.

11B-406.1.4 Islands. Islands shall comply with Section 11B-406.6.

11B-406.2 Perpendicular curb ramps. Perpendicular curb ramps shall comply with Sections 11B-406.2 and 11B-406.5.

11B-406.2.1 Slope. Ramp runs shall have a running slope not steeper than 1:12.

11B-406.2.2 Sides of curb ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

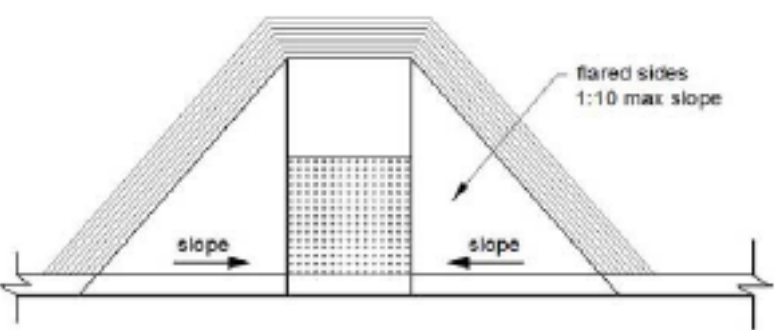


FIGURE 11B-406.2.2 SIDES OF CURB RAMPS

11B-406.3 Parallel curb ramps. Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5.

11B-406.3.1 Slope. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

11B-406.3.2 Turning space. A turning space 48 inches (1219 mm) minimum by 48 inches (1219 mm) minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum.

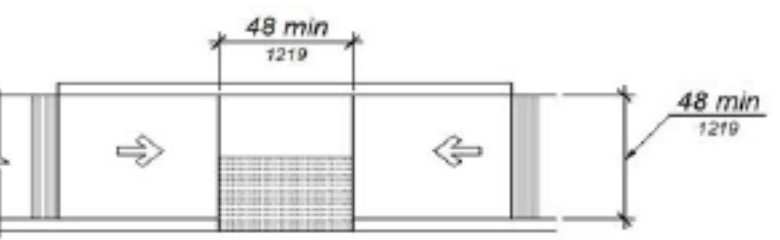


FIGURE 11B-406.3.2 PARALLEL CURB RAMPS

11B-406.4 Blended transitions. Blended transitions shall comply with Sections 11B-406.4 and 11B-406.5.

11B-406.4.1 Slope. Blended transitions shall have a running slope not steeper than 1:20.

11B-406.5 Common requirements. Curb ramps and blended transitions shall comply with Section 11B-406.5.

11B-406.5.1 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

Exception: Diagonal curb ramps shall comply with Section 11B-406.5.9.

11B-406.5.2 Width. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches (1219 mm) minimum.

11B-406.5.3 Landings. Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 maximum.

Exception: Parallel curb ramps shall not be required to comply with Section 11B-406.5.3.

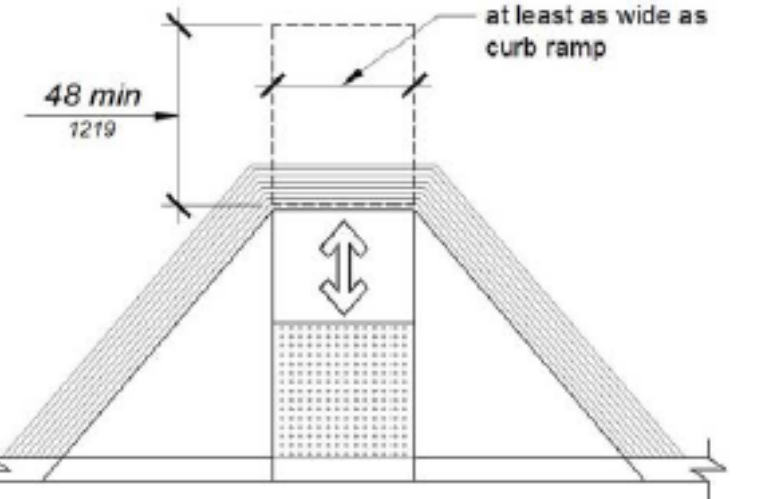


FIGURE 11B-406.5.3 LANDINGS AT THE TOP OF CURB RAMPS

11B-406.5.4 Floor or ground surfaces. Floor or ground surfaces of curb ramps and blended transitions shall comply with Section 11B-405.4.

11B-406.5.5 Wet conditions. Curb ramps and blended transitions shall comply with Section 11B-405.10.

11B-406.5.6 Grade breaks. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.

11B-406.5.7 Cross slope. The cross slope of curb ramps and blended transitions shall be 1:48 maximum.

11B-406.5.8 Counter slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches (610 mm) of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

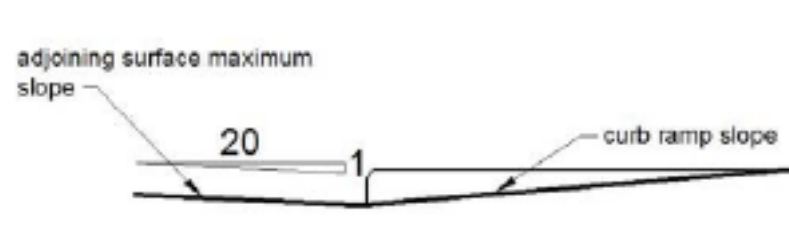


FIGURE 11B-406.5.7 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

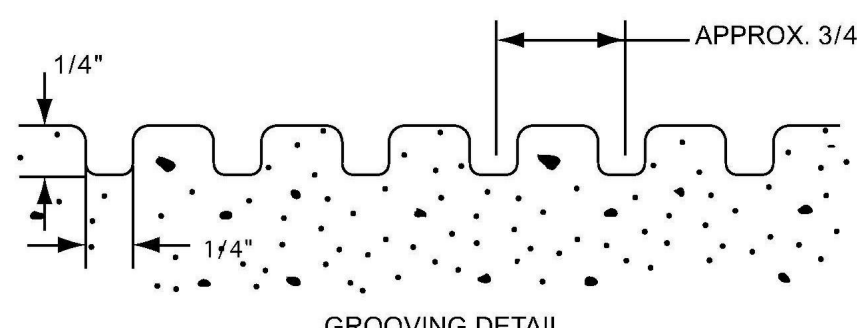
11B-406.5.9 Clear space at diagonal curb ramps. The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1219 mm) minimum clear space within the markings.

11B-406.5.10 Diagonal curb ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

11B-406.5.11 Grooved border. Curb ramps shall have a grooved border 12 inches (305 mm) wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides. The grooved border shall consist of a series of grooves 1/4 inch (6.4 mm) wide by 1/4 inch (6.4 mm) deep, at 1/4 inch (19 mm) on center.

Exceptions:

1. At parallel curb ramps, the grooved border shall be on the upper approach immediately adjacent to the curb ramp across the full width of the curb ramp.
2. A grooved border shall not be required at blended transitions.



GROOVING DETAIL

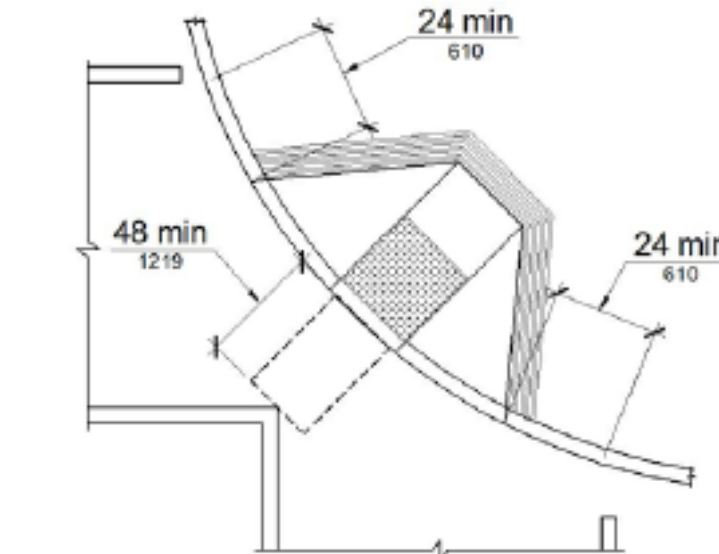


FIGURE 11B-406.5.10 DIAGONAL OR CORNER TYPE CURB RAMPS

11B-406.5.12 Detectable warnings. Curb ramps and blended transitions shall have detectable warnings complying with Section 11B-705.

11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches (1524 mm) wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.

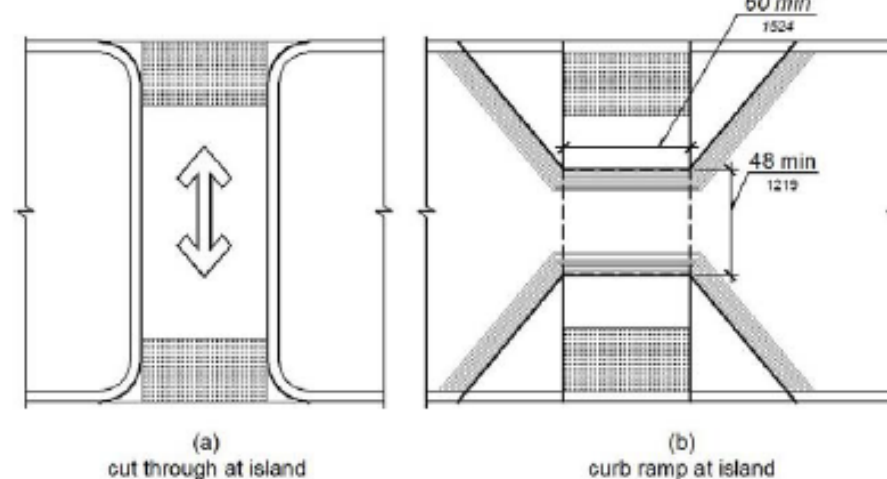
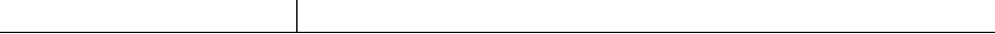
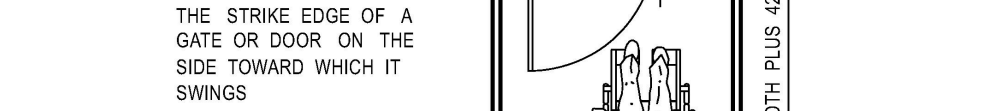
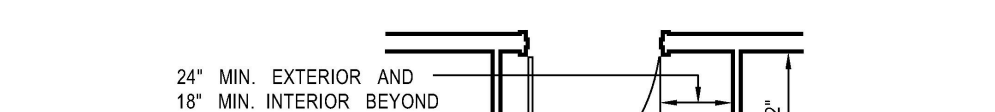
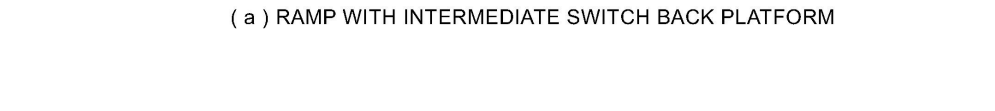
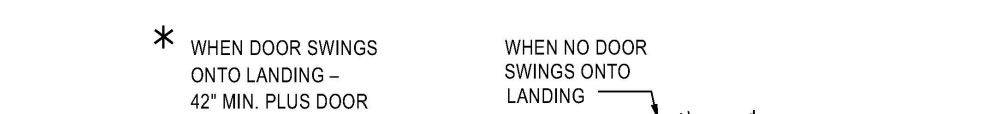
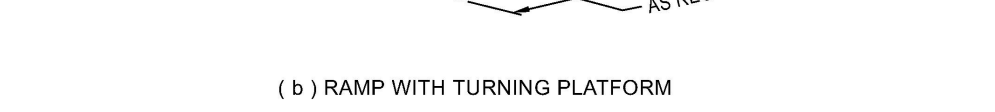
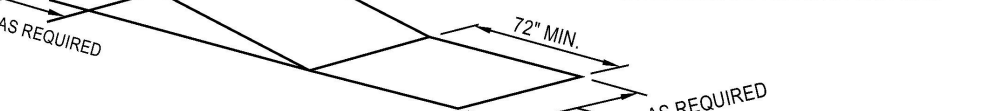
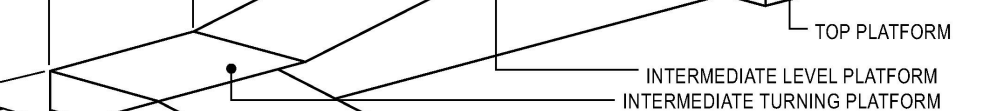
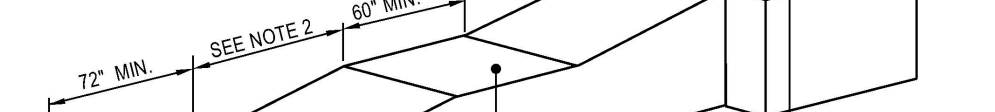
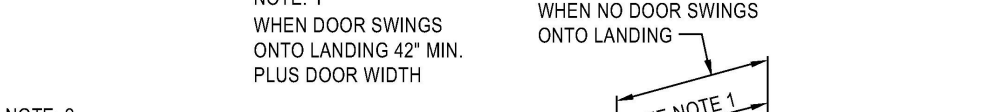
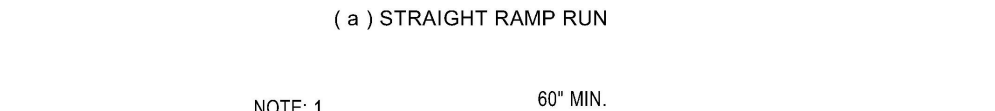
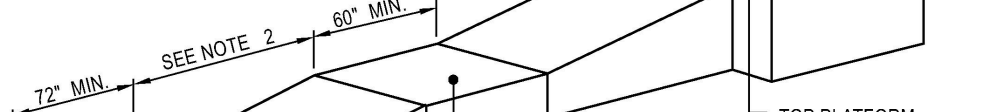
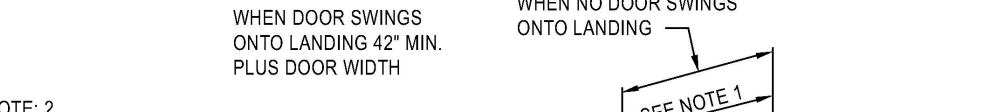
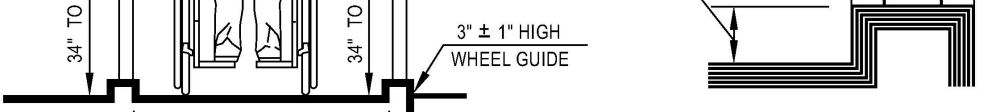
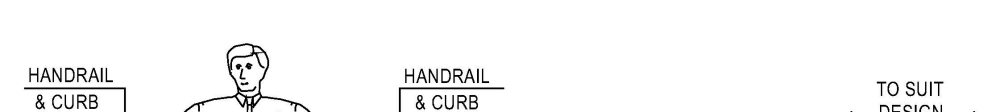
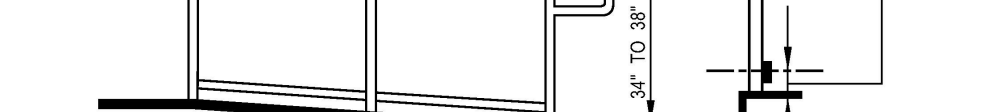
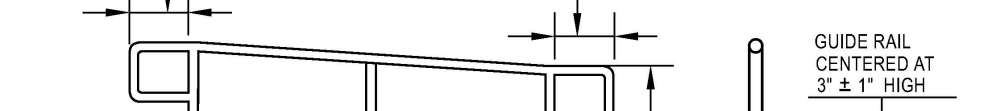
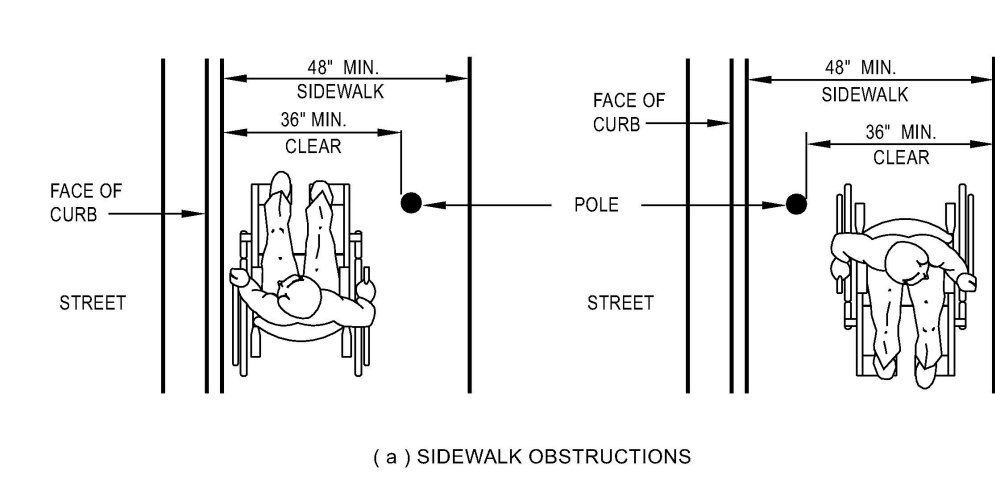
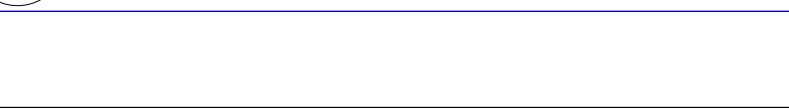
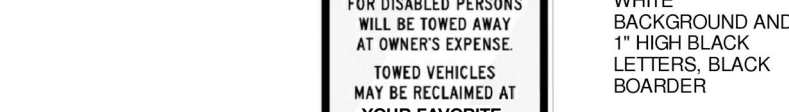
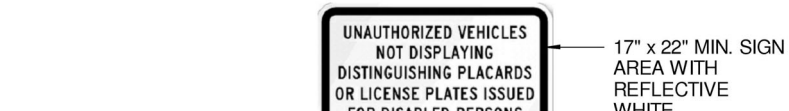
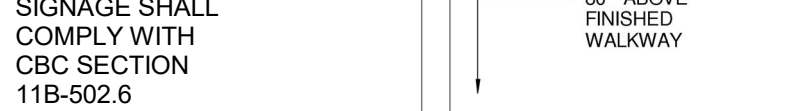
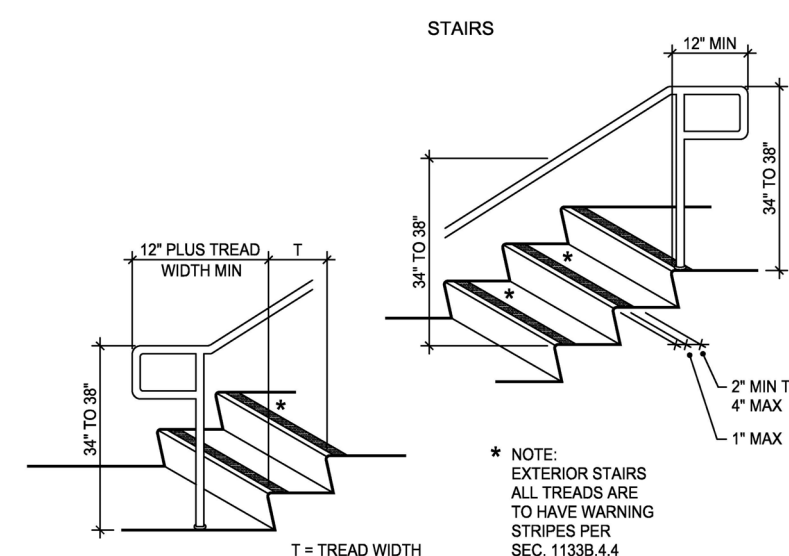
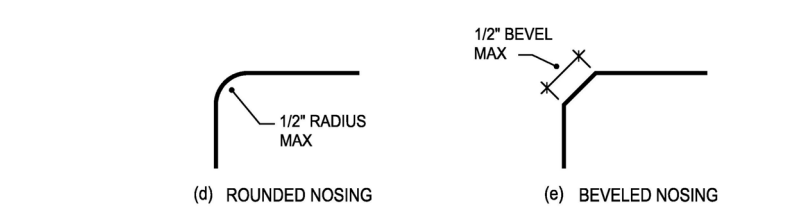
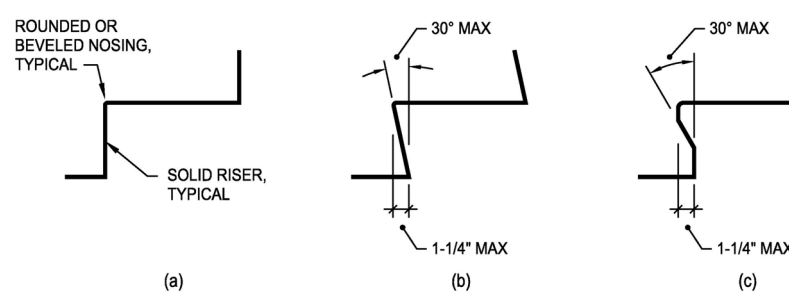


FIGURE 11B-406.6 ISLANDS IN CROSSINGS



3 Curb Ramps

1. These notes and figures are a portion of the Accessibility Requirements noted in Section 11B of the CBC of the and elsewhere referenced in the CBC. Additional notes, requirements, and exceptions not otherwise shown here shall be made apart of these general notes.
2. These notes and figures are minimum requirements. See plans for specific requirements that may be more restrictive conditions of the project proposed for construction.

11B-705.1.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with Section 11B-705.

11B-705.1.1.1 Dome size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (22.9 mm) minimum and 0.92 inch (23.4 mm) maximum, a top diameter of 0.45 inch (11.4 mm) minimum and 0.47 inch (11.9 mm) maximum, and a height of 0.18 inch (4.6 mm) minimum and 0.22 inch (5.6 mm) maximum.

11B-705.1.1.2 Dome spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 2.3 inches (58 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (16.5 mm) minimum, measured between the most adjacent domes on a square grid.

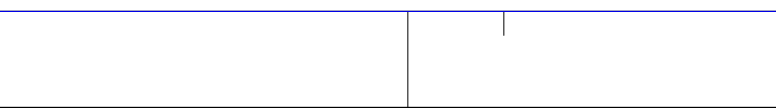
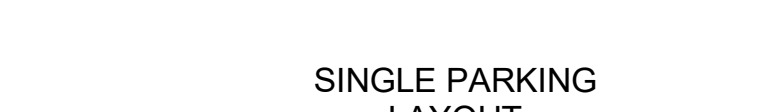
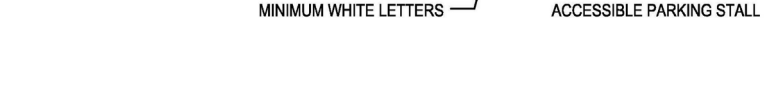
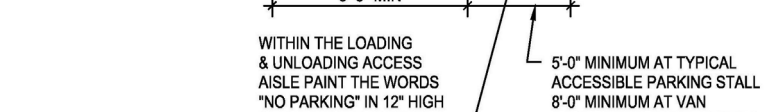
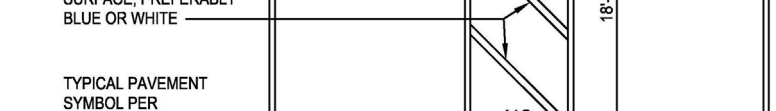
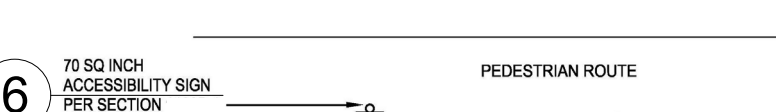
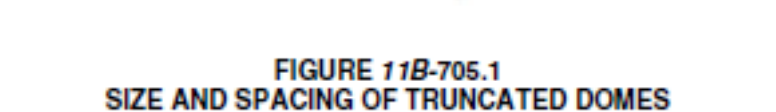
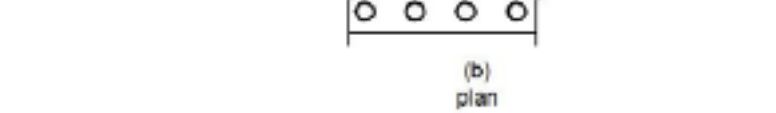
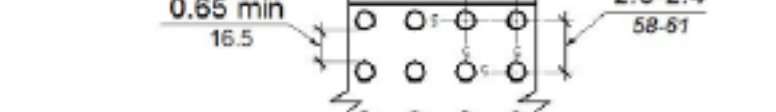
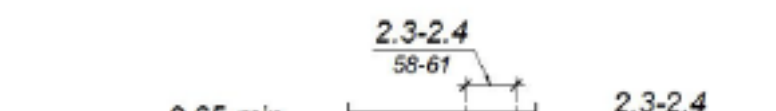
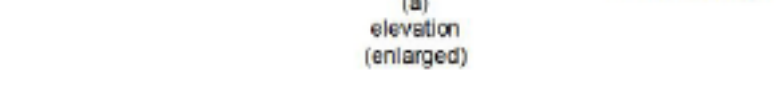
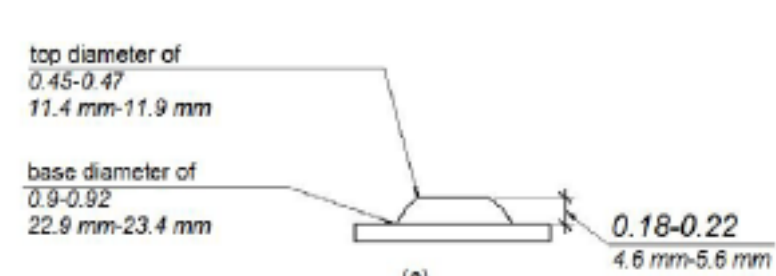
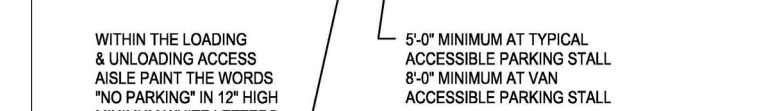
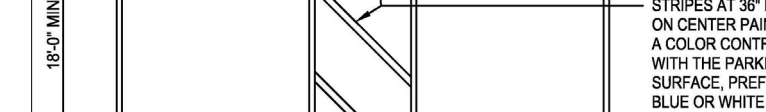
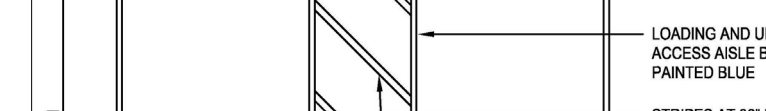
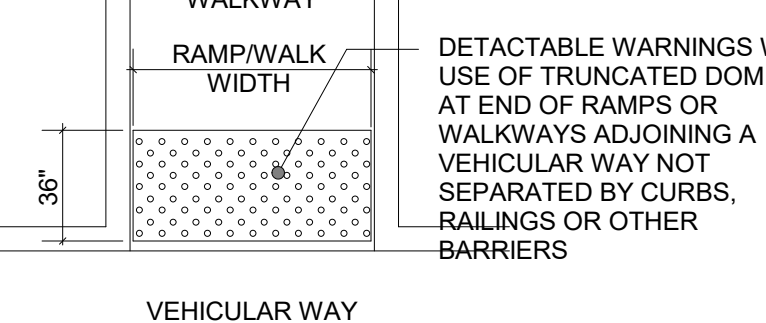
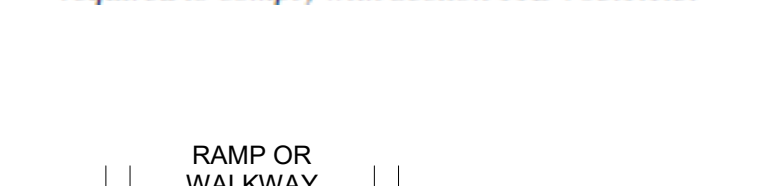
11B-705.1.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

11B-705.1.1.4 Resiliency. Detectable warning surfaces shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

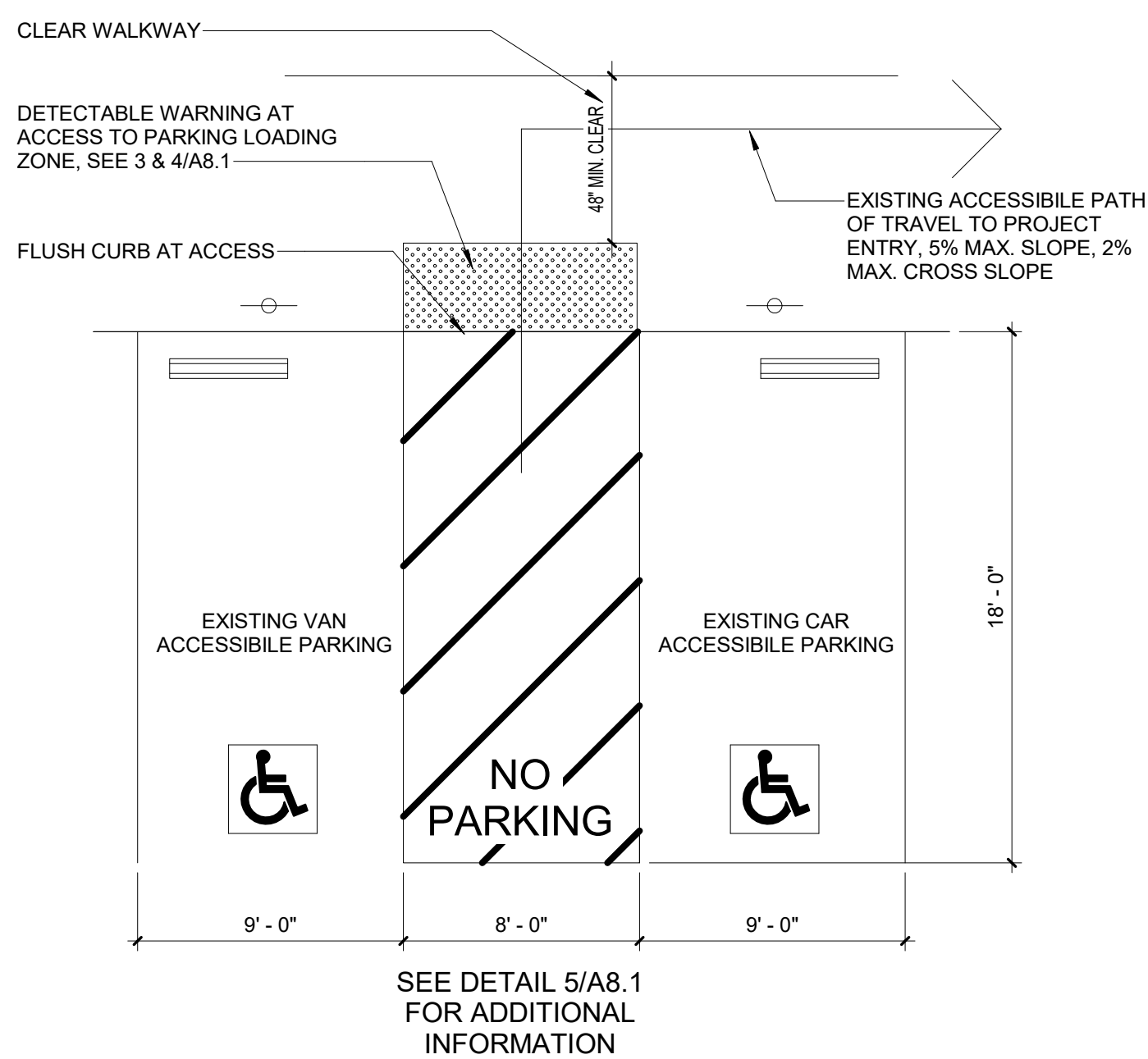
Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.4.

11B-705.1.1.5 Color. Detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.5.



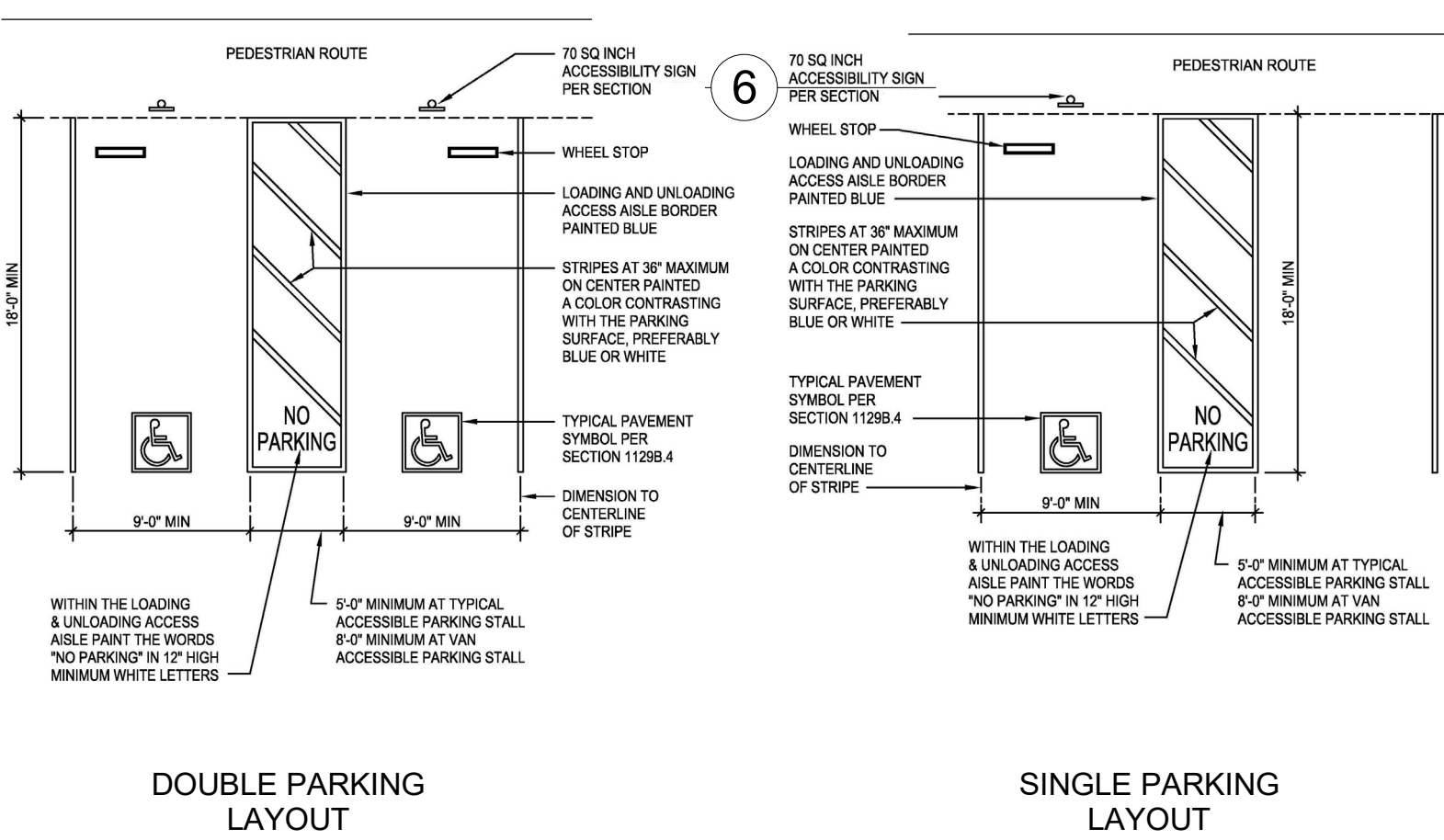
4 Detectable Warnings and Truncated Domes



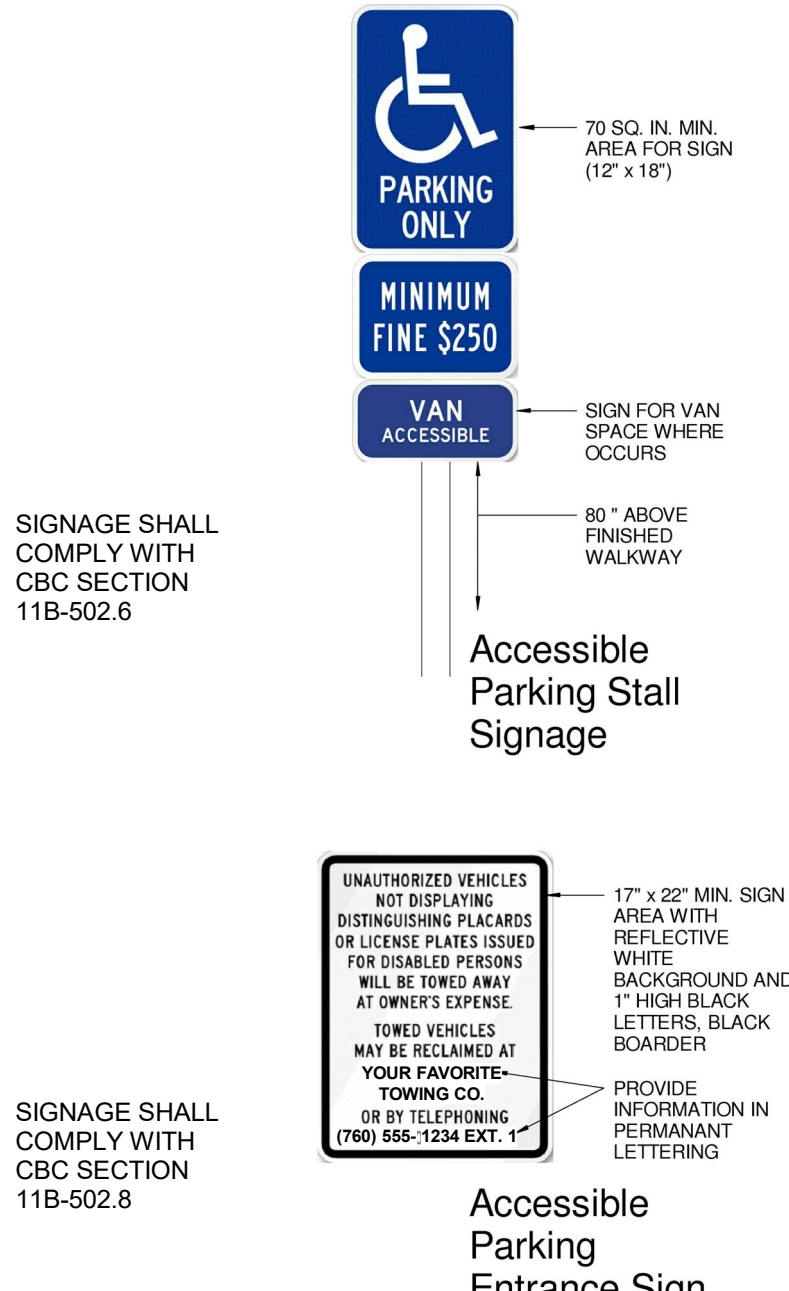
7 ADA-Accessible Parking

3/16" = 1'-0"

5 Accessible Parking Requirements



2 Accessible Stairs



6 Parking Signage

3/16" = 1'-0"

1 Accessible Ramps

3/16" = 1'-0"

NOTES



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ATC Enviro Santa Fe Springs

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- DESIGN DEVELOPMENT
- ENGINEERING
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT

- REVISION: _____
- SCALE: 3/16" = 1'-0"
- JOB NUMBER: 22-12
- SHEET TITLE: ACCESSIBILITY REQUIREMENTS

3/16" = 1'-0"

JOB NUMBER: 22-12

SHEET TITLE: ACCESSIBILITY REQUIREMENTS

3/16" = 1'-0"

JOB NUMBER: 22-12

SHEET TITLE: ACCESSIBILITY REQUIREMENTS

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SHEET TITLE: ACCESSIBILITY REQUIREMENTS

3/16" = 1'-0"

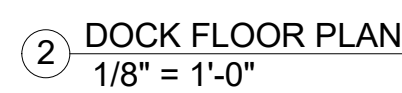
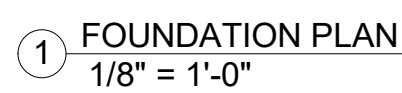
JOB NUMBER: 22-12

SHEET TITLE: ACCESSIBILITY REQUIREMENTS

3/16" = 1'-0"

12235 Los Nietos Rd Santa Fe Springs, CA 90670

9/6/2022



1 (N) NEW STAIR FOOTING-SEE STRUCTURAL
2 (N) LOADING DOCK STRUCTURE (TYP / SEE
STRUCTURAL)
3 (N) NEW STEEL STAIR TO LOADING DOCK-SEE
STRUCTURAL FOR DETAILS

 - AREA OF MODIFICATION

 - PROPERTY LINE

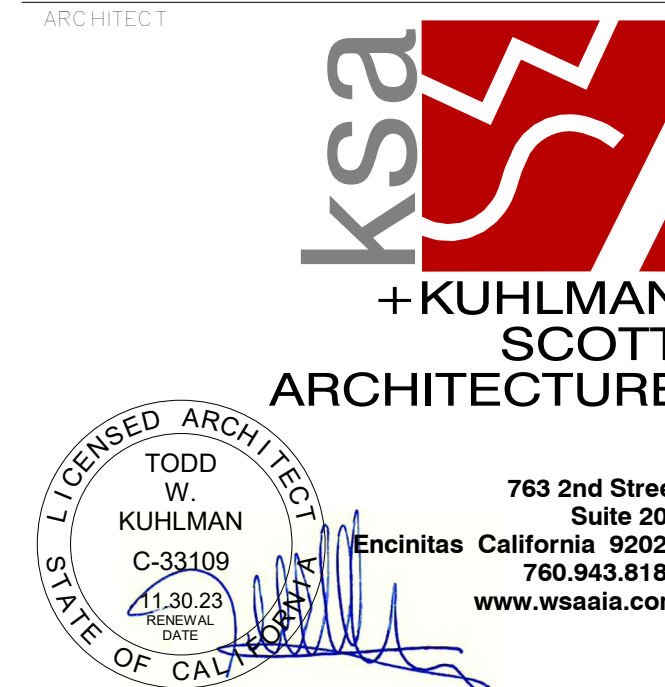
 - EXISTING BUILDING WALL -
PART OF THIS PERMIT

NOTE: DESCRIPTION OF DOCK USE:

1. TRUCKS ARE UNLOADED ALONG COL LINE C BY HAND OR FORK LIFT ONTO DOCK SURFACE
2. LOADS ARE MOVED ON DOCK TO COL LINE 1 AND LOWERED BY GROUND LEVEL FORK LIFT FOR TRANSPORT INTO WAREHOUSE
3. FOR TRUCK LOADING THE OPPOSITE PROCEDURE IS FOLLOWED. GROUND LEVEL FORK LIFT RAISES LOADS ONTO DOCK SURFACE.
4. LOADS ARE MOVED ON DOCK TO COL LINE 1 AND LOADED INTO TRUCKS.

NOTES

ARCHITECT



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Santa Fe Springs, CA 90670

[illegible]

SCALE: As indicated

JOB NUMBER: 22-12

SHEET TITLE:

PROPOSED LOADING DOCK PLAN

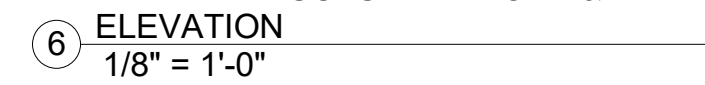
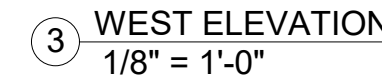
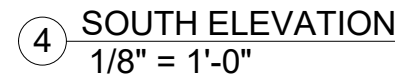
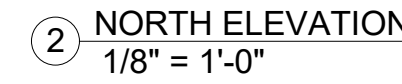
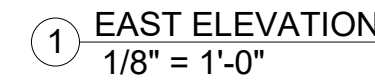
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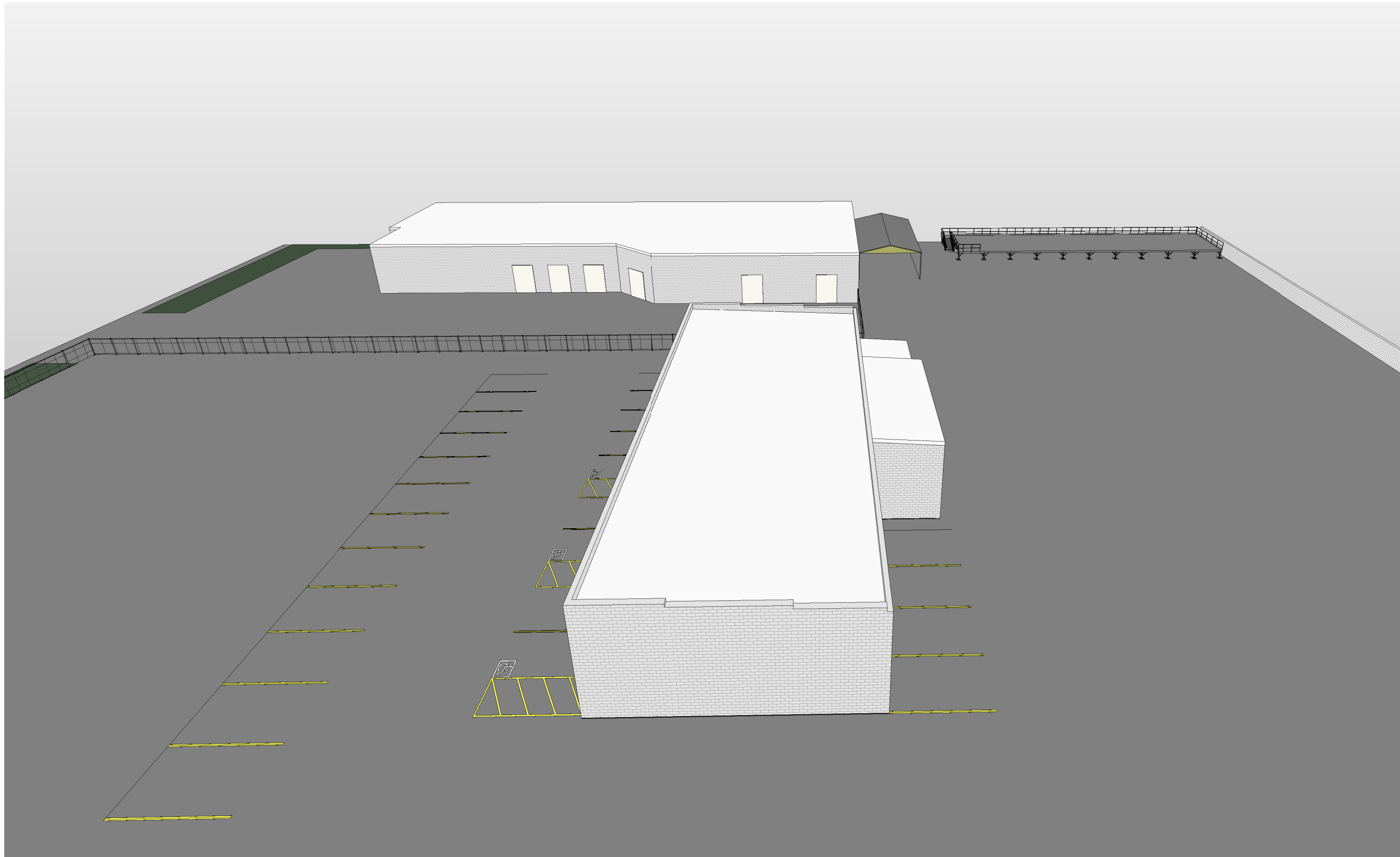
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BLDG PERMIT SUBMITTAL

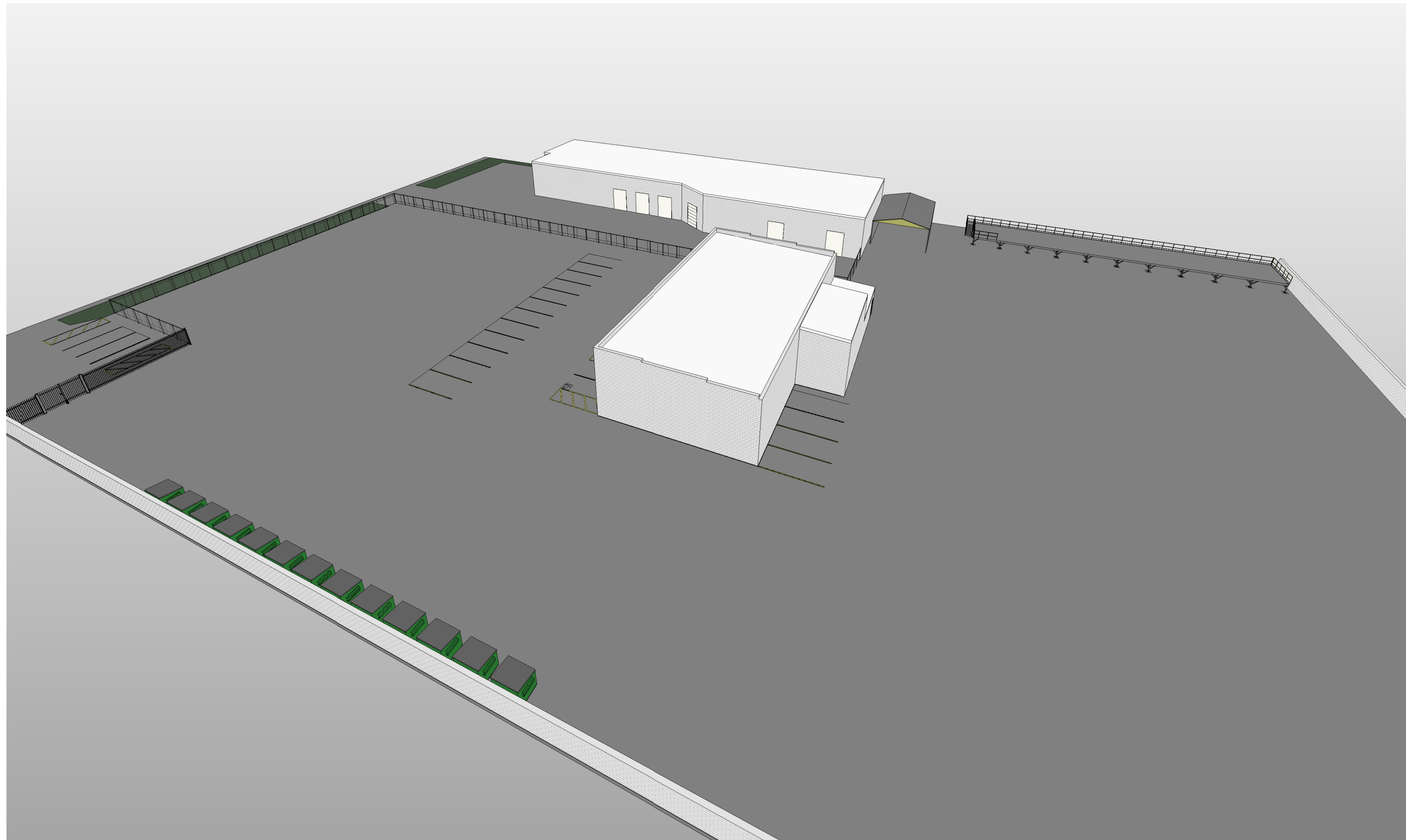
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DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

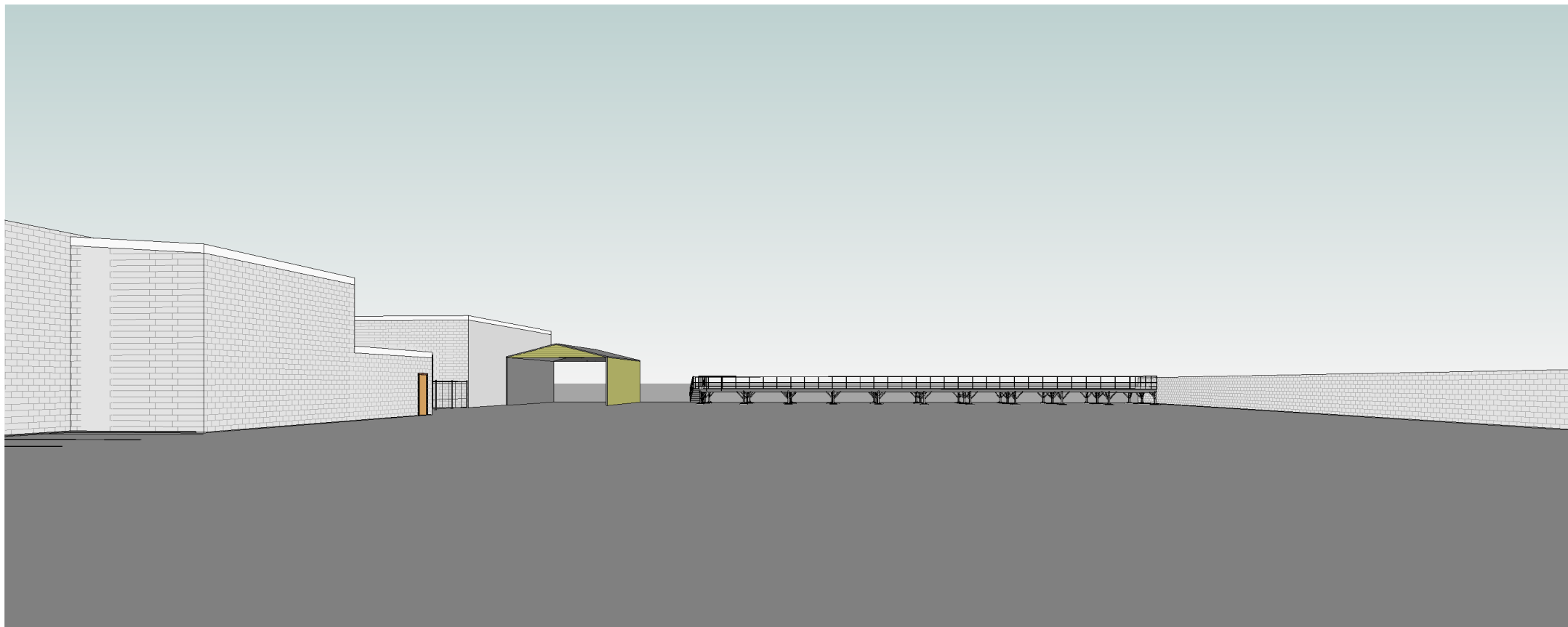




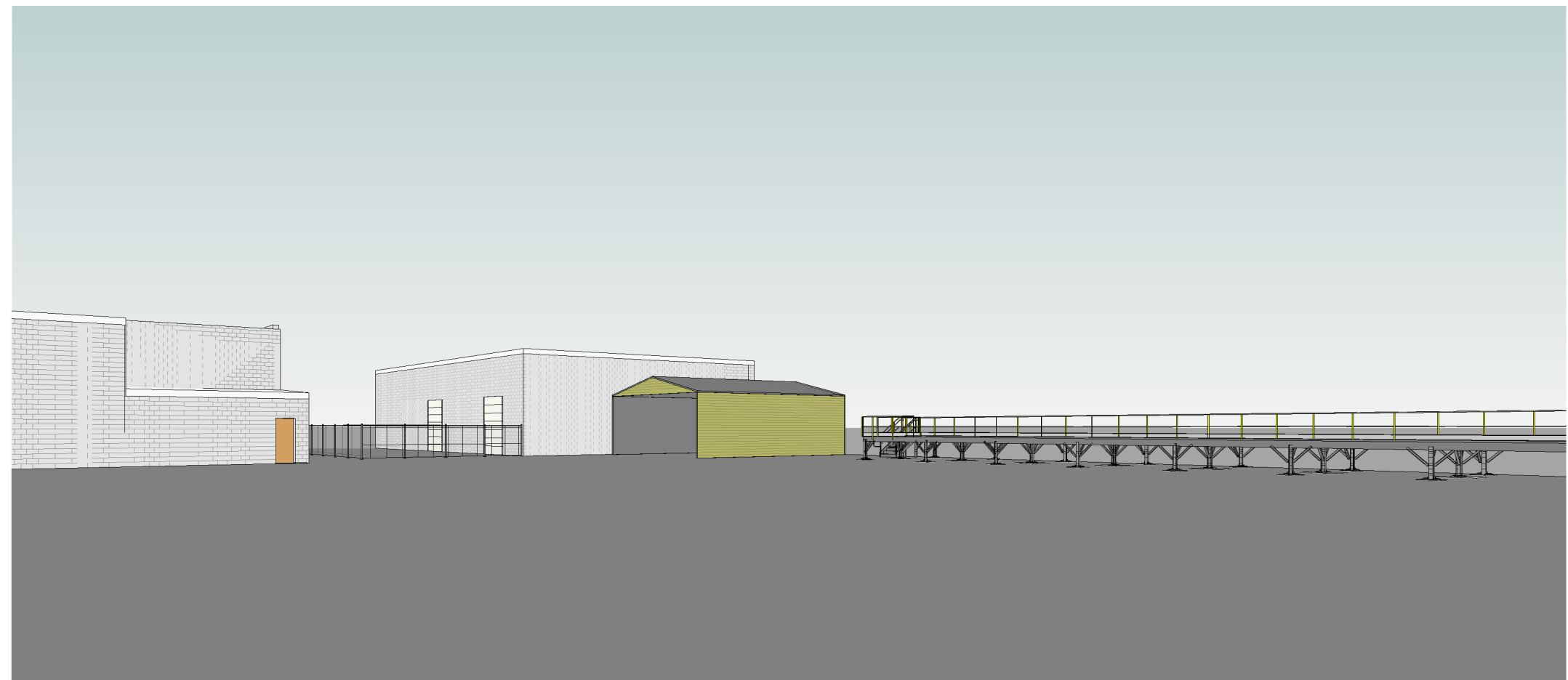
1 3D View



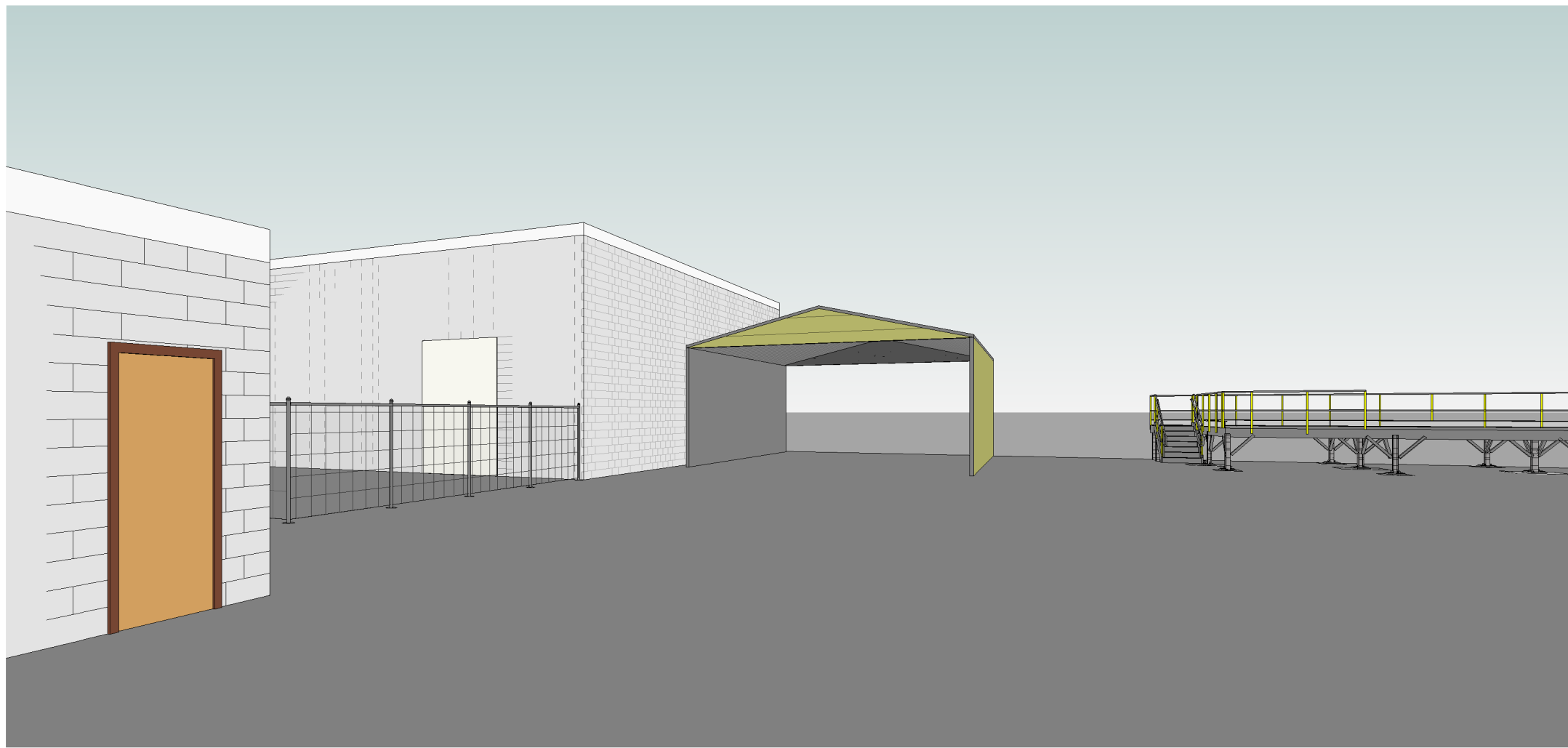
4 3D VIEW



2 3D VIEW



3 3D VIEW



5 3D View 3

NOTES

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	1		
	2		
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	9		
	10		

SCALE:
JOB NUMBER 22-12
SHEET TITLE:
3D VIEWS

SHEET NUMBER:
A8.00

C:\Users\Kuhlman Scott\OneDrive - Enviro\Design Group\116224 - Projects\07-Act Enviro\Project\07-Act Enviro\07-Act Enviro - Santa Fe Springs\12235 Los Nietos Rd\ACT Enviro.rvt

ATC Enviro Santa Fe Springs
BLDG PERMIT SUBMITTAL

9/6/2022 12:33:22 PM

DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

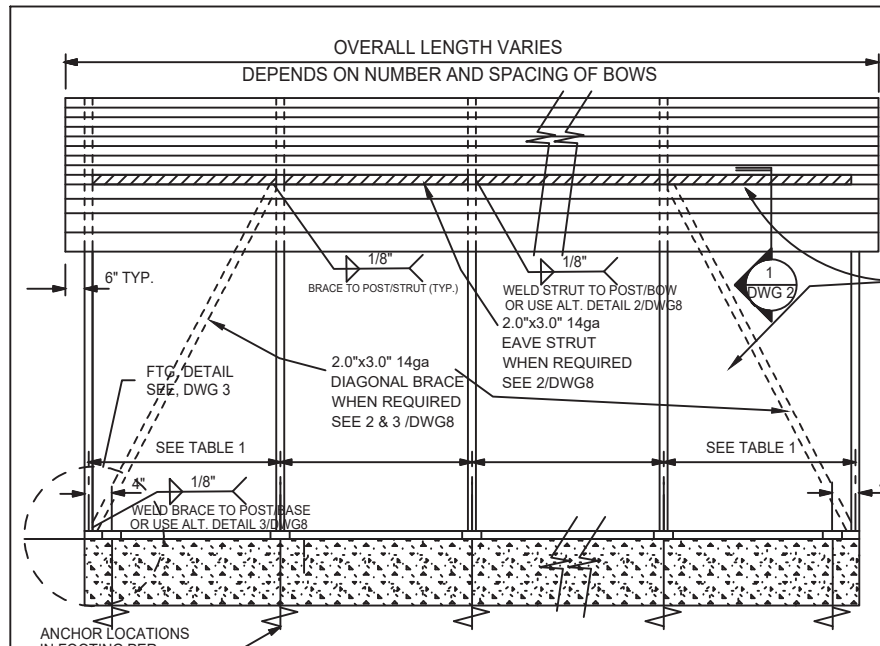


TABLE 2

CONSTRUCTION TYPE	U-B OR PER BLDG DPT.
OCCUPANCY CATEGORY	100 MPH
WIND SPEED, 3-SEC.	1 (CAT II)
BUILDING CATEGORY FACTOR (WIND/SE)	PROCESSIONAL, C
WIND DESIGN METHOD & EXPOSURE	0.0/0.5
INTERNAL PRESSURE COEFFICIENT	-76.76 / -38.07 PSF
COMPONENTS & CLADDING (ROOF/WALLS)	NO. 20
WINDS	1417 / 0.717
WIND ENCLOSURE	D - DEFAULT
SEISMIC DESIGN CATEGORY	FRAME (TRANS.) BRACING (LONG)
BASIC SEISMIC FORCE-RESISTING SYSTEM	134
SEISMIC RESPONSE COEFFICIENT, C _s	3.0 (TRANS.) 1.4 (LONG)
RESPONSE MODIFICATION FACTOR, R	408 LBS
DESIGN BASE SHEAR, V	DL 1.1 (PSF)
DL 1.1 (PSF)	1500 PSF
ALLOWABLE SOIL PRESSURE	

DWG 1

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7280 SYCAMORE CANYON BLVD
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NOTES

- ALL STEEL TUBING SHALL BE 60 KI 80 STEEL
- LOCATE ANCHORS AT EACH END OF BOW
- FASTEN METAL ROOF PANELS TO BOW FRAME WITH 1/4" x 1" SELF DRILLING FASTENERS @ 8" O.C. MAX
- ALL FIELD CONNECTIONS SHALL BE 1/4" x 1" SELF DRILLING SCREWS
- ALL SHIP CONNECTIONS SHALL BE WELDED

ABBREVIATIONS USED:

- REGISTERED DESIGN PROFESSIONAL (RDP)
- BUILDING OFFICIALS (BO)
- INTERNATIONAL BUILDING CODE (IBC)

SYSTEMS:

COMPONENTS:

TESTING:

SEISMIC & WIND:

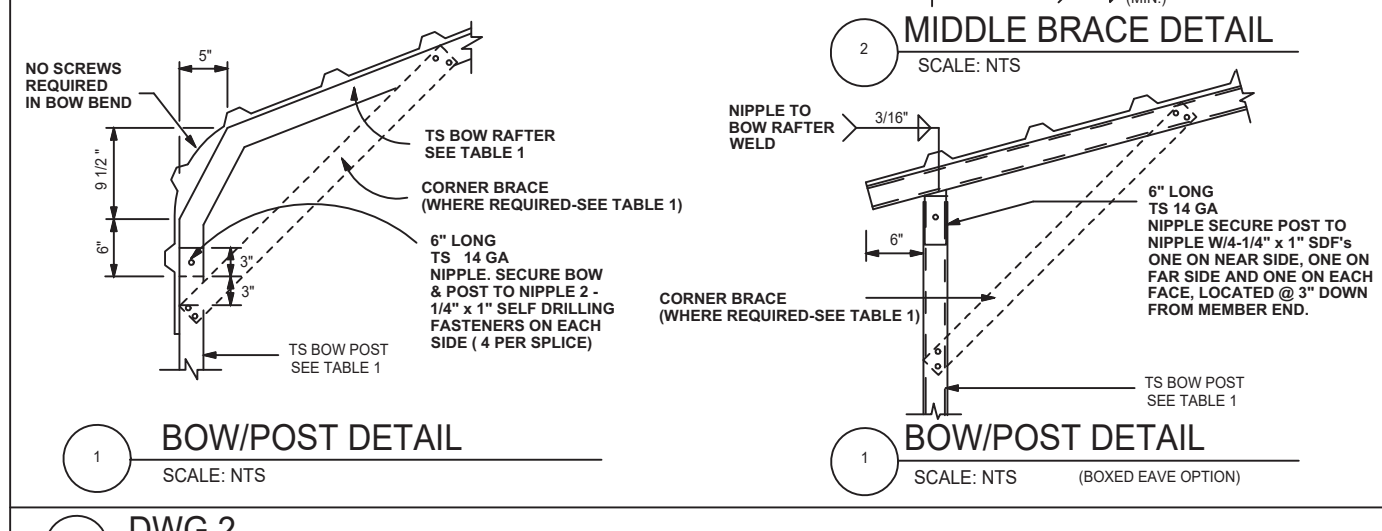
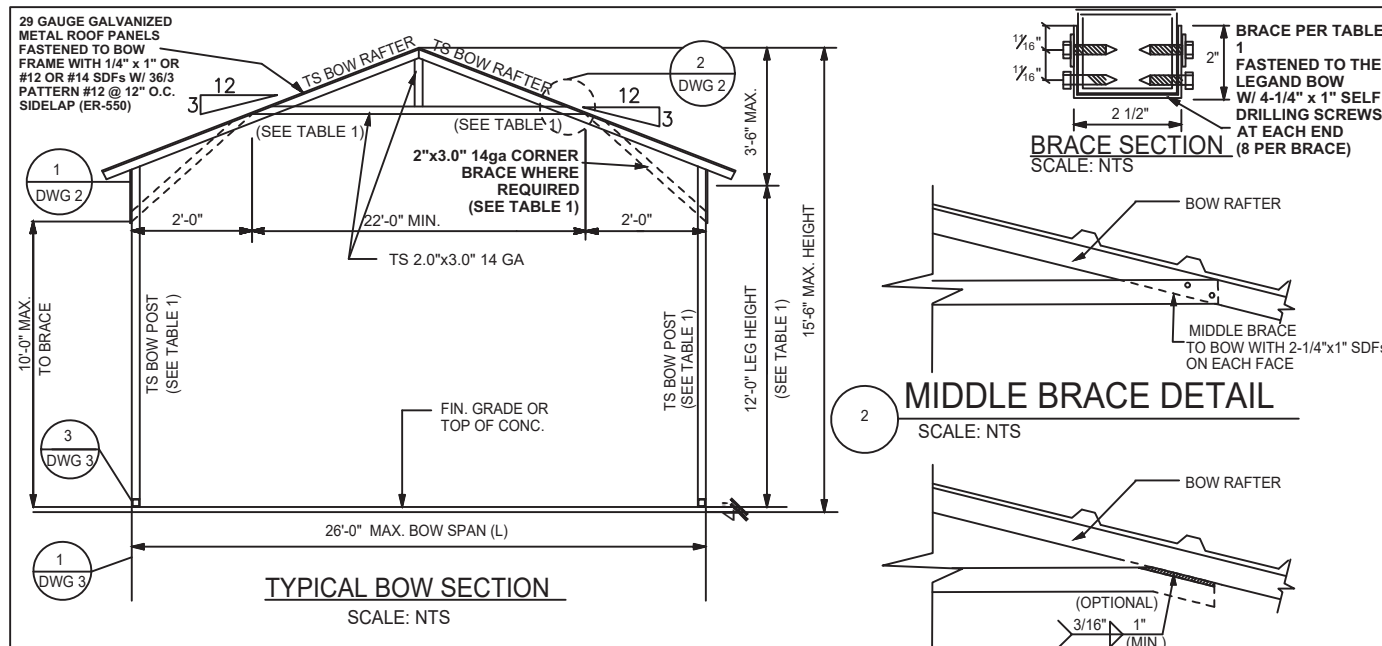
CONTRACTOR RESPONSIBILITY: SHALL BE IN ACCORDANCE WITH 2018 IBC SECTION 1704.4.

STATEMENT OF SPECIAL INSPECTION-IBC SEC. 1705

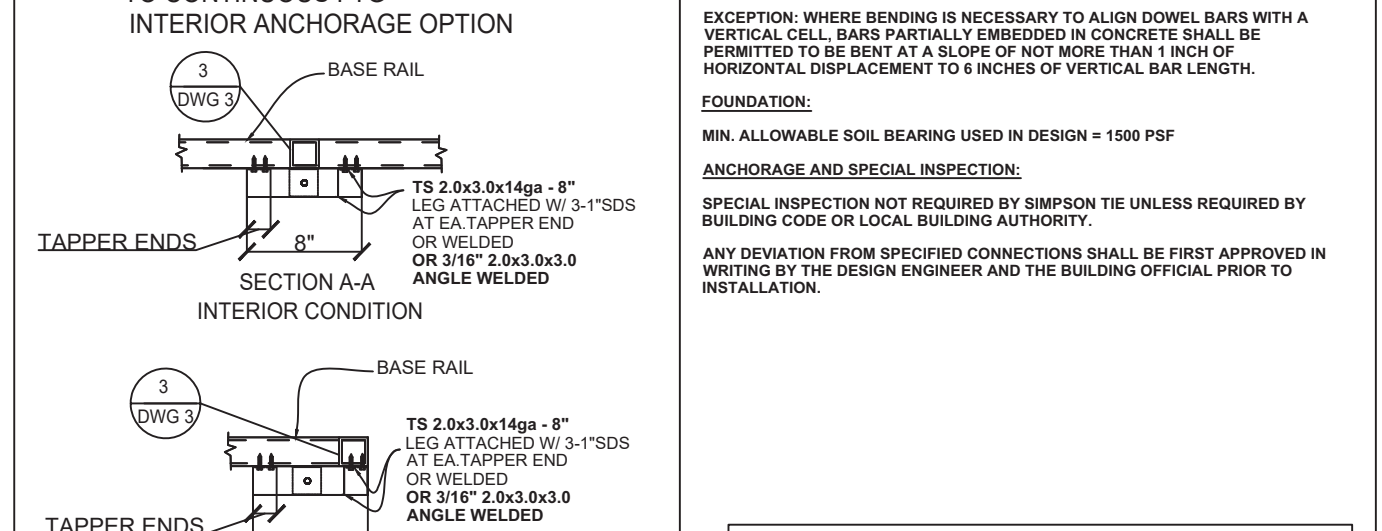
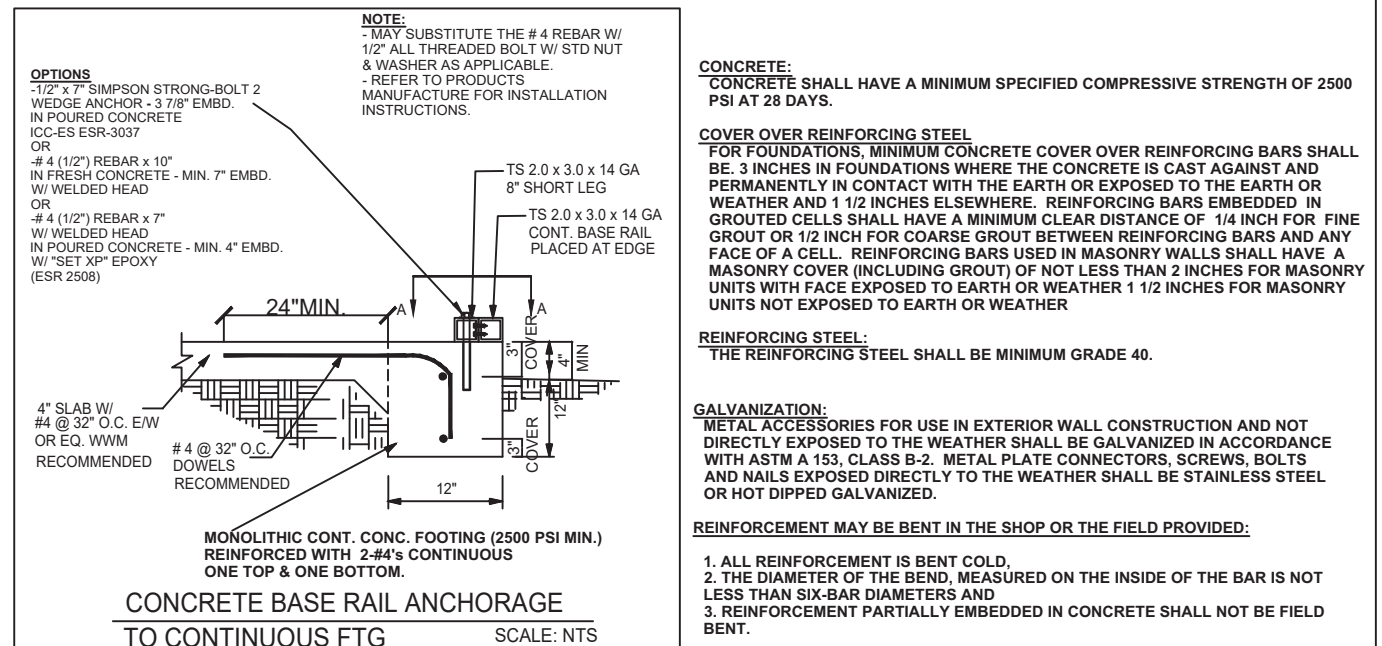
TABLE 1

POST HEIGHT	BOW SPAN	BOW SPACING	BOW SIZE	POST SIZE	CORNER BRACE LOCATION	MIDDLE BRACE	MIDDLE BRACE LOCATION	SNOW	WIND
12'-0"	28'-0"	4'-0"	2.0x3.0 14ga	2.0x3.0 14ga	2.0x3.0 14ga	2.0x3.0 14ga	2.0x3.0 14ga	10'-0"	2'-0"

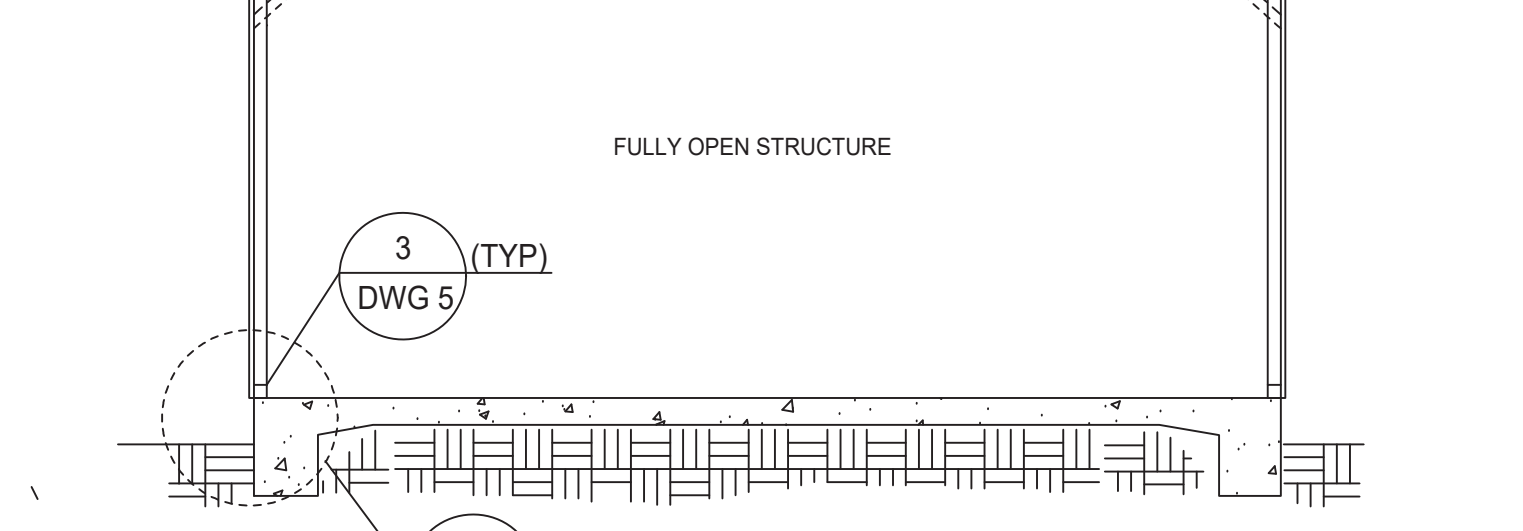
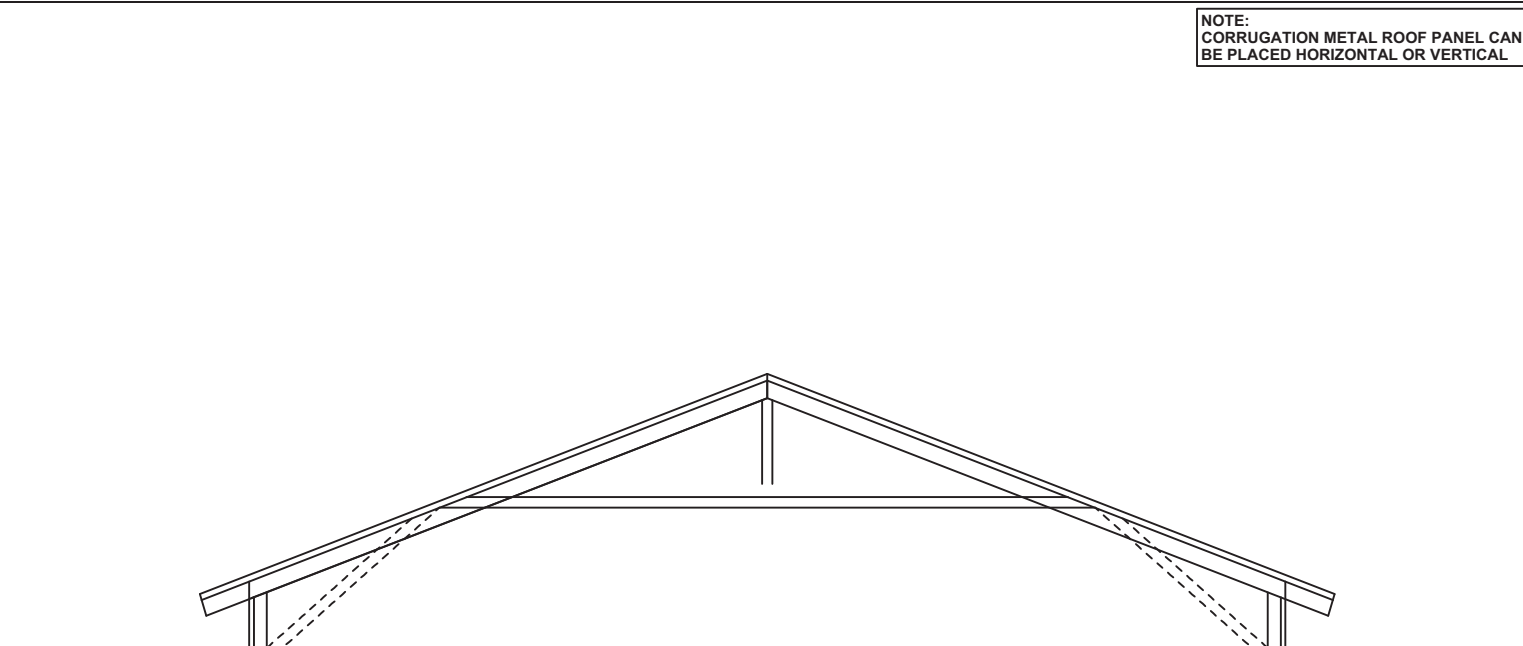
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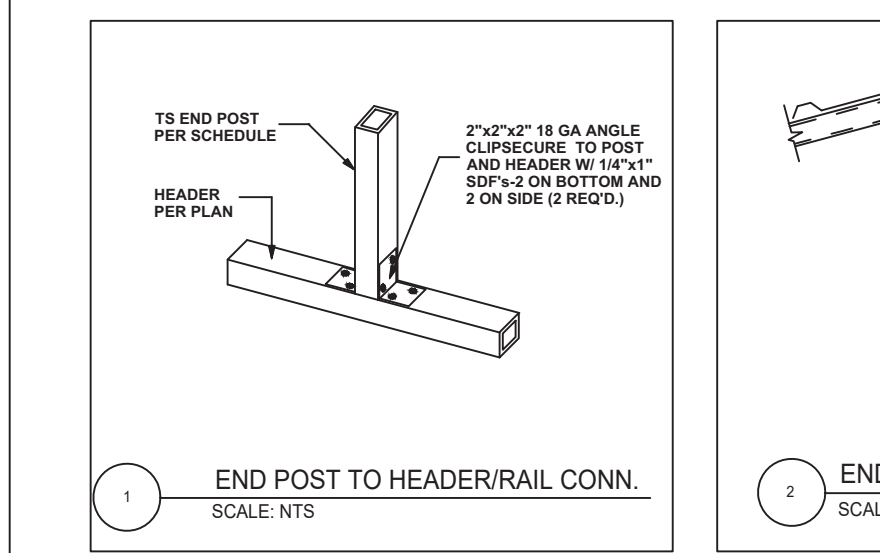
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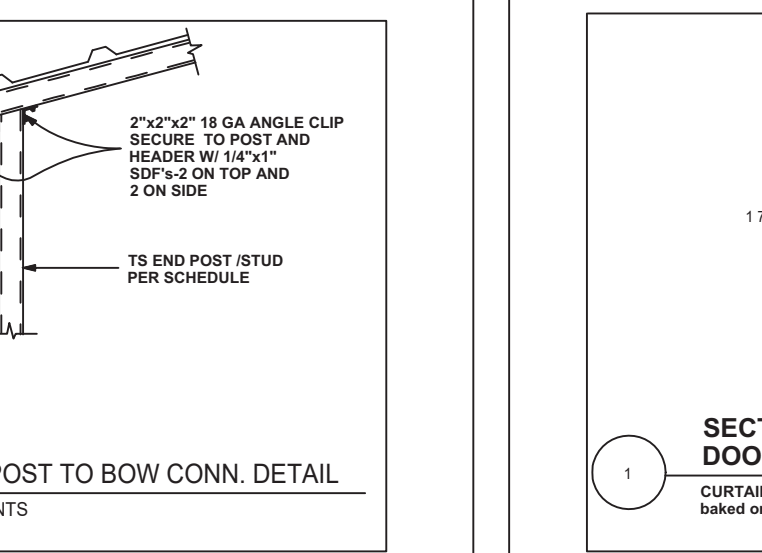
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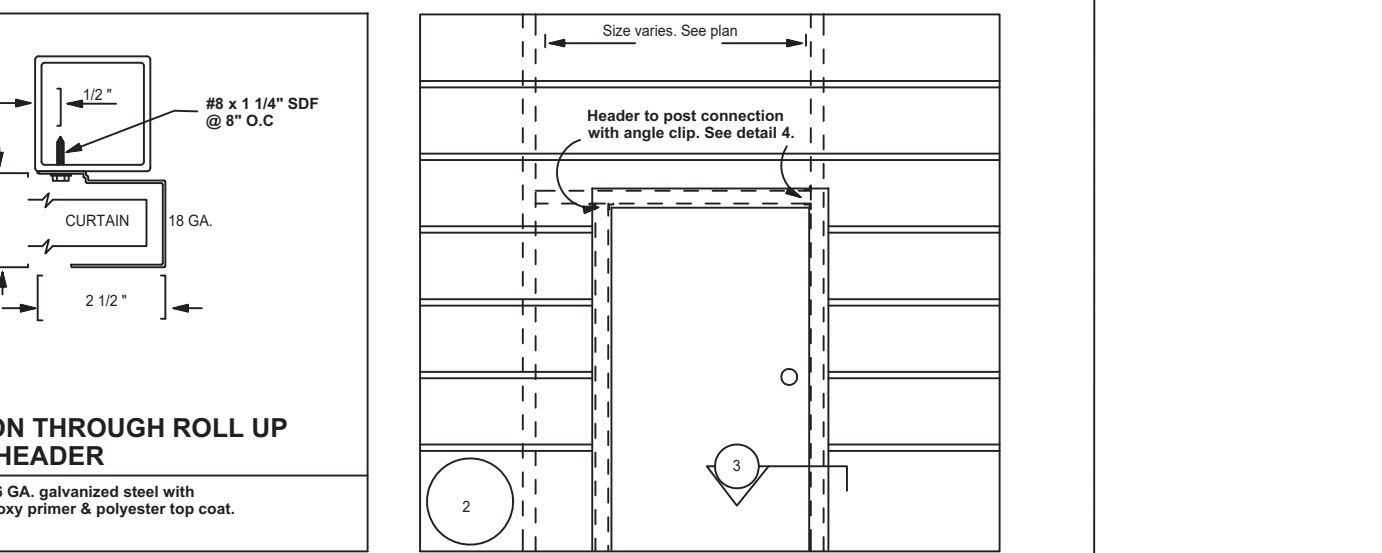
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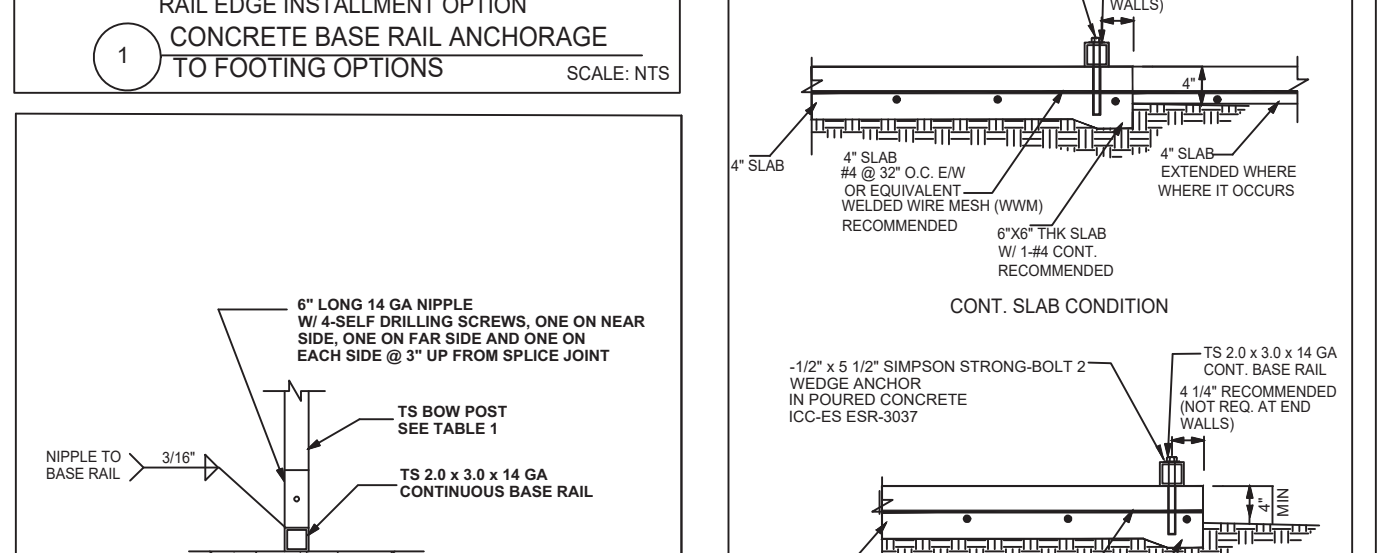
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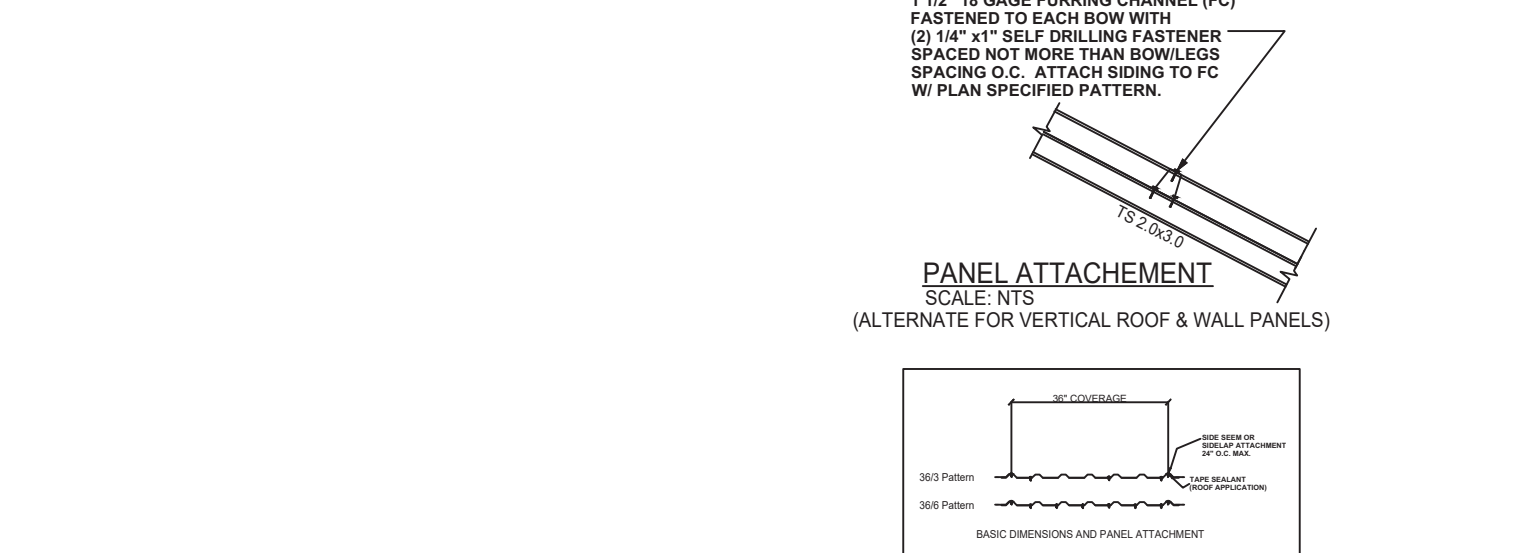
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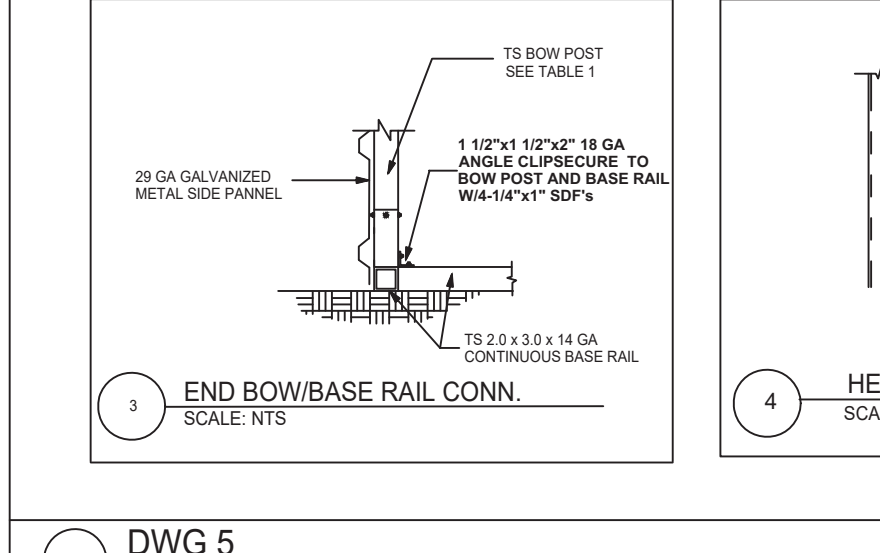
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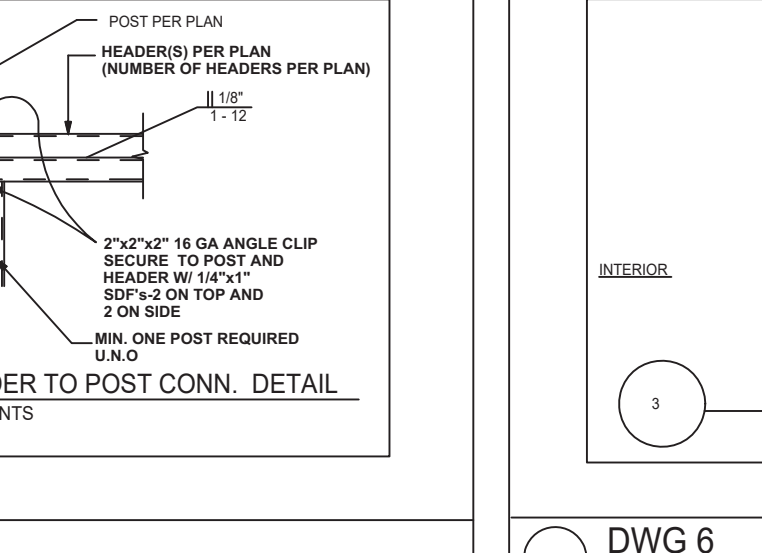
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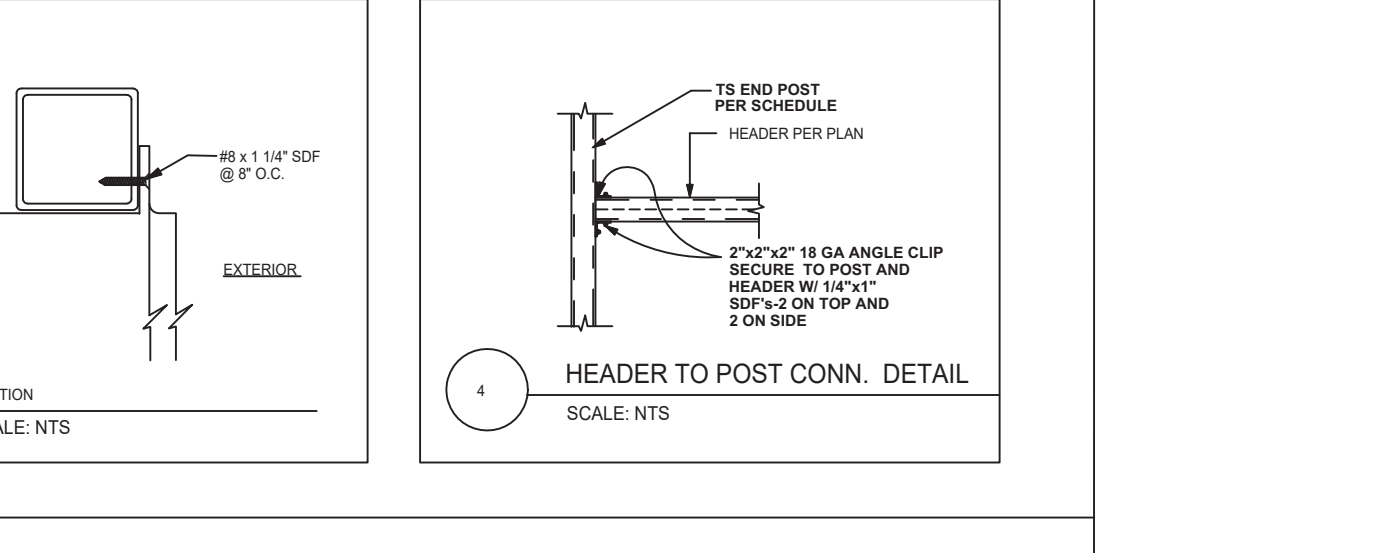
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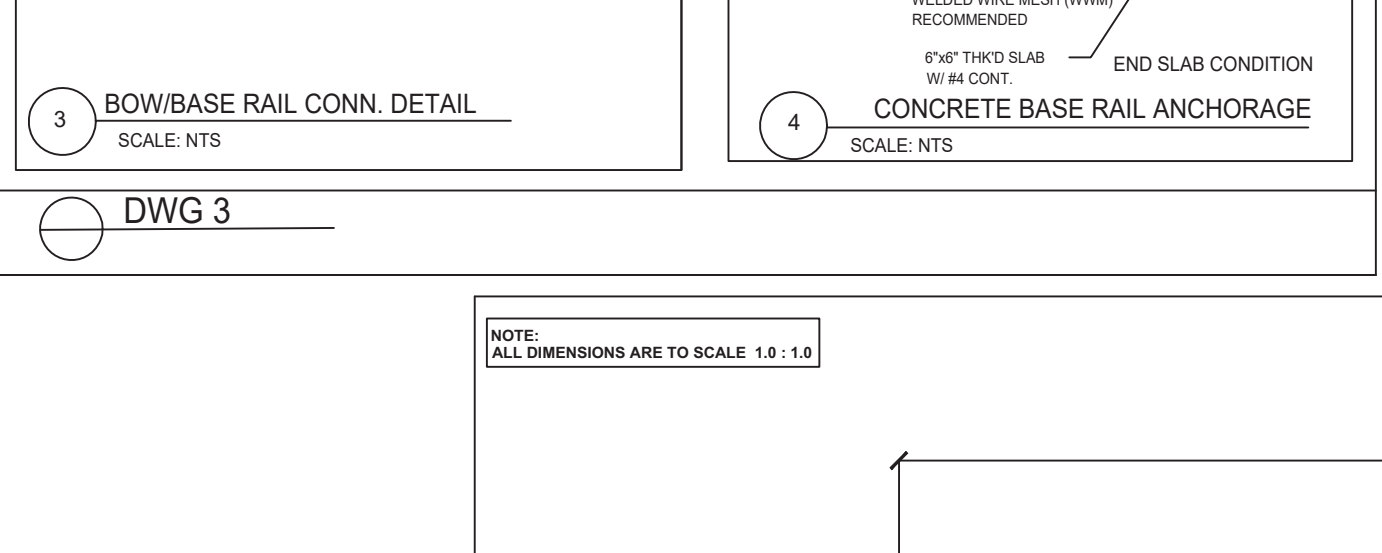
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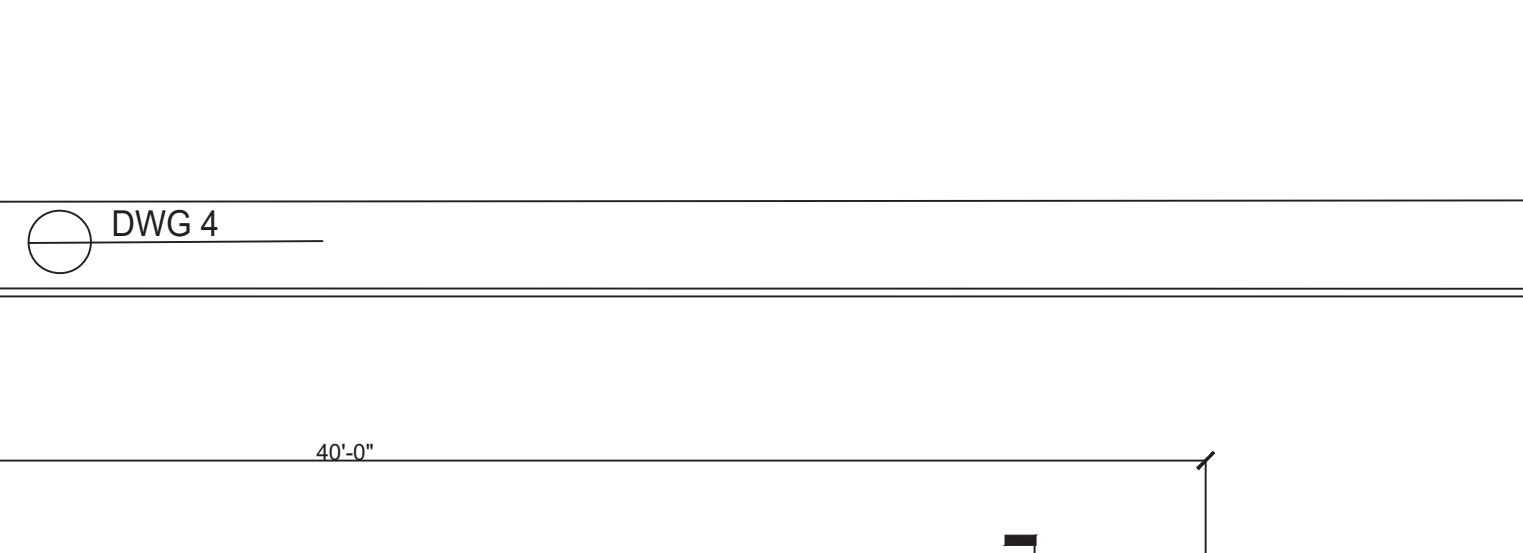
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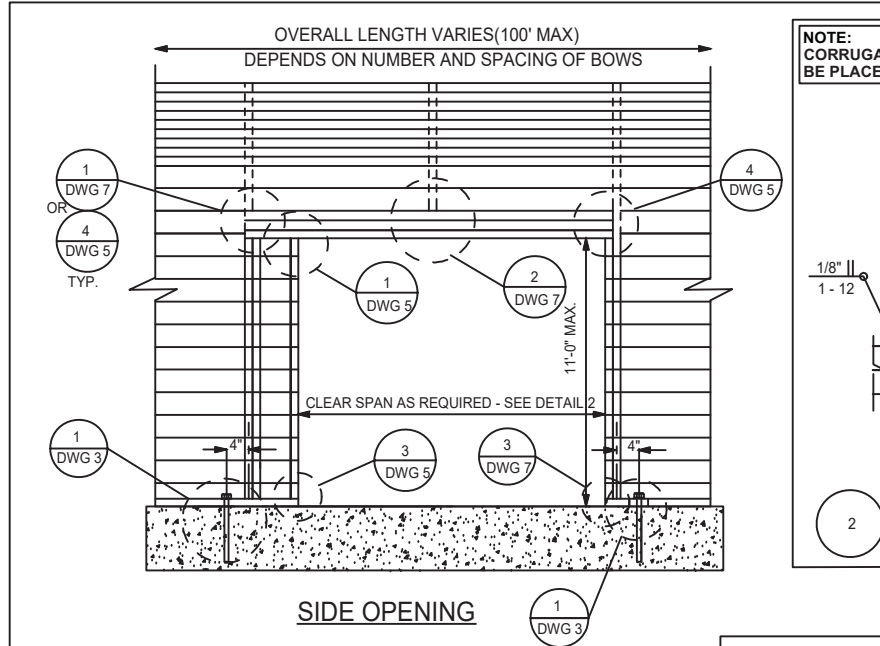
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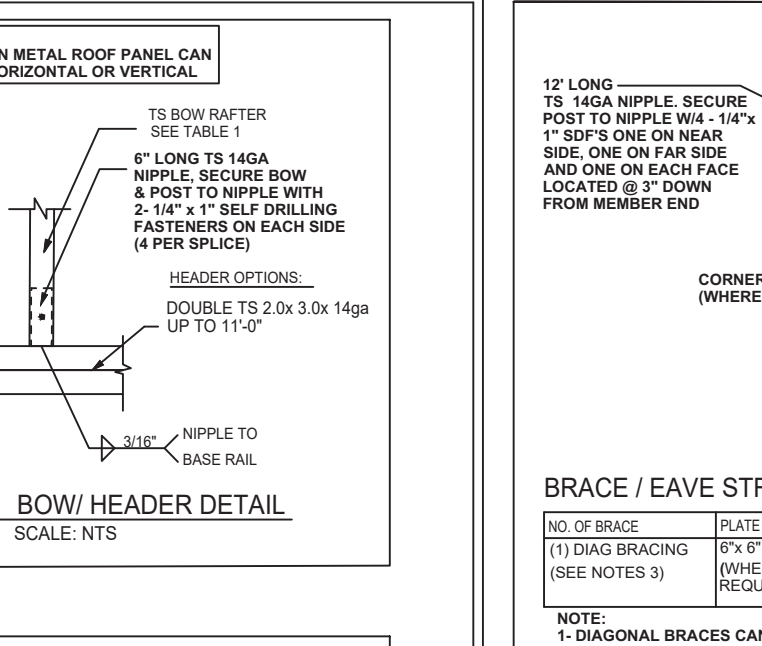
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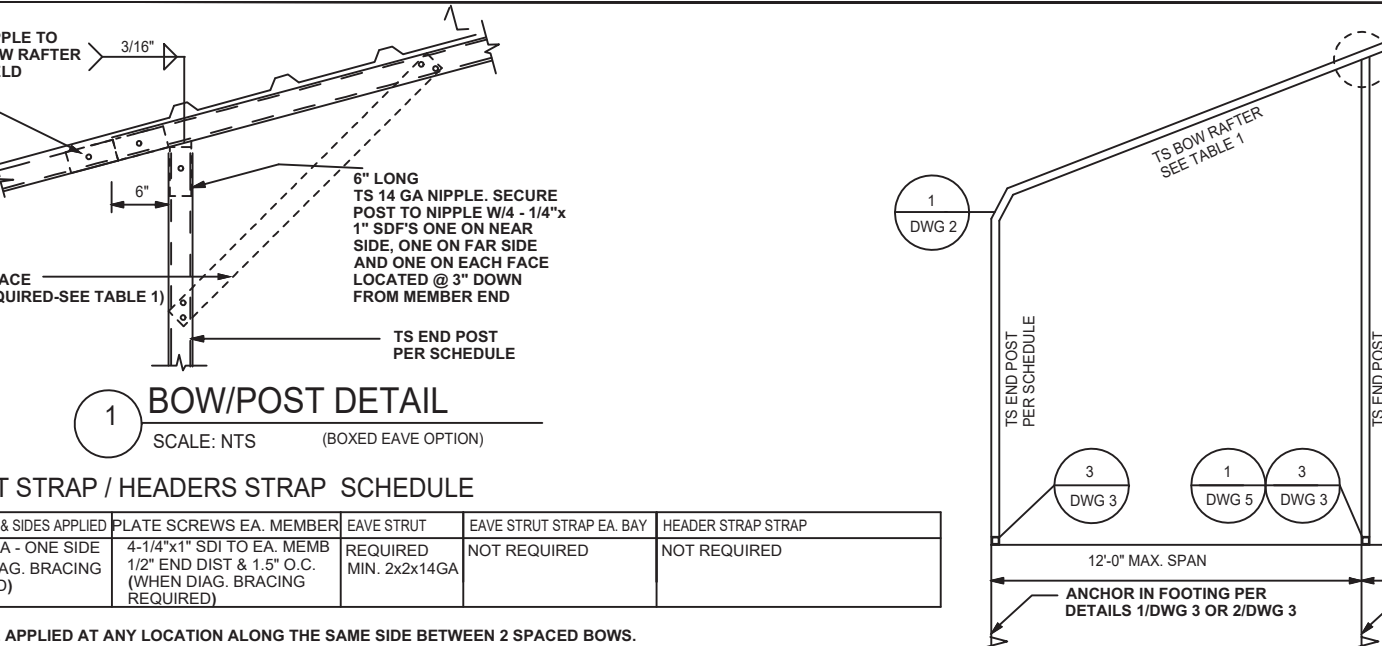
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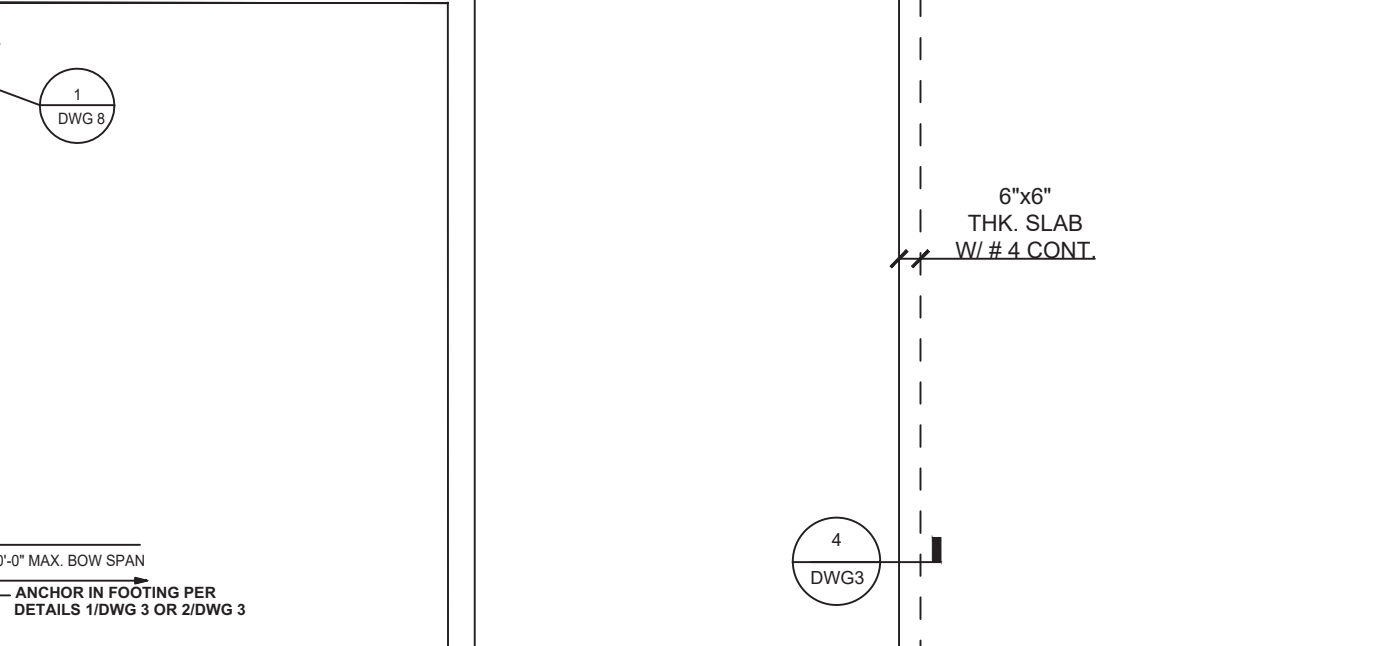
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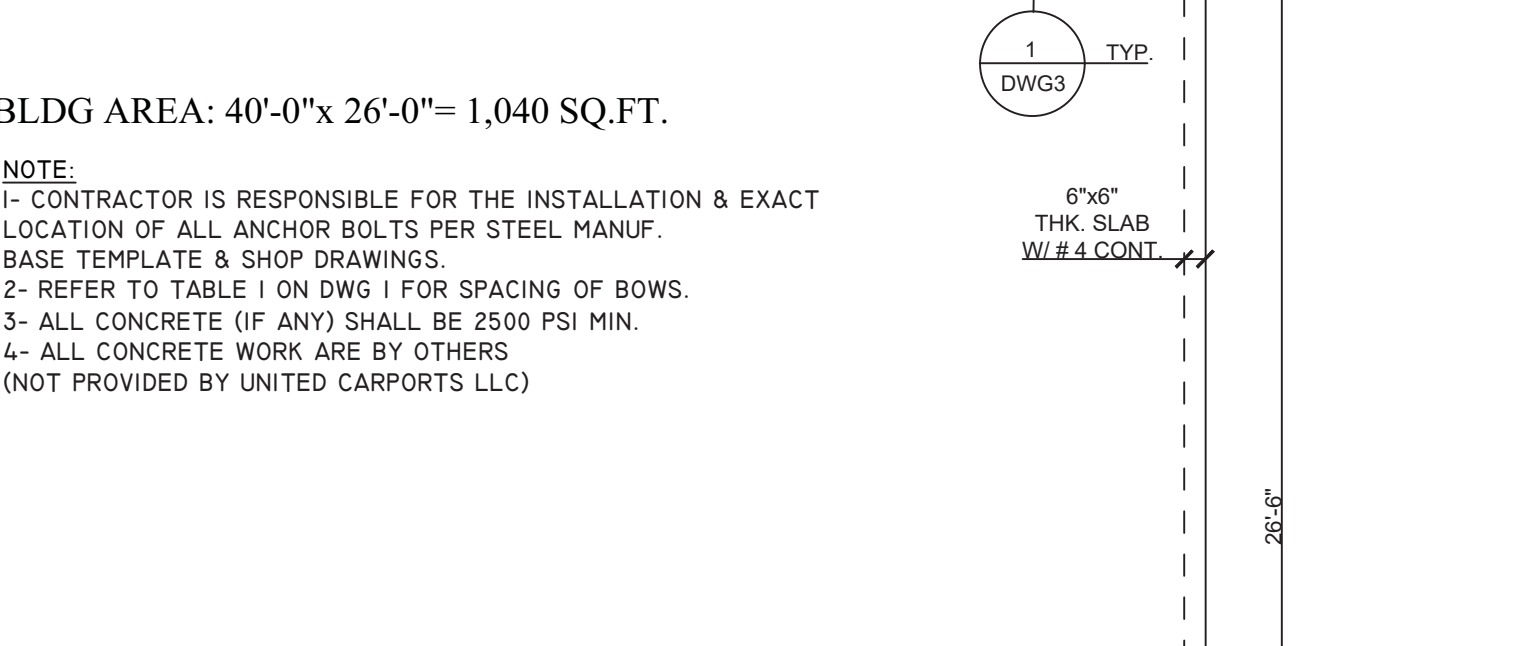
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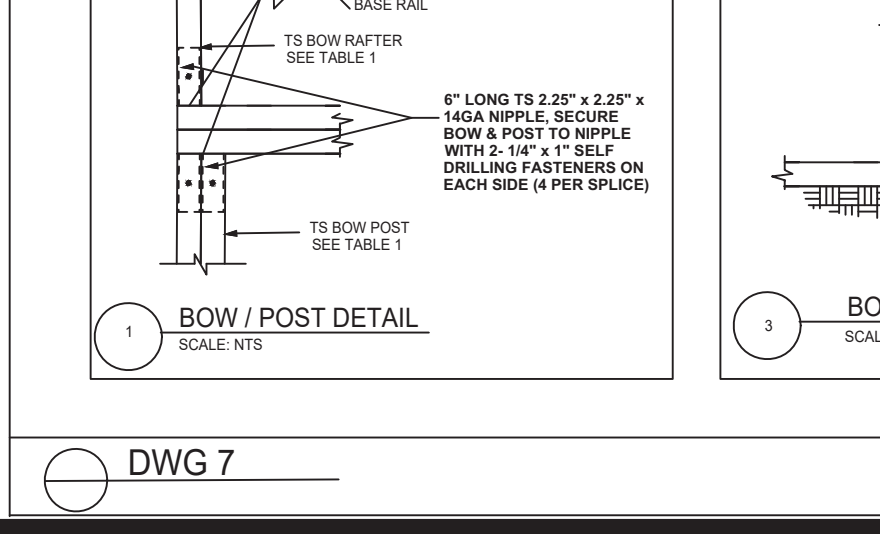
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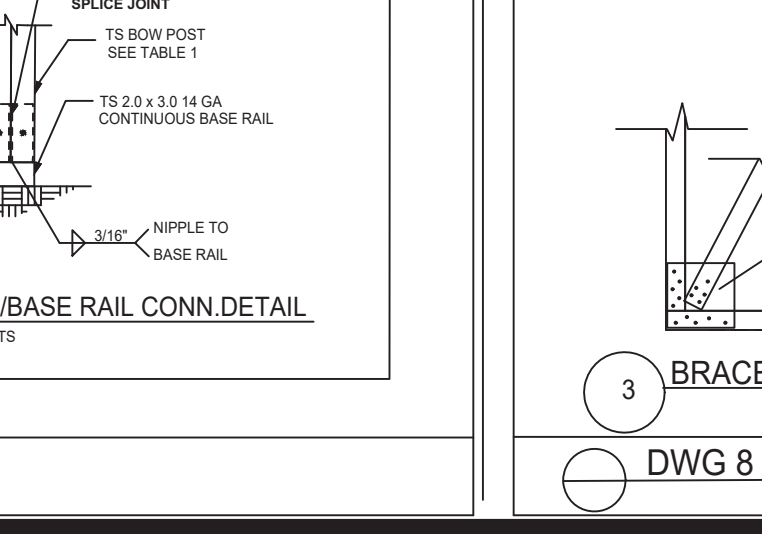
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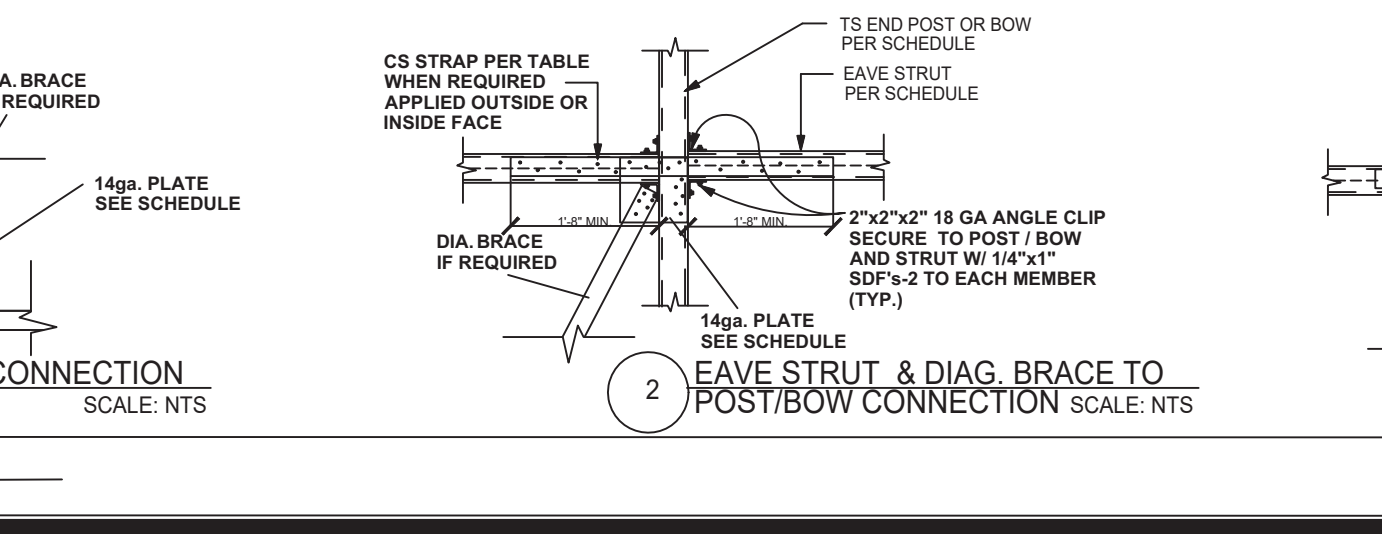
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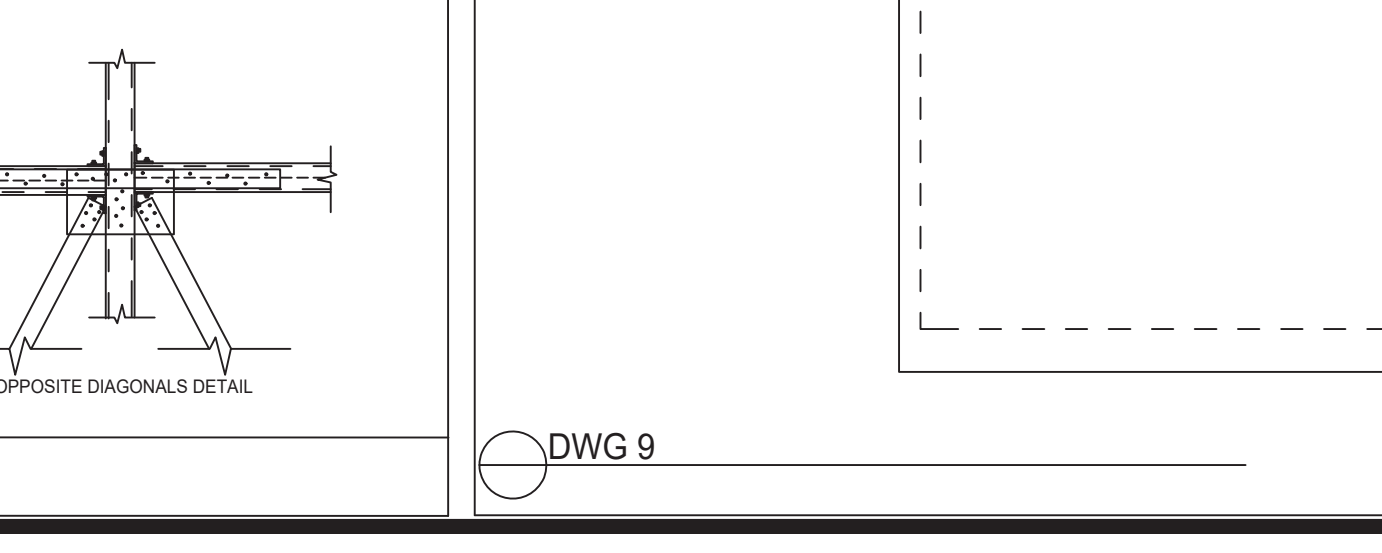
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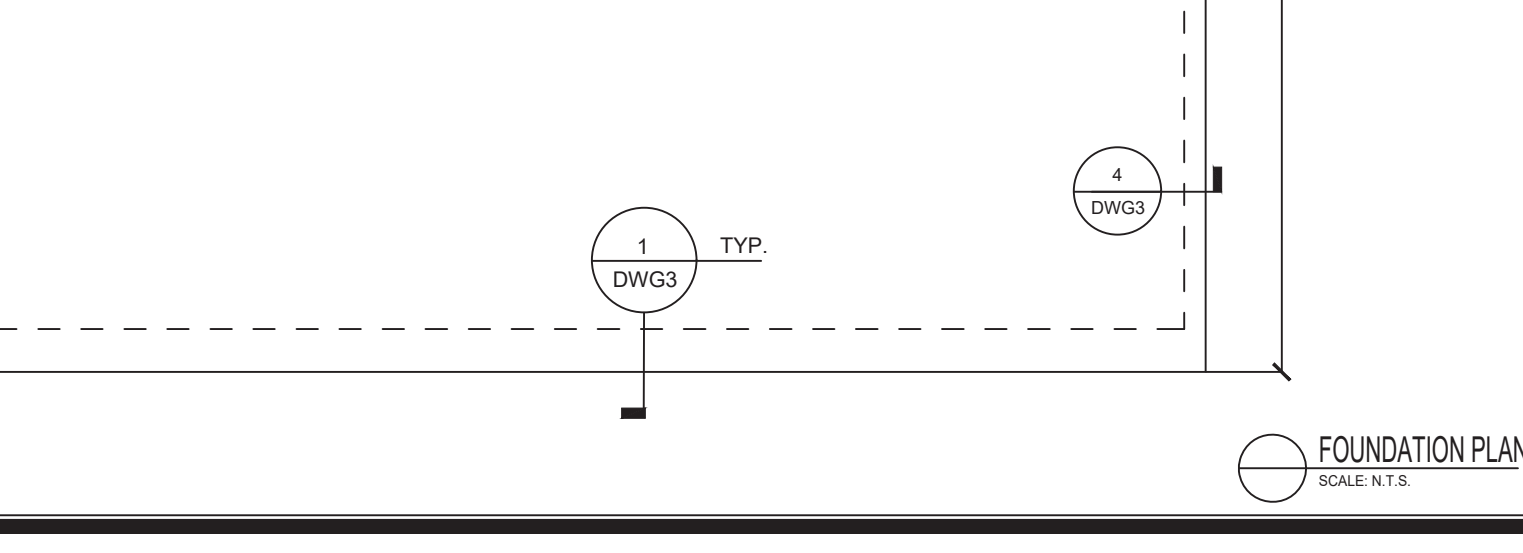
DWG 22



DWG 23



DWG 24



DWG 25

ENGINEER
R.S.
DRAWN BY
R.S.
DATE
06-22-22
REVISIONS:

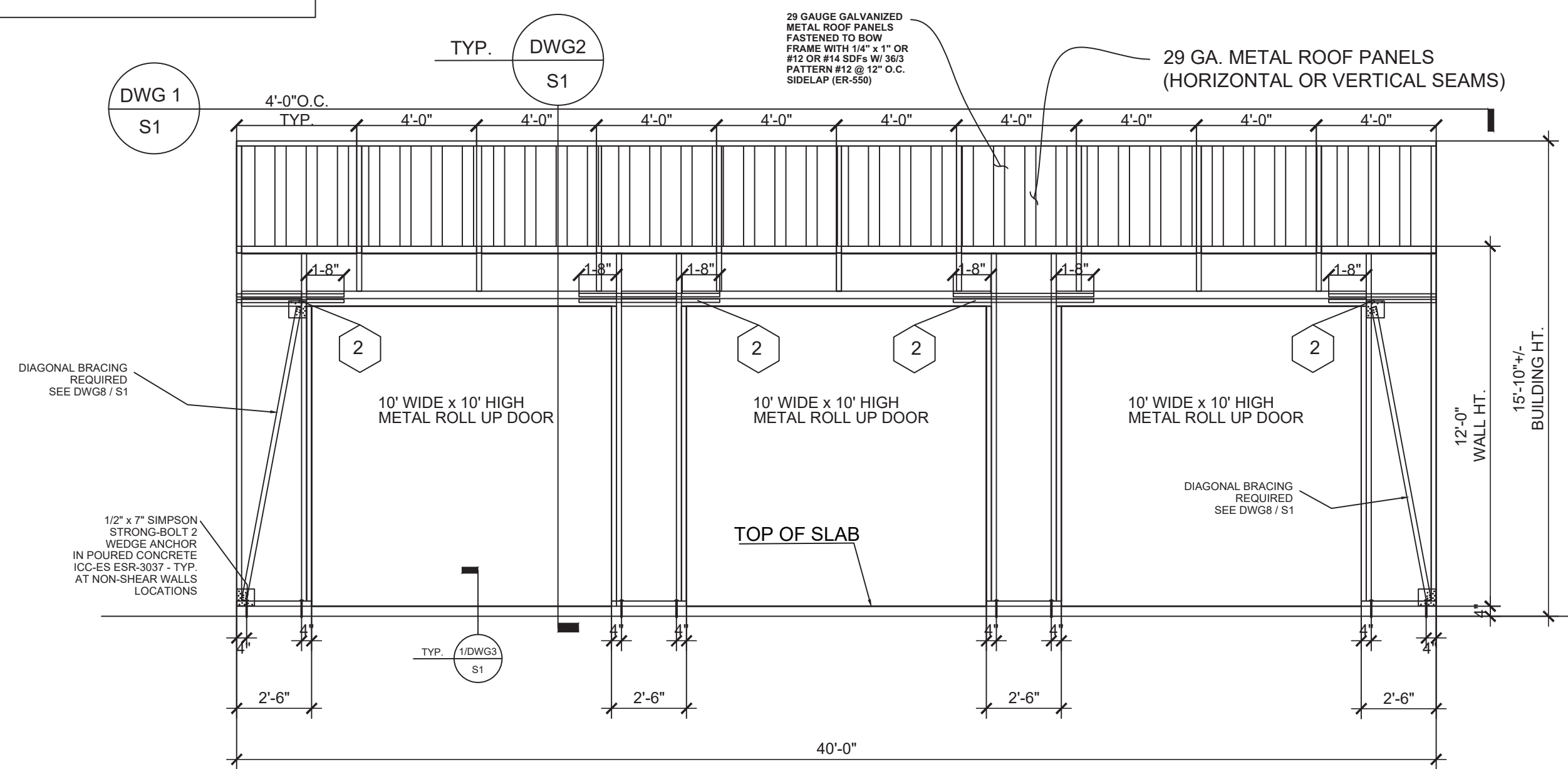
UNITED CARPORTS LLC
ACTENVIRO
12235 LOS NIETOS RD
SANTE FE SPRINGS, CA 90670

SEAL
JUNE 29, 2022

A.S.C. ENGINEERS & ASSOCIATES
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CAD DRAFTING SERVICES
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CLOVIS, CA 93611
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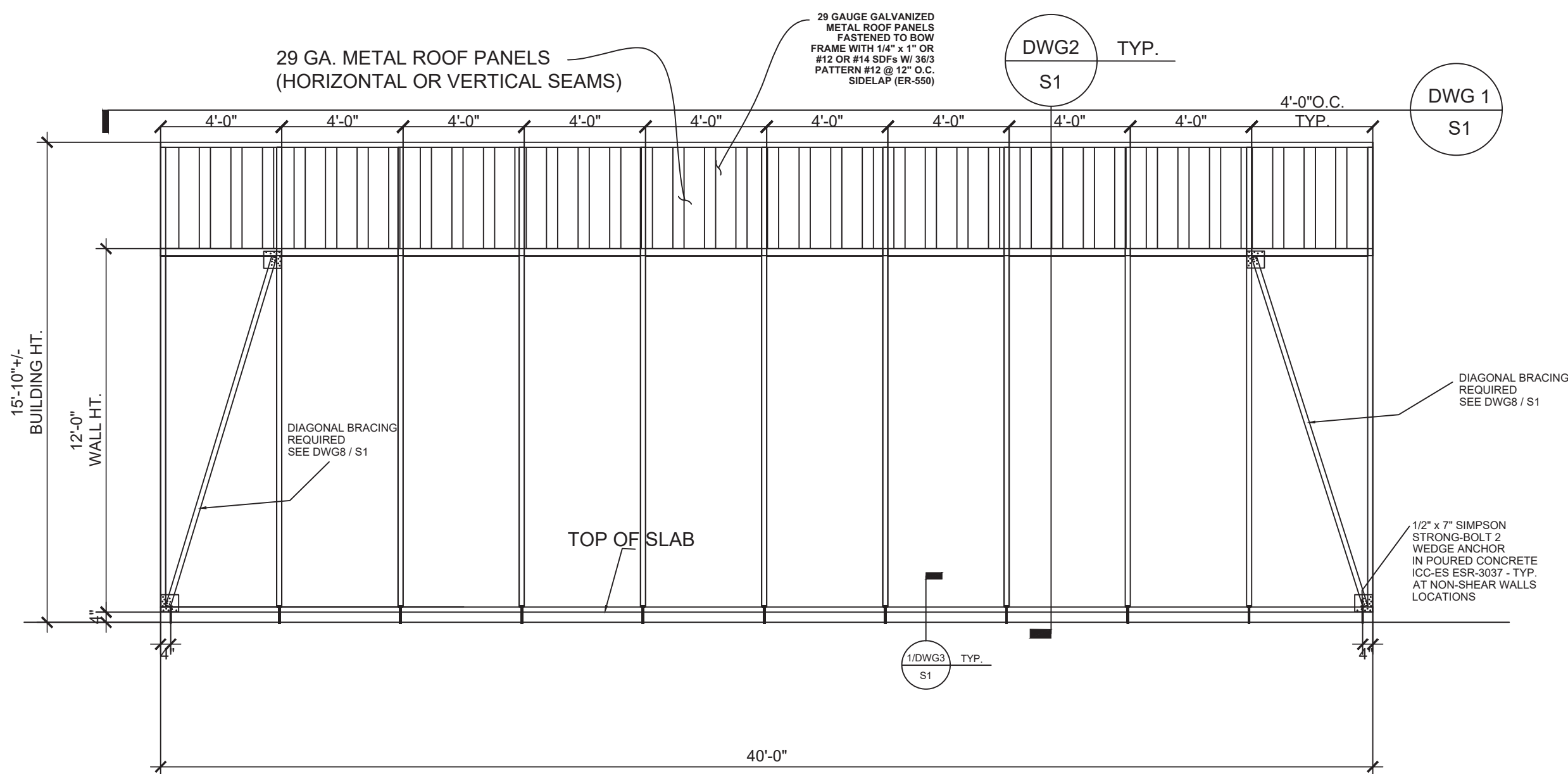
PROJECT NUMBER
5150
SHEET NUMBER
S1

2 DOUBLE SIMPSON CS16 APPLIED O/ SOLID HEADER OR BLK'G AT LOCATIONS SHOWN AS SHOWN. PROVIDE #10 SCREWS PER SIMPSON AT ALL REQUIRED HOLES.



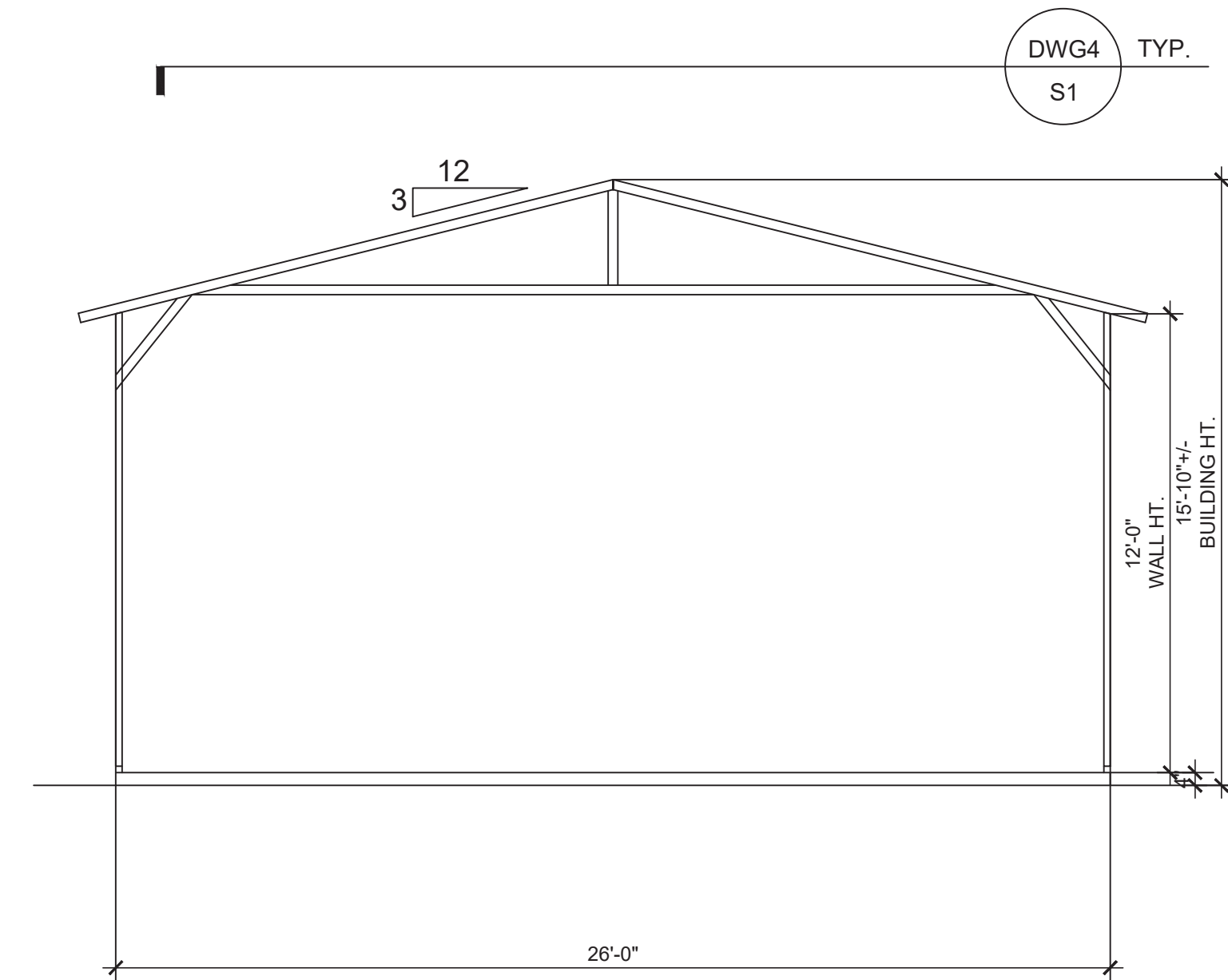
RIGHT ELEVATIONS

SCALE: 1/4" = 1'-0"



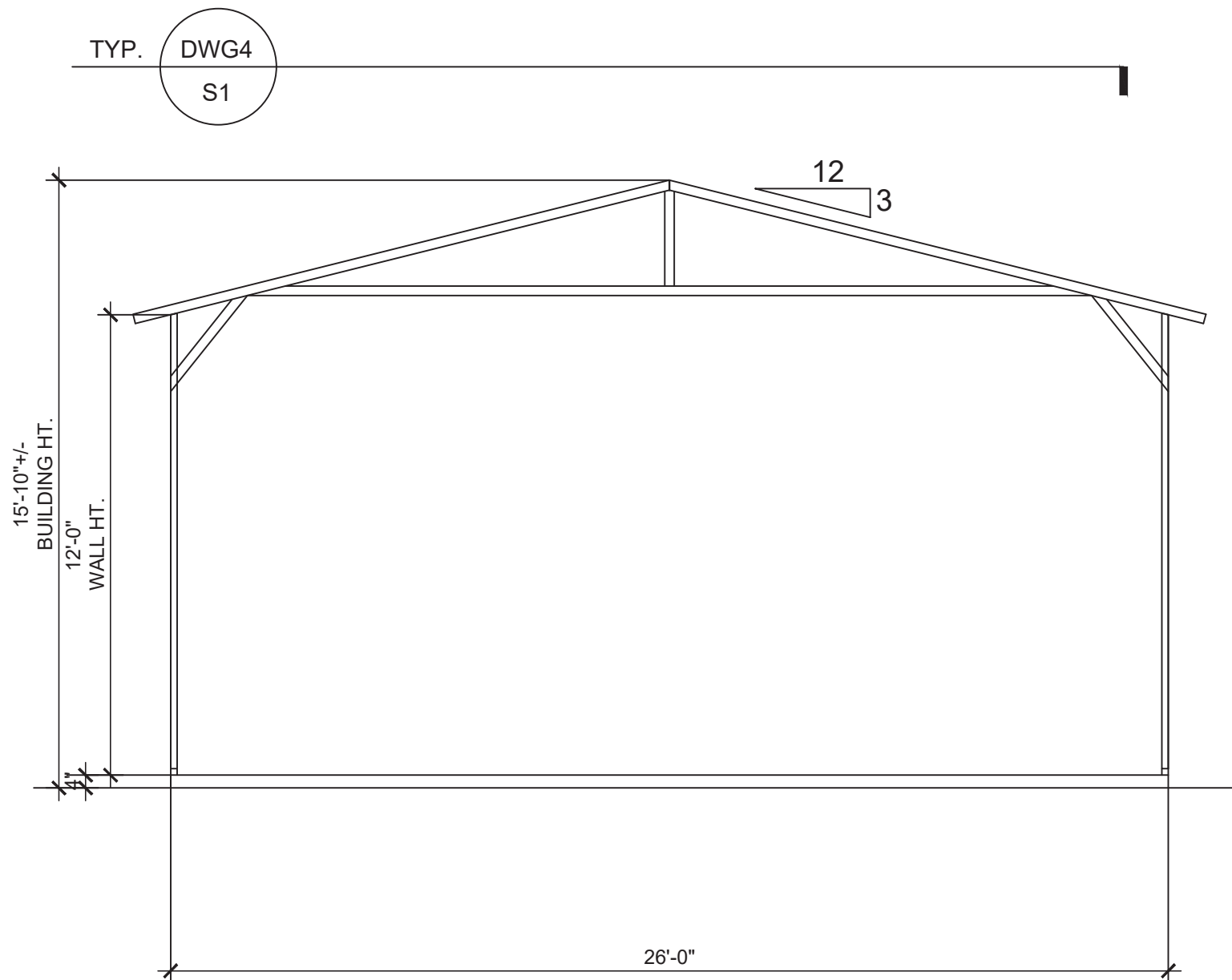
LEFT ELEVATIONS

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



BACK ELEVATION

SCALE: 1/4" = 1'-0"

ENGINEER
R.S.
DRAWN BY
R.S.
DATE
06-22-22
REVISIONS:
02-07-21

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PROJECT NUMBER
5150

SHEET NUMBER
S2

STRUCTURAL STEEL

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AS CONTAINED IN THE "AISC MANUAL OF STEEL CONSTRUCTION" ALL WORK SHALL (AISC), BE IN CONFORMANCE WITH THE TESTING, INSPECTION, QUALIFICATION, AND QUALITY ASSURANCE PROVISIONS AS REQUIRED BY THE BUILDING CODE AND ANY APPLICABLE STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"; AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS"; AWS D1.1 "STRUCTURAL WELDING CODE - STEEL"; AWS D1.8 "STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT"; AND RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". CONFORMANCE TO SUPPLEMENTS TO THESE STANDARDS, IF PUBLISHED ON OR BEFORE THE DATE OF PERMIT ISSUANCE, IS ALSO REQUIRED. ALTHOUGH THESE CONTRACT DOCUMENTS INCLUDE GENERAL REFERENCES TO CODES AND STANDARDS, AND REFERENCES TO OR INCLUSIONS OF SPECIFIED PROVISIONS, OMISSIONS OF ANY APPLICABLE CODE, STANDARD, OR PROVISION DOES NOT RELIEVE THE GENERAL CONTRACTOR FROM COMPLIANCE TO THE APPLICABLE REQUIREMENTS. COORDINATION OF QUALITY CONTROL AND QUALITY ASSURANCE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SHAPE	MATERIAL/GRADE
WIDE FLANGE & TEES	ASTM A992
PLATES, ANGLES, CHANNELS, THREADED RODS (UNO)	ASTM A36
HIGH-STRENGTH PLATE	ASTM A572, GRADE 50
SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE C (Fy = 50 KSI) OR ASTM A1085
ROUND HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE C (Fy = 46 KSI) OR ASTM A1085
PIPES	ASTM A53 TYPE E OR S, GRADE B (Fy = 35 KSI)
MACHINE BOLTS (MB)	ASTM A307
WELDED HEADED STUDS	ASTM A108
THREADED RODS FOR ANCHOR BOLTS	ASTM F1554, GRADE 55

- a. EXCEPT AS OTHERWISE NOTED, ALL BOLTS SHALL BE HIGH-STRENGTH BOLTS.
- b. WHERE WELDING TO GRADE 55 THREADED ANCHOR RODS IS REQUIRED, USE ASTM F1554 GRADE 55 WITH SUPPLEMENT S1.
2. ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION" AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY EOR PRIOR TO FABRICATION.
3. ALL WELDED HEADED STUDS, THREADED STUDS, AND DEFORMED BARS SHALL BE NELSON, OR EQUIVALENT, AND WELDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY CERTIFIED WELDERS SO AS TO FULLY DEVELOP THE TENSILE CAPACITY OF THE CONNECTOR.
4. BOLTS WITH UPSET THREADS ARE NOT ALLOWED. USE THE APPROPRIATE NUT AND WASHER TYPE FOR THE SPECIFIED BOLT.
5. ALL STEEL FABRICATION SHALL BE PERFORMED BY A LICENSED FABRICATOR.
6. BEAMS NOT SPECIFIED WITH CAMBER SHALL HAVE MILL CAMBER PLACED IN UPWARD POSITION.
7. ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNLESS A WEATHERPROOF COATING IS SPECIFIED BY THE ARCHITECT. UNO, STAINLESS AND WEATHERING STEELS, WHERE SPECIFIED, ARE EXEMPT FROM THIS REQUIREMENT. GALVANIZED SURFACES SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE REPAIRED AS NECESSARY. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.
8. SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES, WELDED STUDS OR OTHER ITEMS NOT SHOWN IN THESE DRAWINGS.
9. WHERE STEEL IS EMBEDDED IN CONCRETE OR MASONRY, PROVIDE HOLES AS REQUIRED FOR PASSAGE OF CONTINUOUS REINFORCING BARS WHERE INDICATED ON DRAWINGS.
10. DO NOT CUT HOLES IN STRUCTURAL STEEL WITHOUT APPROVAL OF THE EOR.
11. PLACE NON-SHRINK OR DRYPACK GROUT UNDER ALL BASEPLATES AND ALLOW TO CURE UNTIL SPECIFIED STRENGTH IS REACHED BEFORE APPLYING LOADS.

STRUCTURAL CONCRETE

1. CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318 AND ACI 301 AND PROJECT SPECIFICATIONS.
2. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE DOES NOT EXCEED SIX FEET. A SUFFICIENT NUMBER OF CHUTES OR TRUNKS SHALL BE USED TO ENSURE THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
3. CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED IN THE MORTAR MATRIX. LOCATIONS OF CONSTRUCTION JOINTS NOT SHOWN ON THESE PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO PLACING ANY CONCRETE.
4. STRUCTURAL CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	MIN 28-DAY COMP STRENGTH	CONC TYPE	MAX AGGREGATE SIZE	MAX W/C RATIO
FOUNDATION	3000 PSI	NWC	1 1/2"	0.55
INTERIOR SLAB ON GRADE NOT EXPOSED TO WEATHER OR RECEIVING FLOORING FINISH	4000 PSI	NWC	1"	0.50
FILL OVER METAL DECK	3000 PSI	LWC	1"	0.50
ALL OTHER STRUCTURAL CONCRETE NOT NOTED ABOVE	3000 PSI	NWC	1"	0.50

- a. MAXIMUM AIR DRY UNIT WEIGHT OF LIGHTWEIGHT CONCRETE SHALL NOT EXCEED 115 PCF, UNLESS APPROVED BY EOR.
- b. WHEN THE USE OF PLASTICIZER (ASTM C1017, TYPE I OR II) OR WATER REDUCER (ASTM C494, TYPE F OR G) IS USED, MAXIMUM SLUMP SHALL BE 4" PRIOR TO ADMIXTURE AND 8" INCLUDING ADMIXTURE AT THE POINT OF DELIVERY. IN THE ABSENCE OF PLASTICIZER AND WATER REDUCER, SLUMP AT THE POINT OF DELIVERY SHALL NOT EXCEED 4".
- c. W/C RATIO INDICATES WATER TO CEMENTITIOUS MATERIALS RATIO.
- d. FOR INTERIOR SLABS ON GRADE AND ALL OTHER SLABS RECEIVING ADHERED FLOORING FINISHES (I.E., GLUED, ETC.), THE MAXIMUM W/C RATIO SHALL NOT EXCEED 0.46. CURING COMPOUNDS USED ON CONCRETE THAT IS TO RECEIVE FINISHES SHALL BE COMPATIBLE WITH TILE AND ADHESIVES OR GROUTS IN ACCORDANCE WITH MANUFACTURER'S DATA AND SHALL BE USED PRIOR TO FINISHES.
- e. SLABS ON GRADE, TOPPING SLABS, AND ELEVATED CONCRETE FLOORS SHALL HAVE A MAXIMUM SHRINKAGE RATE OF 0.04% AT 28 DAYS PER ASTM C157 (CURING TEST SPECIMENS TO BE CONSISTENT WITH FIELD CONDITIONS), OR USING EMBEDDED VIBRATING WIRE STRAIN GAUGES. RESULTS OF TESTING SHALL BE SUBMITTED TO SEE ACI 318 FOR ADDITIONAL REQUIREMENTS REGARDING MAXIMUM AGGREGATE SIZE. AGGREGATE GRADATION OF 3/8" MAXIMUM (PEA GRAVEL) SHALL NOT BE USED WHERE FINISHED CONCRETE SURFACE IS EXPOSED TO VIEW.
5. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE AND SPECIFICATIONS. ALL CONCRETE MIXES SHALL BE DESIGNED PER ACI 318 BY A RECOGNIZED TESTING LAB STAMPED AND SIGNED BY A LICENSED CALIFORNIA CIVIL ENGINEER AND SUBMITTED TO THE EOR FOR REVIEW PRIOR TO CONCRETE PLACEMENT. STRUCTURAL CONCRETE MIXES SHALL CONSIST OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE MINIMUM UNO.
6. AGGREGATES IN NORMALWEIGHT CONCRETE SHALL CONFORM TO ASTM C33 (HARDROCK), AGGREGATES IN LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C330.
7. COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE EOR.
8. PORTLAND CEMENT SHALL BE TYPE II AND SHALL CONFORM TO ASTM C150, LOW ALKALI. MILL TESTS WITH CERTIFICATES OF COMPLIANCE SHALL BE SUBMITTED.
9. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% TOTAL CEMENTITIOUS MATERIALS BY WEIGHT IF THE MIX DESIGN IS PROPORTIONED BY FIELD EXPERIENCE OR TRIAL MIXTURES.
10. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C94.
11. LEAN CONCRETE, WHERE SPECIFICALLY INDICATED, SHALL CONTAIN 2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
12. DRYPACK OR NONSHRINK GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI, AND CONSIST OF MASTERFLOW 713, EUCON NS GROUT, Sika GROUT 212, OR APPROVED EQUAL. FOR THICK GROUT LAYERS FOLLOW MANUFACTURER'S GUIDELINES TO ATTAIN THE REQUIRED STRENGTH, WHICH MAY INCLUDE THE ADDITION OF FEA GRAVEL. FOR BASE PLATES LARGER THAN 6 SQUARE FEET, USE HI-FLOW GROUT OR MASTERFLOW 928.
13. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES.
14. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.
15. PRIOR TO ERECTING ANY ELEMENTS THAT LOAD THE FOUNDATION, CONCRETE MUST REACH AN UNCONFINED COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM AS DETERMINED BY TESTING OR PREVIOUSLY DOCUMENTED DATA FOR THE MIX DESIGN USED UNDER SIMILAR CONDITIONS, AND MUST CURE FOR A MINIMUM OF 3 DAYS.
16. MAINTAIN CONCRETE ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT UNLESS OTHERWISE ACCEPTED BY EOR.
17. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS, WALL OFFSETS, CHAMFERS, KERFS, DRIPS AND FOR EXTENT OF DEPRESSIONS, RAMPS, ETC.
18. PROVIDE SLEEVES FOR ALL PIPES THROUGH CONCRETE WALLS AND FOOTINGS SHOWN ON THESE DRAWINGS. CORING IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE EOR.
19. EXPOSED CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER OR 1/2" RADIUS TOOLED EDGE, UNO.
20. BEAM LONGITUDINAL BARS SHALL BE ON INSIDE FACE OF COLUMN VERTICAL BARS.

STATEMENT OF SPECIAL INSPECTIONS

1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
2. AT A MINIMUM, ALL SPECIAL INSPECTIONS REQUIRED BY THE BUILDING CODE SHALL BE PROVIDED.
3. SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVED FABRICATORS MUST SUBMIT A CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATIONS SUCH AS STRUCTURAL STEEL, PRECAST CONCRETE, GLUED LAMINATED TIMBER, ETC.
4. ALL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT SPECIAL INSPECTORS. JOB SITE VISITS BY THE STRUCTURAL ENGINEER OR BUILDING OFFICIAL DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS BY A SPECIAL INSPECTOR.
5. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND EOR. THE FINAL REPORTS BY THE SPECIAL INSPECTOR(S) MUST CERTIFY THAT THE STRUCTURAL SYSTEM COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.
6. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THESE INSPECTIONS ARE PERFORMED.
7. WORK REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED BY THE SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS PERFORMED AND AT THE COMPLETION OF WORK. CONTINUOUS (CONT.) INSPECTION CONSISTS OF FULL-TIME INSPECTION; PERIODIC INSPECTION CONSISTS OF PART-TIME OR INTERMITTENT INSPECTION.
8. THE FOLLOWING SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS BY THE BUILDING OFFICIAL. THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE.

SOILS SUPPORTING FOUNDATIONS

- PERIODIC: VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY
- PERIODIC: VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL
- PERIODIC: PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS
- CONT: VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILLS
- PERIODIC: PRIOR TO PLACEMENT OF CONTROLLED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY
- STRUCTURAL CONCRETE**
- PERIODIC: INSPECTION OF REINFORCING STEEL AND PLACEMENT
- CONT: INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE
- PERIODIC: VERIFY USE OF REQUIRED DESIGN MIX
- CONT: SAMPLING FRESH CONCRETE AND PERFORMING SLUMP AND AIR CONTENT TESTS, AND DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS
- CONT: INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES
- PERIODIC: INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUE
- PERIODIC: INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED
- PERIODIC: POST-INSTALLED AND ADHESIVE ANCHORS
- STRUCTURAL STEEL**
- PERIODIC: HIGH-STRENGTH BOLTS, NUTS, AND WASHERS IDENTIFICATION MARKINGS TO CONFORM TO SPECIFIED ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS
- PERIODIC: HIGH-STRENGTH BOLT BEARING-TYPE CONNECTIONS
- CONT: SLIP-CRITICAL CONNECTIONS USING TURN-OF-NUT METHOD WITH MATCHMARKING, DIRECT TENSION INDICATOR METHOD, OR TWIST OFF BOLTS
- PERIODIC: STRUCTURAL STEEL IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS
- PERIODIC: STRUCTURAL STEEL MANUFACTURER'S CERTIFIED MILL TEST REPORTS
- WELDING**
- CONT: COMPLETE AND PARTIAL PENETRATION GROOVE WELDS
- PERIODIC: FILLET WELDS > 5/16" AND MULTIPASS FILLET WELDS
- CONT: FILLET WELDS < 5/16"

EXISTING CONDITIONS

1. SEE "AS BUILT" DRAWINGS FOR EXISTING BUILDING ITEMS NOT SHOWN OR NOTED.
2. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING PRODUCTION AND FABRICATION OF STRUCTURAL ELEMENTS.
3. WHERE EXISTING CONDITIONS VARY FROM THOSE SHOWN ON THESE DRAWINGS, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUED CONSTRUCTION RELATED TO SUBJECT CONDITIONS.
4. SHORE ALL EXISTING CONSTRUCTION AS REQUIRED, INCLUDING WHERE WELDING TO EXISTING STEEL FRAMING. SHORING DESIGN IS BY OTHERS.
5. ALL EXISTING CONCRETE SURFACES TO BE IN CONTACT WITH NEW CONCRETE SHALL BE CLEANED AND ROUGHENED TO 1/4" MINIMUM AMPLITUDE. USE THIRD PARTY EVALUATION APPROVED BONDING AGENT ON EXISTING CONCRETE PRIOR TO PLACING NEW CONCRETE.
6. VERIFY LOCATION OF EXISTING REBAR BEFORE FABRICATION USING NON-DESTRUCTIVE TESTING.
7. THE GENERAL CONTRACTOR SHALL COORDINATE THE WEIGHT AND SPECIFIC LOCATION OF ALL EQUIPMENT WITH THE STRUCTURAL FRAMING. IF THE EQUIPMENT DEVIATES IN WEIGHT OR LOCATION FROM THOSE INDICATED IN THE DRAWINGS, THE STRUCTURAL ENGINEER'S APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION OF THE UNITS.
8. ALL EXISTING WOOD FRAMING MEMBERS SUPPORTING NEW MECHANICAL UNITS SHALL BE INSPECTED FOR DAMAGE AND DETERIORATION PRIOR TO INSTALLATION OF THE UNITS. NOTIFY THE STRUCTURAL ENGINEER IF DAMAGE OR DETERIORATION IS DISCOVERED.

FOUNDATIONS AND SLABS ON GRADE

1. AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE SANDY CLAY, AND PER TABLE 1806.2 OF THE 2019 CBC. THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1,500 PSF FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
2. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS, OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
3. FOOTING SHALL EXTEND A MINIMUM DEPTH OF 1'-6" BELOW FINISHED GRADE AND SHALL BEAR ENTIRELY ON PROPERLY COMPACTED SOILS OR NATIVE SOILS.
4. ANCHOR BOLTS, DOWELS AND HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS, UNO.
6. ALL TRENCHES SHALL COMPLY WITH APPLICABLE OSHA REQUIREMENTS. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER. FLOODING IS NOT PERMITTED.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.
8. THE DESIGN OF ALL RETAINING WALLS AND SUBTERRANEAN BUILDING WALLS INDICATED ON THESE DRAWINGS IS BASED ON DRAINED SOILS.
9. CONSTRUCTION JOINTS (CJ) AND SAWCUT (SC) JOINTS IN SLABS SHALL OCCUR WHERE SPECIFIED IN CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL SUBMIT SLAB JOINT LAYOUT TO EOR FOR REVIEW PRIOR TO PLACING CONCRETE. CJS SHALL HAVE FORMED POUR STOPS. CONSTRUCTION JOINTS IN WALLS AND FOOTINGS NEED NOT OCCUR AT THE SAME LOCATION, UNO.
10. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN IN THE STRUCTURAL DRAWINGS.
11. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
12. THE SLAB ON GRADE IS NOT DESIGNED TO SUPPORT TRAFFIC FROM CRANES OR OTHER HEAVY CONSTRUCTION VEHICLES. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED CONCRETE SLABS.

GENERAL

1. REFER TO THE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS OF CONSTRUCTION. TYPICAL DETAILS APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. WHERE CONDITIONS REQUIRE MODIFICATIONS OF A TYPICAL DETAIL, THE CONTRACTOR SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL BY THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION. DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE OF SAME NATURE AS THOSE SHOWN FOR SIMILAR CONSTRUCTION.
2. CONTRACTOR SHALL CONSIDER THE PROJECT SPECIFICATIONS AS PART OF THE CONTRACT DOCUMENTS. WHERE INFORMATION IS CONFLICTING, SPECIFIC DETAILS SHALL GOVERN OVER TYPICAL DETAILS WHICH SHALL GOVERN OVER GENERAL NOTES WHICH SHALL GOVERN OVER SPECIFICATIONS.
3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT OF RECORD OR SEOR. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. DIMENSIONS ARE TO THE FACE OF STUDS, AND TO THE CENTERLINE OF COLUMNS UNO.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE EOR OF ANY CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DRAWINGS, OR EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON DRAWINGS, PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE SCOPE THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
5. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR EOR SHALL NOT INCLUDE OBSERVATION OF THE ABOVE ITEMS.
6. SUBSTITUTION REQUESTS FOR MATERIALS AND PRODUCTS SPECIFIED ON THE STRUCTURAL DRAWINGS MAY BE CONSIDERED WITH MATERIALS AND PRODUCTS HAVING EQUIVALENT OR GREATER CAPACITY AND PERFORMANCE. CURRENT EVALUATION REPORTS AND PRODUCT INFORMATION SHALL BE PROVIDED TO THE SEOR DEMONSTRATING THE REQUIRED CAPACITY AND PERFORMANCE OF THE MATERIAL TO BE SUBSTITUTED. WRITTEN APPROVAL FROM THE EOR SHALL BE OBTAINED PRIOR TO THE SUBSTITUTION OF ANY MATERIAL OR PRODUCT SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE "CONSTRUCTION SAFETY AND HEALTH ACT" OF THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT, SEOR, AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
8. ALL WORK IS NEW (N) UNLESS INDICATED AS EXISTING (E).
9. CONSTRUCTION MATERIALS SHALL BE DISTRIBUTED WHEN PLACED ON THE STRUCTURE SUCH THAT LOADS DO NOT EXCEED DESIGN LIVE LOADS OR RESULT IN AN UNBALANCED CONDITION.
10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE SEOR FOR REVIEW PRIOR TO FABRICATION. REFER TO THE PROJECT SPECIFICATIONS FOR SHOP DRAWING REQUIREMENTS AND SUBMITTALS. REVIEW OF SHOP DRAWINGS AND SUBMITTALS BY THE SEOR IS FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING AND FABRICATION, AND FOR CORRECT FITTING OF ALL STRUCTURAL MEMBERS, INCLUDING COORDINATION WITH OTHER TRADES. SHOP DRAWINGS AND SUBMITTALS DO NOT CONSTITUTE CHANGE ORDERS. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE SUBMITTED IN WRITING AS A REQUEST FOR SUBSTITUTION TO THE ARCHITECT AND EOR FOR APPROVAL.
11. CORE DRILLS SHALL NOT CUT ANY REINFORCING. THE CONTRACTOR IS TO COORDINATE WORK OF ALL TRADES TO ENSURE COMPLIANCE. ALL CORE DRILLS ARE TO BE PRESENTED TO THE INSPECTOR OF RECORD (IOR) FOR VERIFICATION. THE IOR IS TO DOCUMENT CORES EXAMINED INDICATING AN ABSENCE OF REINFORCING.
12. STRUCTURAL JOINT DIMENSIONS SHOWN ON PLANS (EXPANSION, SEISMIC, SEPARATION, ETC (WHERE OCCURS)) INDICATE THE MINIMUM CLEAR DISTANCE REQUIRED. SEE PLANS, DETAILS, AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. CODES:
- ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE (CBC) 2019 EDITION (TITLE 24, PART 2), INCLUDING ALL AMENDMENTS. ALL STANDARDS USED SHALL BE THE LATEST VERSION APPROVED BY THE CODE ENFORCEMENT AGENCY ON THE DATE OF THE PERMIT ISSUANCE UNLESS SPECIFICALLY NOTED OTHERWISE. THE PURPOSE OF THIS CODE IS TO, IN PART, ESTABLISH THE MINIMUM REQUIREMENTS TO SAFEGUARD THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH AND STABILITY. STRUCTURES DESIGNED IN ACCORDANCE WITH THE CODE ARE LIKELY TO HAVE A LOW PROBABILITY OF COLLAPSE BUT MAY SUFFER SERIOUS STRUCTURAL AND NON-STRUCTURAL DAMAGE IF SUBJECTED TO THE DESIGN EARTHQUAKE.
2. GRAVITY DESIGN LOADS:
- LIVE LOADS (REDUCIBLE, UNO):
- a. FLOOR(S) UNIFORM 125 PSF
3. SEISMIC DESIGN INFORMATION:
- I_e = 1.0 RISK CATEGORY II DESIGN CAT. D SITE CLASS D (DEFAULT)
- S_{DS} = 1.417 S_{0.1} = N/A C_s = 0.567W (LRFD)
- R = 2.5 (BRACED FRAME)
4. WIND DESIGN INFORMATION:
- RISK CATEGORY II EXPOSURE C BASIC WIND SPEED (3 SEC GUST), V₅₀ = 100 MPH

NOTES

REGISTERED PROFESSIONAL ENGINEER
MATTHEW LUCAS GERMANDT, S.E.
No. 5594
Exp. 6-30-26
STRUCTURAL
STATE OF CALIFORNIA

miyamoto.

5550 Baltimore Dr., Suite 100 La Mesa, CA 91942 M21210107.00

T: (619) 687-3810
miyamotointernational.com

ARCHITECT

ksa + KUHLMAN SCOTT ARCHITECTURE

TODD W. KUHLMAN C-33109
11.30.22
RENEWAL DATE

763 2nd Street Suite 200 Encinitas California 92024 760.943.8180 www.wsaia.com

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12235 Los Nietos Rd.

Santa Fe Springs, CA 90670

DATE: 06.10.2022

☐ PROGRESS PRINT

☐ SCHEMATIC DESIGN

☐ DESIGN DEVELOPMENT

☐ ENGINEERING

☐ BID SET

☐ CONSTRUCTION SET

☐ SUBMITTAL DOCUMENT

DATE: 06.10.2022

☐ REVISION NAME

☐

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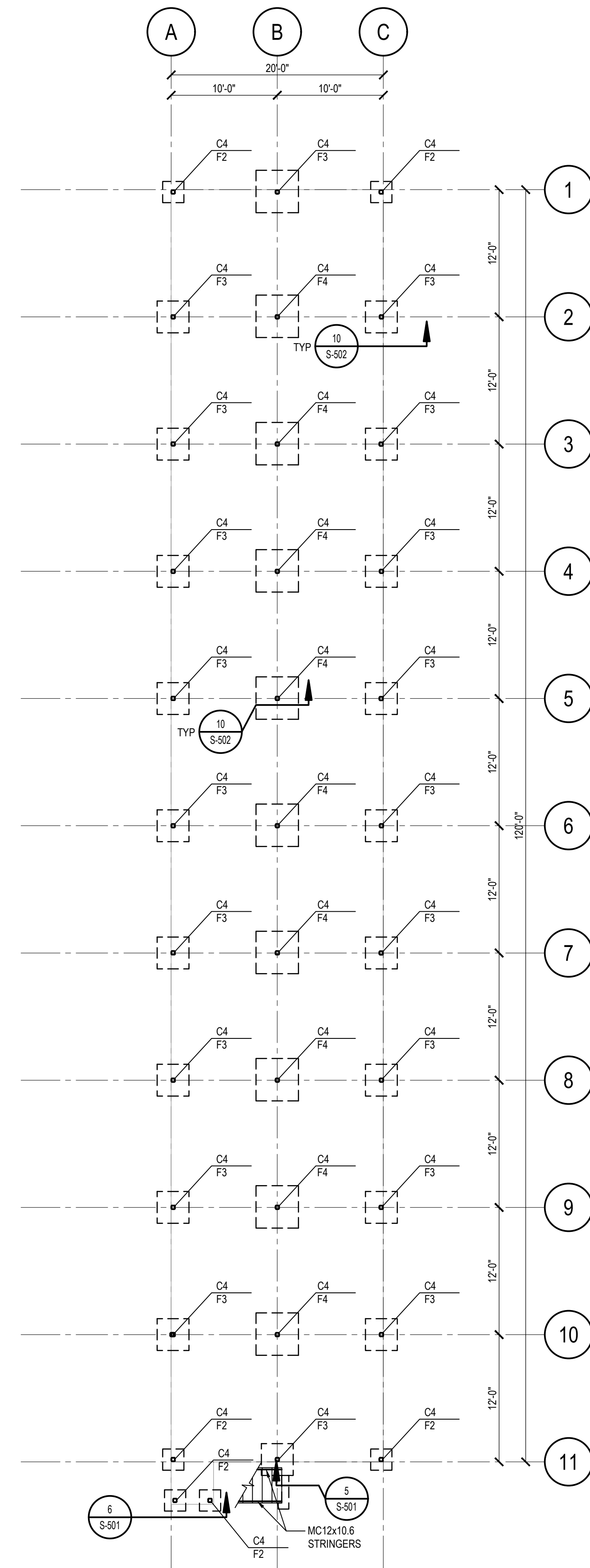
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JOB NUMBER: 200##

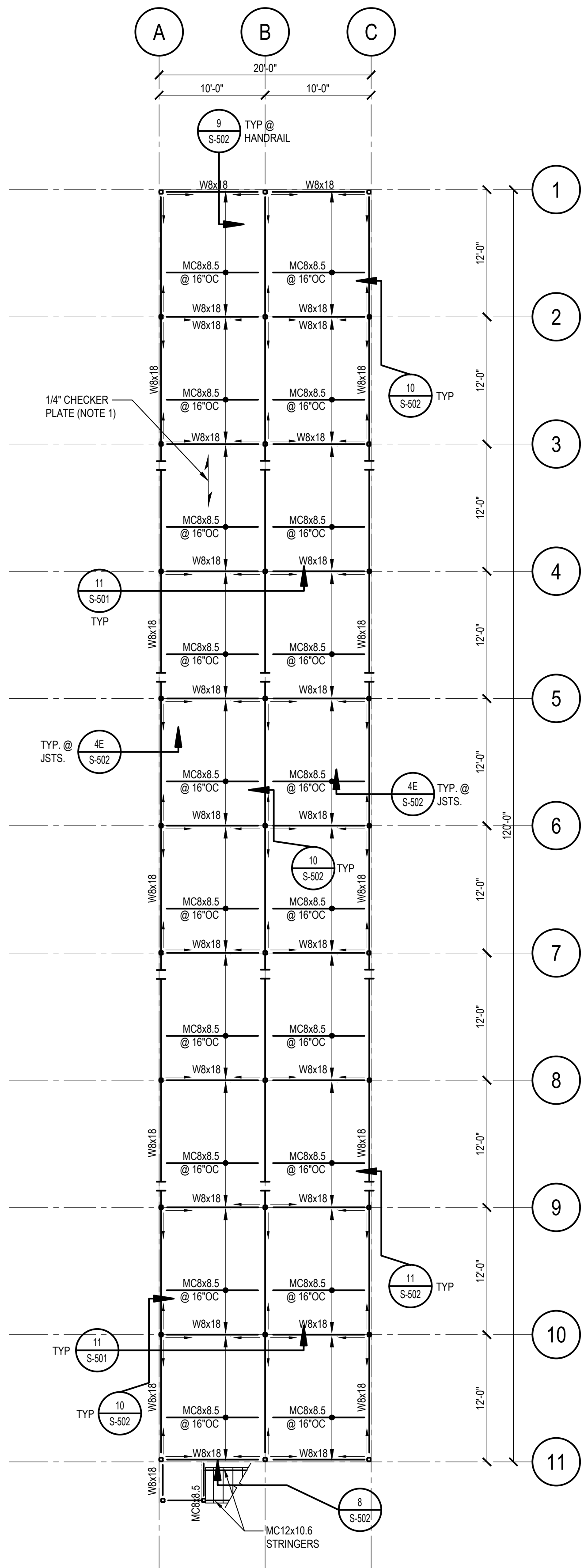
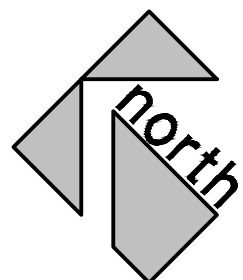
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SHEET NUMBER: S-001



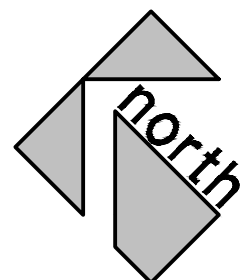
FOUNDATION PLAN

1/8" = 1'-0"



DOCK FRAMING PLAN

1/8" = 1'-0"



MARK	SIZE (MIN)			REINF EACH WAY	REMARKS
	LENGTH	WIDTH	DEPTH		
F2	2'-0"	2'-0"	1'-6"	(3) #5	6/S-501
F3	3'-0"	3'-0"	1'-6"	(4) #5	6/S-501
F4	4'-0"	4'-0"	1'-6"	(5) #5	6/S-501

A FOOTING SCHEDULE

LEGEND:

INDICATES BRACE PER 9/S502

C4 INDICATES HSS4x4x1/4

NOTES:

1. 1/4" CHECKER PLATE TO BE ATTACHED TO BEAMS PER 12/S-502

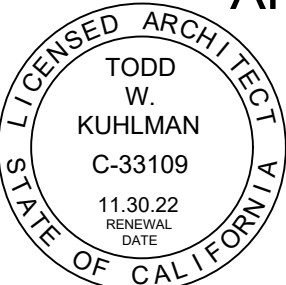
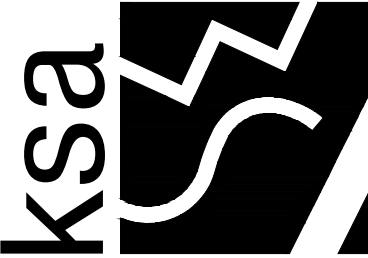
NOTES



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12235 Los Nietos Rd.

Santa Fe Springs,
CA 90670

DATE	☐ PROGRESS PRINT
	☐ SCHEMATIC DESIGN
	☐ DESIGN DEVELOPMENT
	☐ ENGINEERING
	☐ BID SET
	☐ CONSTRUCTION SET
06.10.2022	☐ SUBMITTAL DOCUMENT

DATE	REVISION	NAME

SCALE: AS NOTED

JOB NUMBER: 200##

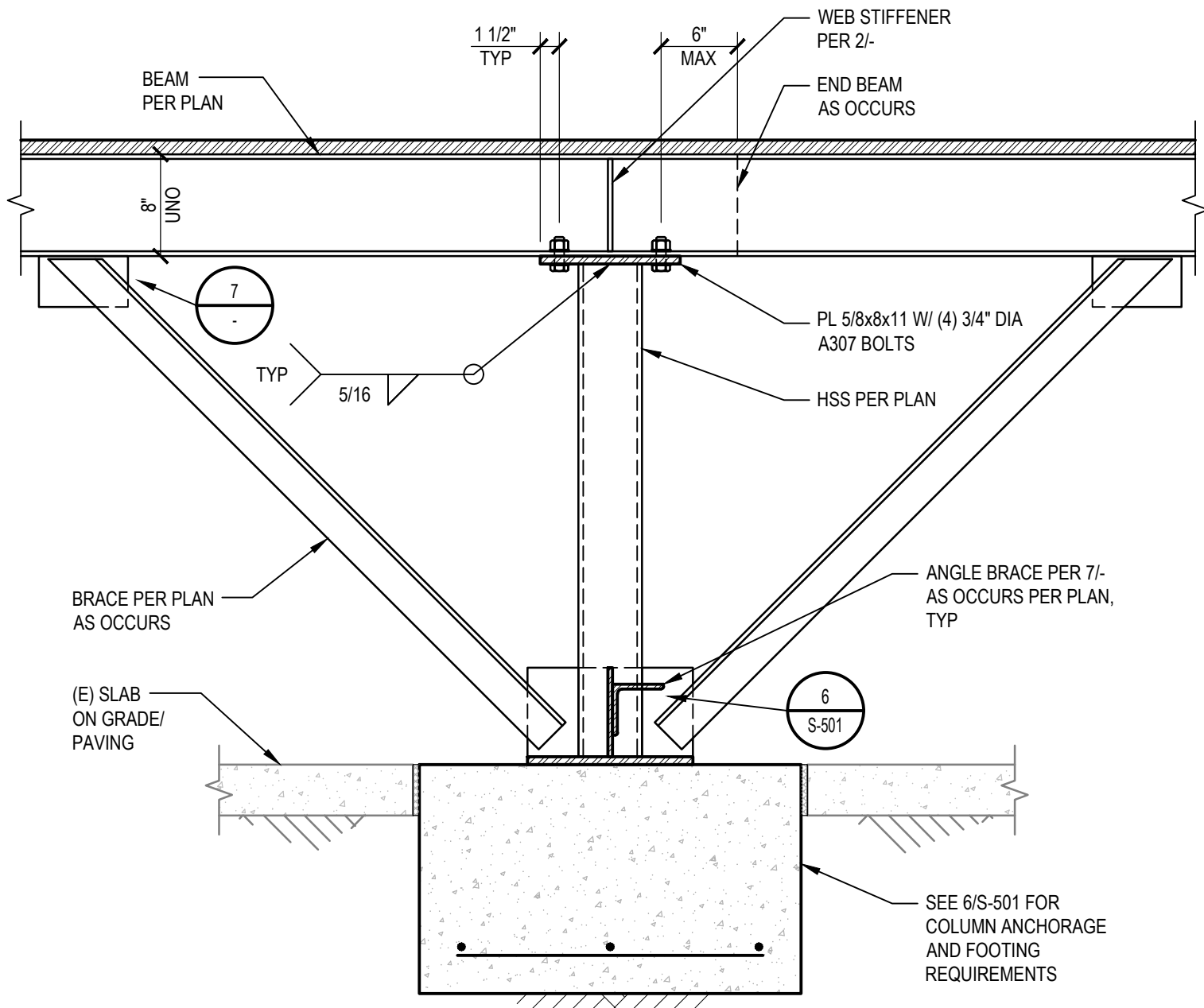
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FOUNDATION,
DOCK FRAMING PLANS
& SCHEDULES

SHEET NUMBER:

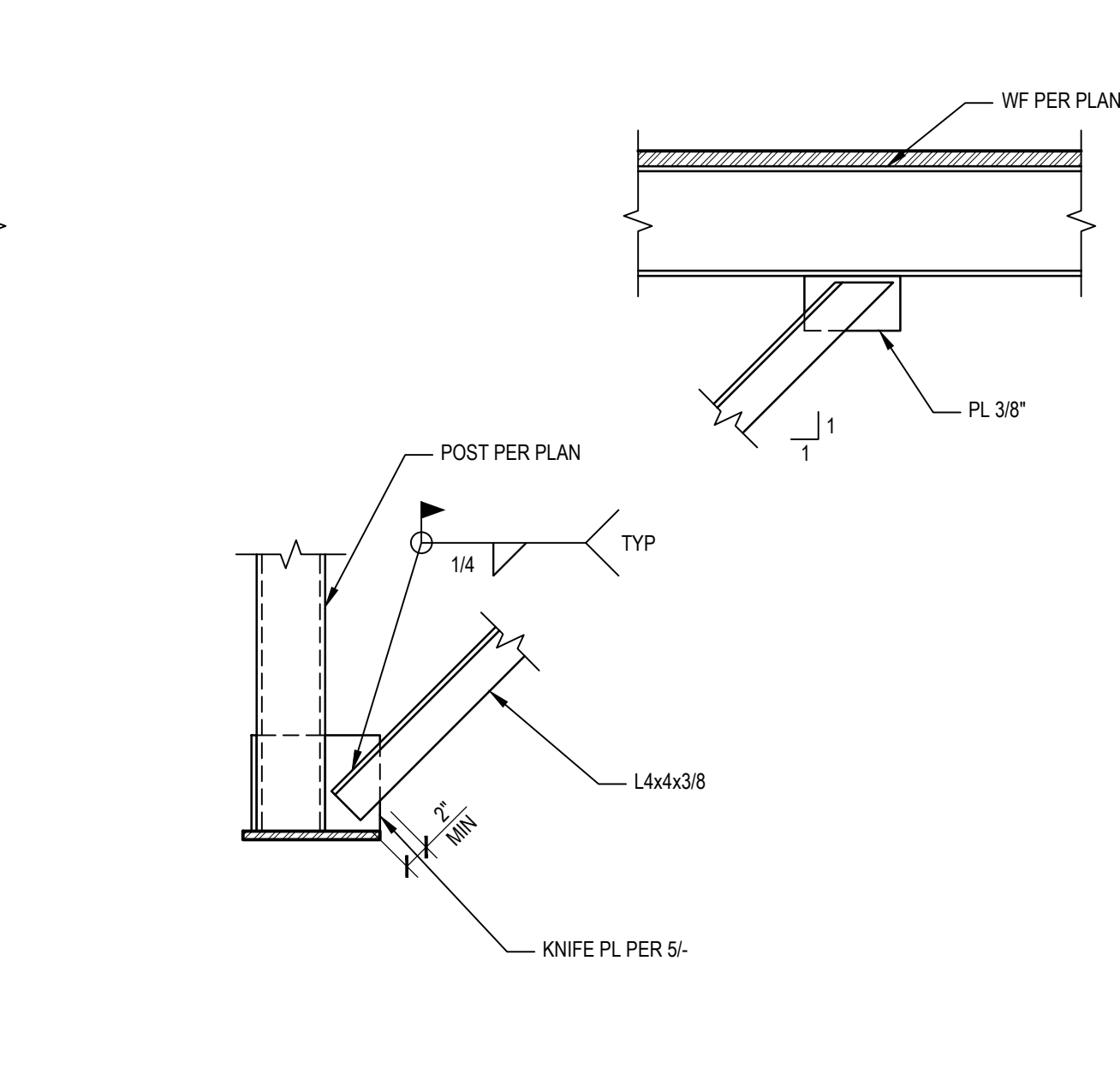
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ATC Enviro Santa Fe Springs
SCHEMATIC DESIGN

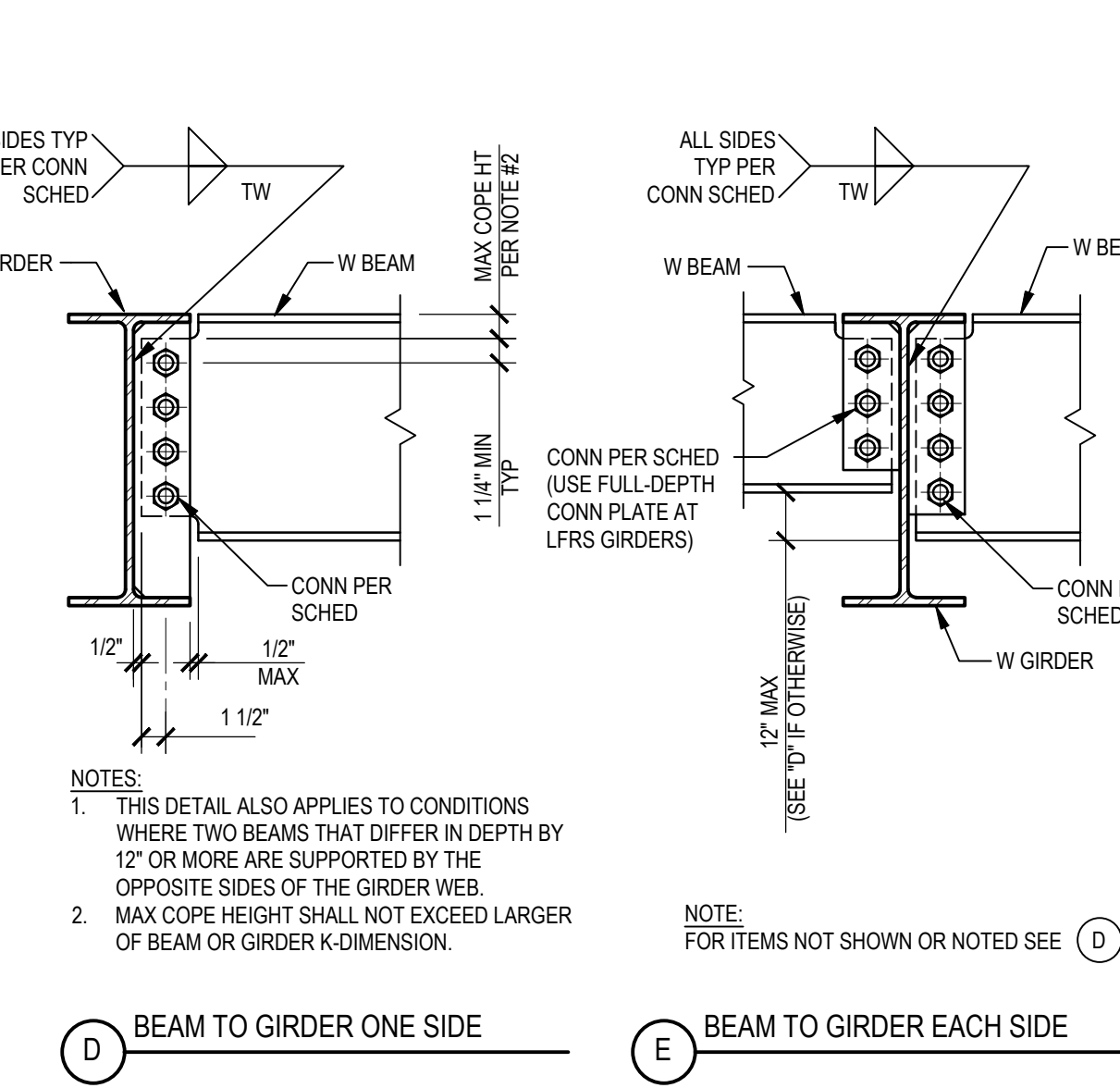
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10 N.T.S.



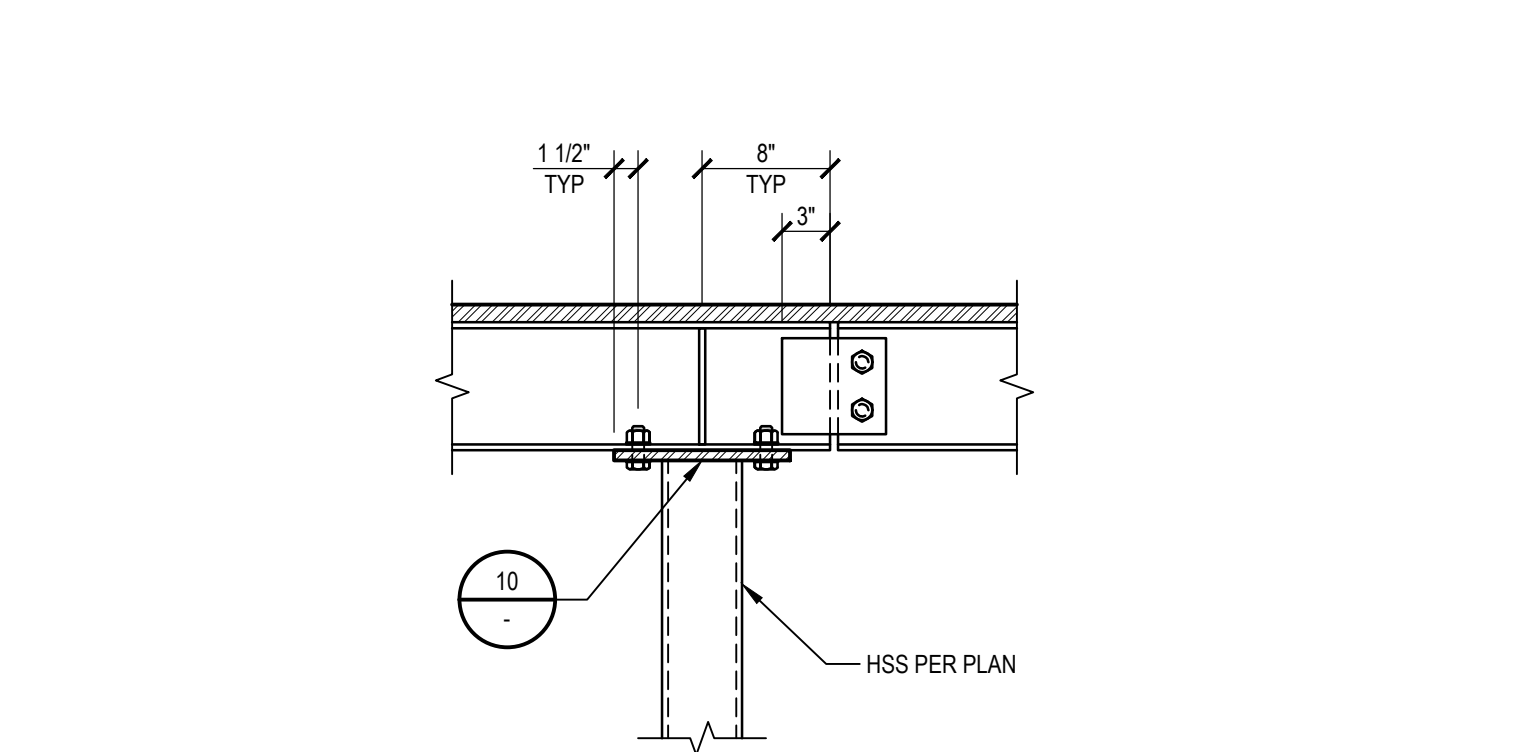
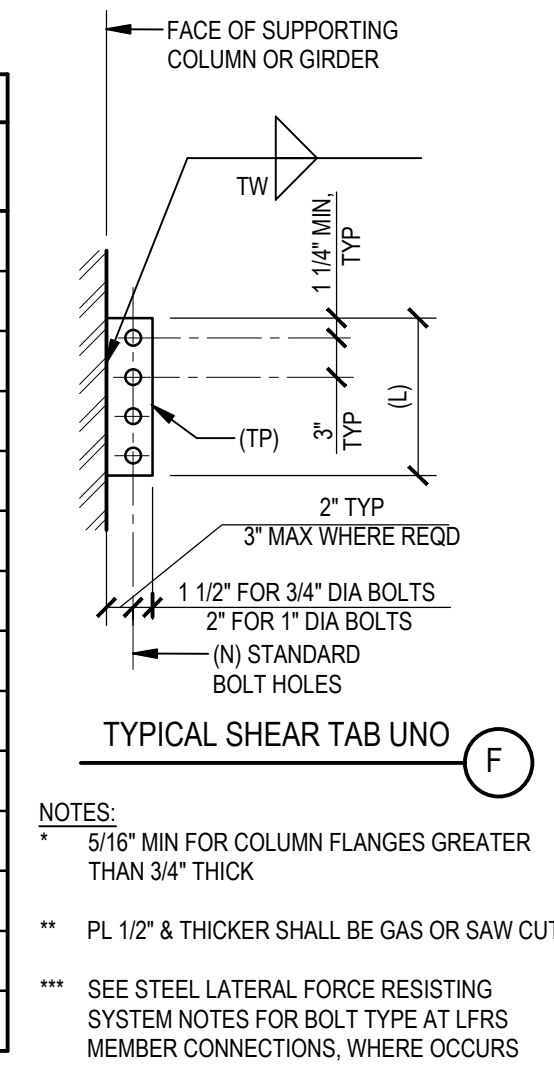
7 N.T.S.



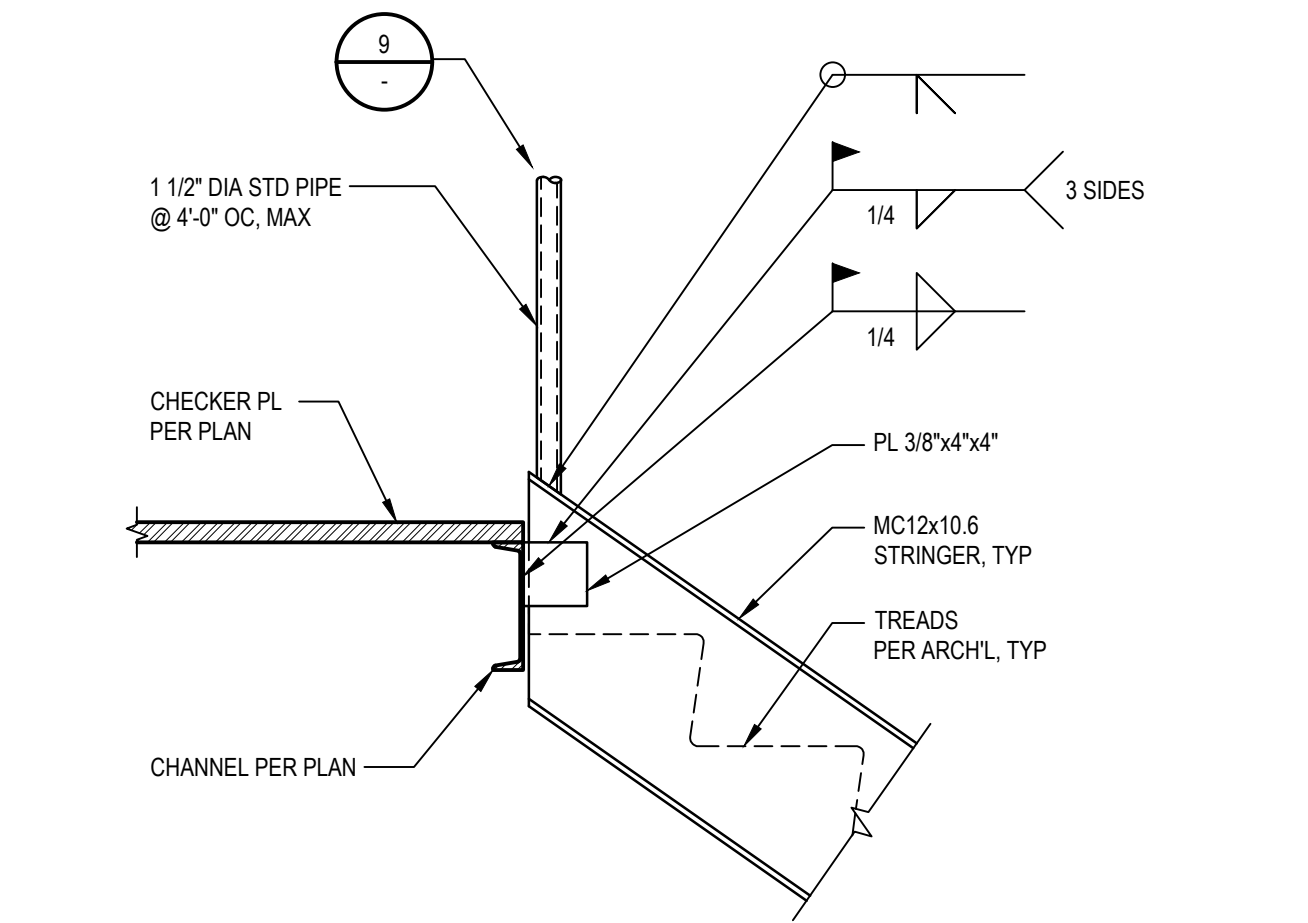
4 W BEAM TO W COL & GIRDER CONNECTIONS N.T.S.

CONNECTION SCHEDULE				
BEAM/GIRDER SIZE	(N) A325N BOLTS, UNO ***	(L) MIN PL AND WELD LENGTH	(TP) MIN PL THICKNESS **	(TW) MIN WELD THICKNESS'
W8	(2) 3/4" DIA	5 1/2"	3/8"	1/4"
W10	(2) 3/4" DIA	6 1/2"	3/8"	1/4"
W12	(3) 1" DIA	9 1/2"	3/8"	1/4"
W14	(3) 1" DIA	9 1/2"	3/8"	1/4"
W16	(4) 1" DIA	12 1/2"	3/8"	1/4"
W18	(5) 1" DIA	15 1/2"	3/8"	1/4"
W21	(6) 1" DIA	18 1/2"	3/8"	1/4"
W24	(6) 1" DIA	18 1/2"	1/2"	5/16"
W27	(7) 1" DIA	21 1/2"	1/2"	5/16"
W30	(8) 1" DIA	24 1/2"	1/2"	5/16"
W33	(9) 1" DIA	27 1/2"	1/2"	5/16"
W36	(10) 1" DIA	30 1/2"	1/2"	5/16"
W40	(11) 1" DIA	33 1/2"	1/2"	5/16"
W44	(12) 1" DIA	36 1/2"	1/2"	5/16"

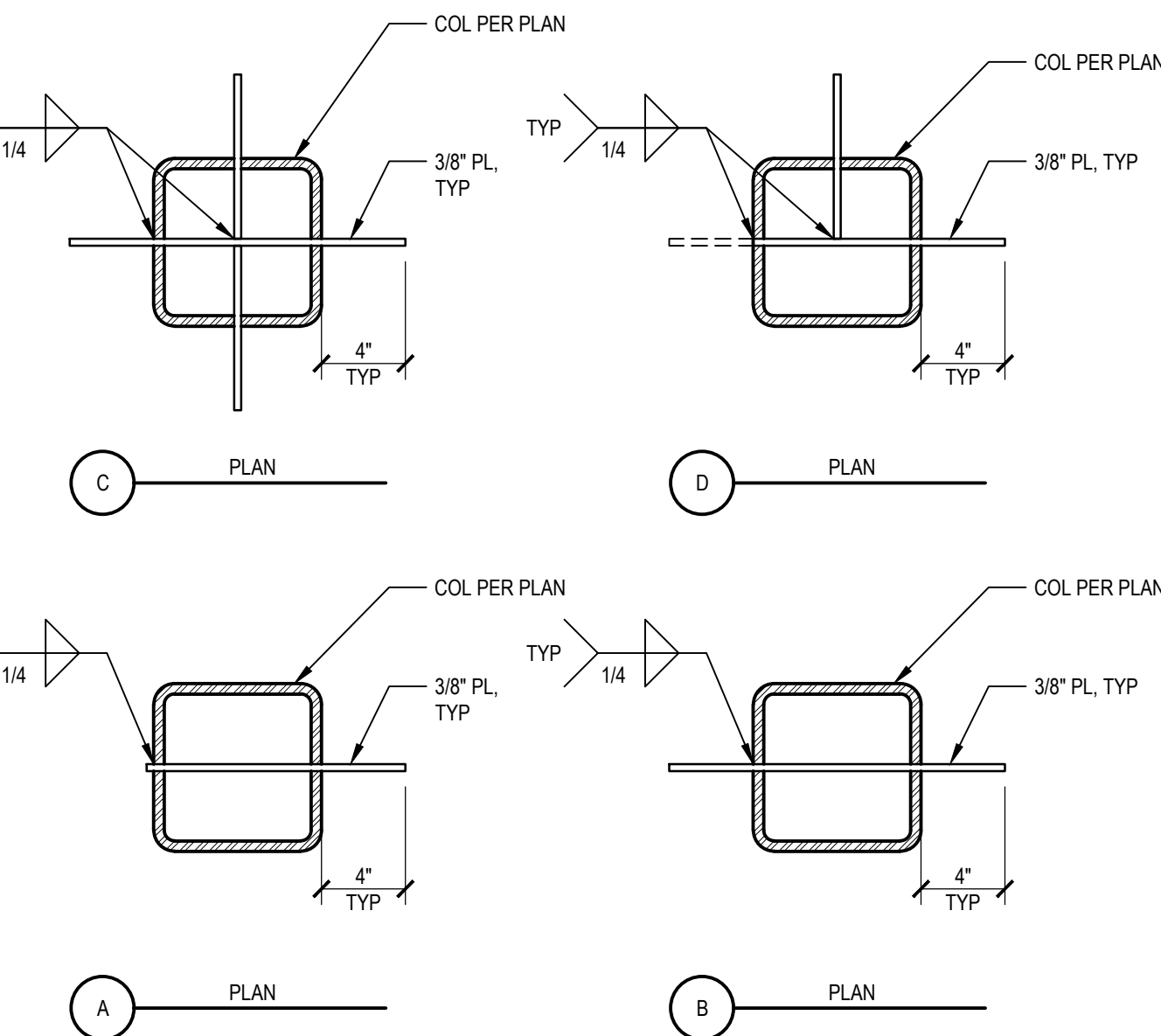
NOTE: USE STANDARD BOLT HOLES IN BEAM/GIRDER WEB.



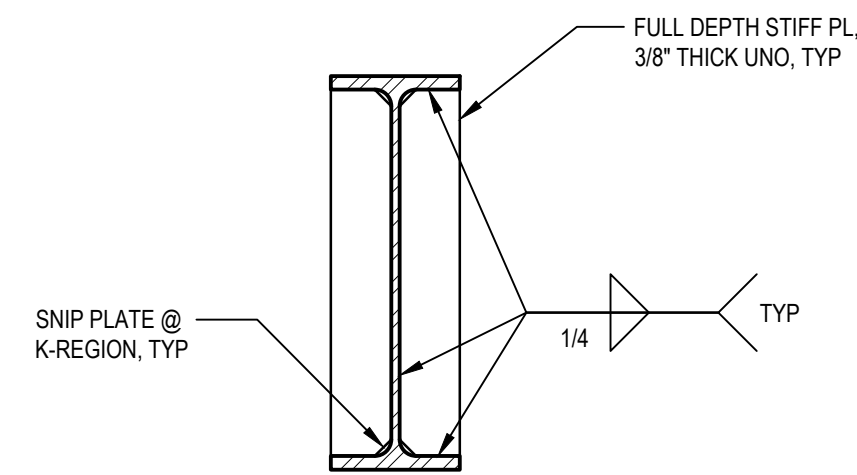
11 BEAM TO BEAM CONNECTION N.T.S.



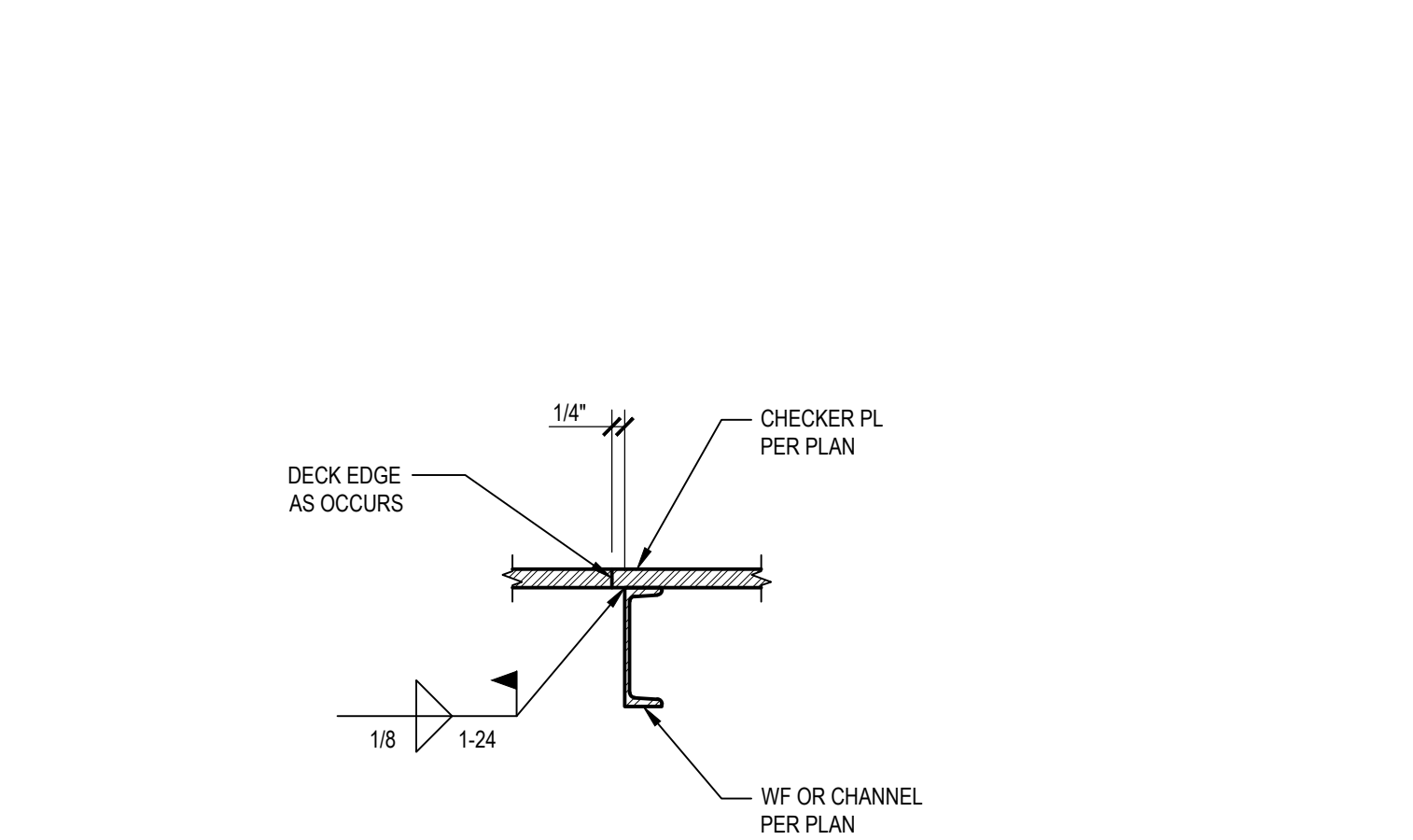
8 DETAIL N.T.S.



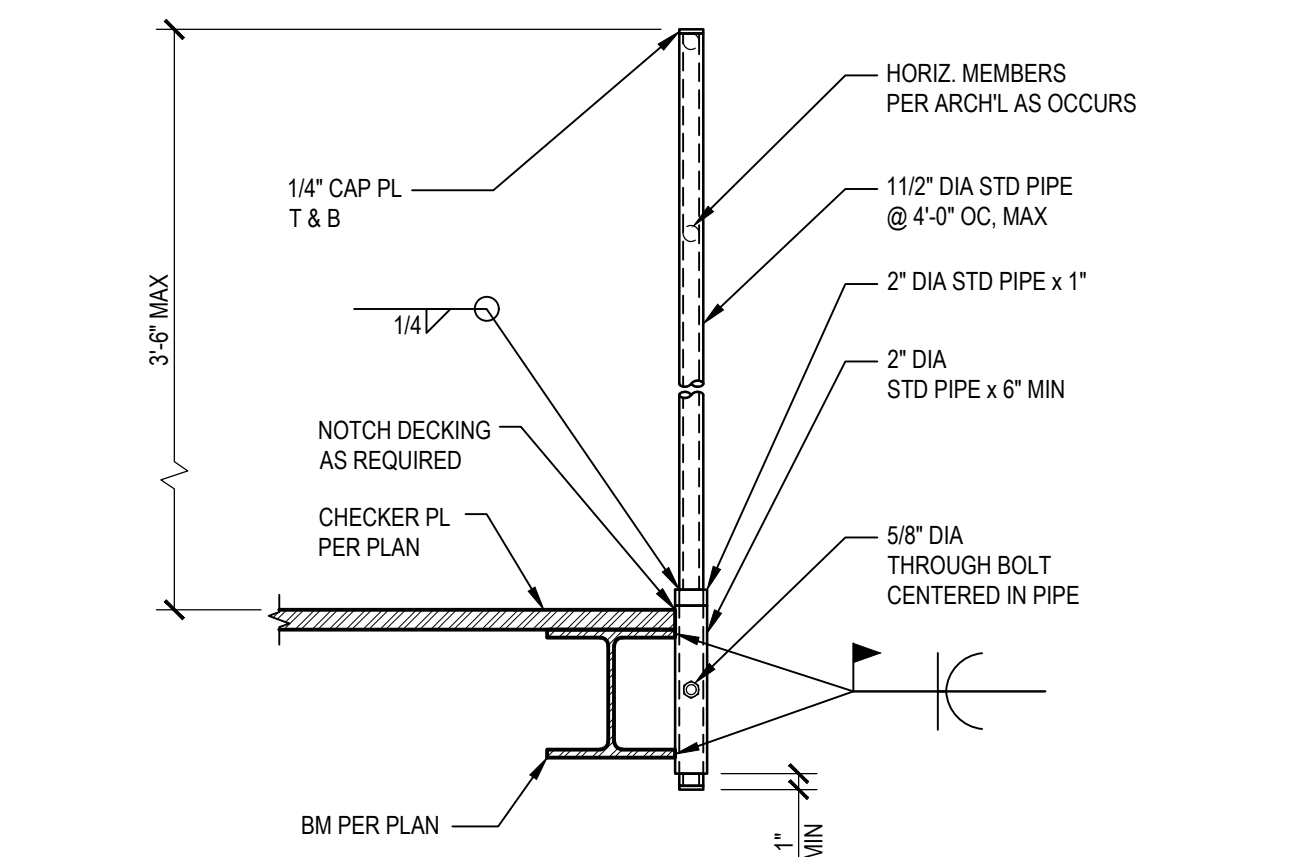
5 KNIFE PLATE N.T.S.



2 WEB STIFFENER N.T.S.



12 DETAIL N.T.S.



9 DETAIL N.T.S.

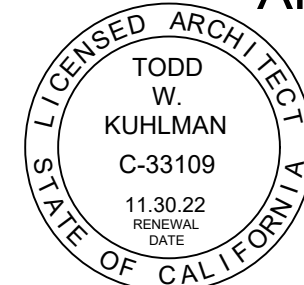
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12235 Los Nietos Rd.

Santa Fe Springs, CA 90670

DATE: 10.10.2022
PROGRESS PRINT
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
ENGINEERING
BID SET
CONSTRUCTION SET
SUBMITTAL DOCUMENT

DATE: 10.10.2022
REVISION NAME

SCALE: AS NOTED
JOB NUMBER: 200##
SHEET TITLE: DETAILS

SHEET NUMBER: S-502

ATC Enviro Santa Fe Springs SCHEMATIC DESIGN

6/7/2022 9:07 AM

**ATTACHMENT 3:
PUBLIC HEARING**

FILE COPY11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org*"A great place to live, work, and play"***NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 832**

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

CONDITIONAL USE PERMIT CASE NO. 832: A request for approval to establish, operate and maintain an industrial waste transfer facility at 12235 Los Nietos Road, within 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, December 12, 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=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After 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 (In-Fill Development) of the California Environmental Quality Act (CEQA). The proposed project is consistent with the City's General Plan and zoning requirements. In addition, the project will not result in any significant traffic, noise, air quality, or water quality impacts. Furthermore, 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

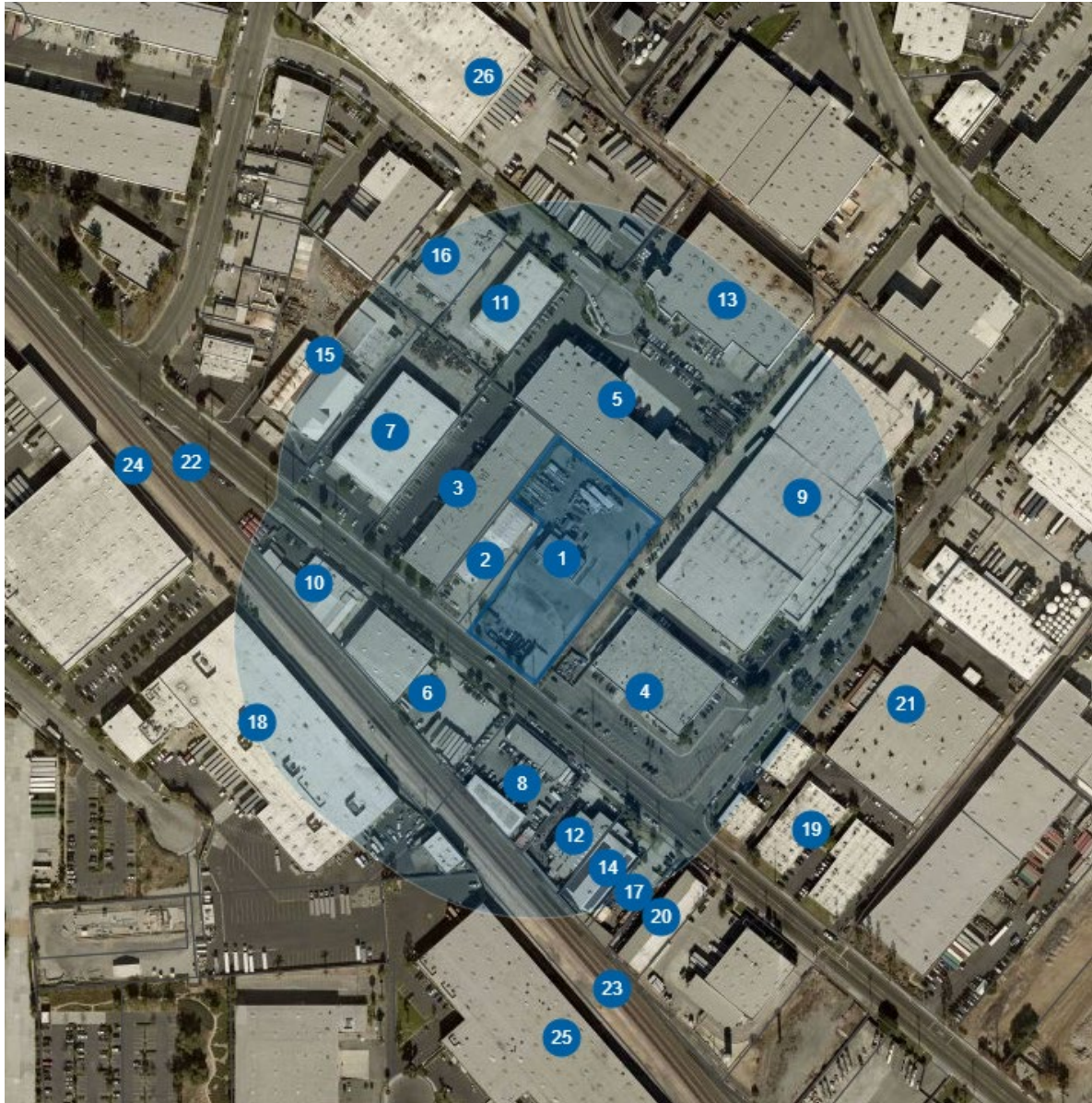
ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised 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 the Planning Program Assistant at TeresaCavallo@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 Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7451.

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

**ATTACHMENT NO. 4
RADIUS MAP**



ATTACHMENT NO. 5
Resolution 225-2022

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 225-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 832**

WHEREAS, a request was made for a Conditional Use Permit (CUP Case No. 832) to establish, operate and maintain an industrial waste transfer facility at 12235 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the north side of Los Nietos Road, with Accessor's Parcel Number of 8168-006-065, 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. 832) is ACTenviro, 13722 Carmenita Road, Santa Fe Springs, CA 90670; and

WHEREAS, the property owner is Los Nietos WHC LLC, 675 Placentia Avenue, #200, Brea, CA 92821; and

WHEREAS, the proposed use, which includes the discretionary review of Conditional Use Permit Case No. 832, 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 meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15332 Class 32 (In-Fill Development Projects); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on December 1, 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 December 1, 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 December 12, 2022, concerning Conditional Use Permit Case No. 832.

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 an industrial waste transfer facility at 12235 Los Nietos Road, and is exempt from CEQA. A detailed Class 32 Categorical Exemption report has been prepared and is attached as Exhibit A of the subject resolution. 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.

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 and is not identified on the EPA's database (Environfacts).

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. Therefore, an industrial waste transfer facility would be consistent with the current zoning and land use designation, provided that a Conditional Use Permit is granted.

The existing industrial building and subject site are suitable for the proposed use, and appropriate safety and operational protocols would be in place to ensure public health and safety. The proposed use does not have the potential to cause a significant effect on the environment since all materials are sealed in DOT approved containers and materials are not directly handled, processed, or treated at the facility, at any time. The probability of a spill and/or release of noxious odors or vapors are minimal since

all materials are sealed in prepackaged containers throughout the process. The on-site storage time, handling, and monitoring/tracking of the materials are strictly regulated by numerous State and Federal agencies. Additionally, the applicant is bound by several conditions of approval to ensure their operations will not conflict with any regulation(s) set forth by regulatory agencies nor pose a public nuisance to adjacent property owners and tenants.

- 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.

There will be no change to the existing building. However, the applicant is proposing to construct a 2,400 sq. ft. outdoor loading dock and a 1,040 sq. ft. patio that will be completely screened from public view by a new eight (8) ft. tall privacy fence. The proposed use, therefore, will not have any visual impact on the surrounding area or community as a whole. It should be noted that prior to the submittal of the Conditional Use Permit, the property owner received citations from the City's Police Service Department for property maintenance violations. As a result, the property owner provided several site improvements to address the violations, which included replacing the damaged perimeter wall with a new wrought iron fence, repairing the building's exterior façade, and planting new landscapes along the front setback area.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 225-2022 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 Projects), and to approve Conditional Use Permit Case No. 832, to establish, operate and maintain an industrial waste transfer facility at 12235 Los Nietos Road, (APN: 8168-006-065) within the M-2, Heavy Manufacturing, Zone, subject to the conditions of approval attached hereto as Exhibit B.

ADOPTED and APPROVED this 12th day of December 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

ACTEnviro Conditional Use Permit Categorical Exemption

Lead Agency:

City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Prepared by:

The Altum Group
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October 2022

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Appendix A Project Site Plans



This document serves as the technical analysis for the ACTEnviro Conditional Use Permit (CUP) Project, performed by The Altum Group, pursuant to the California Environmental Quality Act (CEQA). The intent of this analysis is to document whether the proposed project is eligible for a Class 32 Categorical Exemption (CE) under CEQA Guideline Section §15332.

The Class 32 categorical exemption for a proposed project applies to in-fill development and is intended to promote infill expansion within urbanized areas consistent with local general plan and zoning requirements.

The CE provides an introduction, project description, and evaluation of the proposed project's consistency with the requirements for a Class 32 exemption. The analysis includes an evaluation of the proposed project's potential impacts to air quality, greenhouse gas, noise, traffic, and water quality.

A Class 32 CE is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

1.0 Introduction

The City of Santa Fe Springs (city) proposes to adopt a Class 32 CE for the proposed improvements to the ACTEnviro site at 12235 Los Nietos Road, City of Santa Fe Springs, California (proposed project). The State CEQA Guidelines Section §15332 states that a CE is allowed when:

- 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 development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Additionally, State CEQA Guidelines Section §15300.2 provides exceptions to a categorical exemption as follows:

- a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar

resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Altum Group evaluated the proposed project's consistency with the above requirements, including its potential impacts in the areas of air quality, greenhouse gas, noise, traffic, water quality, and exceptions to the exemption to confirm the proposed project's eligibility for the Class 32 exemption.

2.0 Project Description

The project site is located at 12235 Los Nietos Road in the City of Santa Fe Springs, Los Angeles County, California (Figure 1). The site includes one parcel identified as Assessor Parcel No. (APN) 8168-006-065 that total 2.34 acres (101,900 square feet). The site is wholly paved and is currently in use as a plastic recycling facility, with a two-story office building, one truck loading dock, and twenty-two parking spaces.

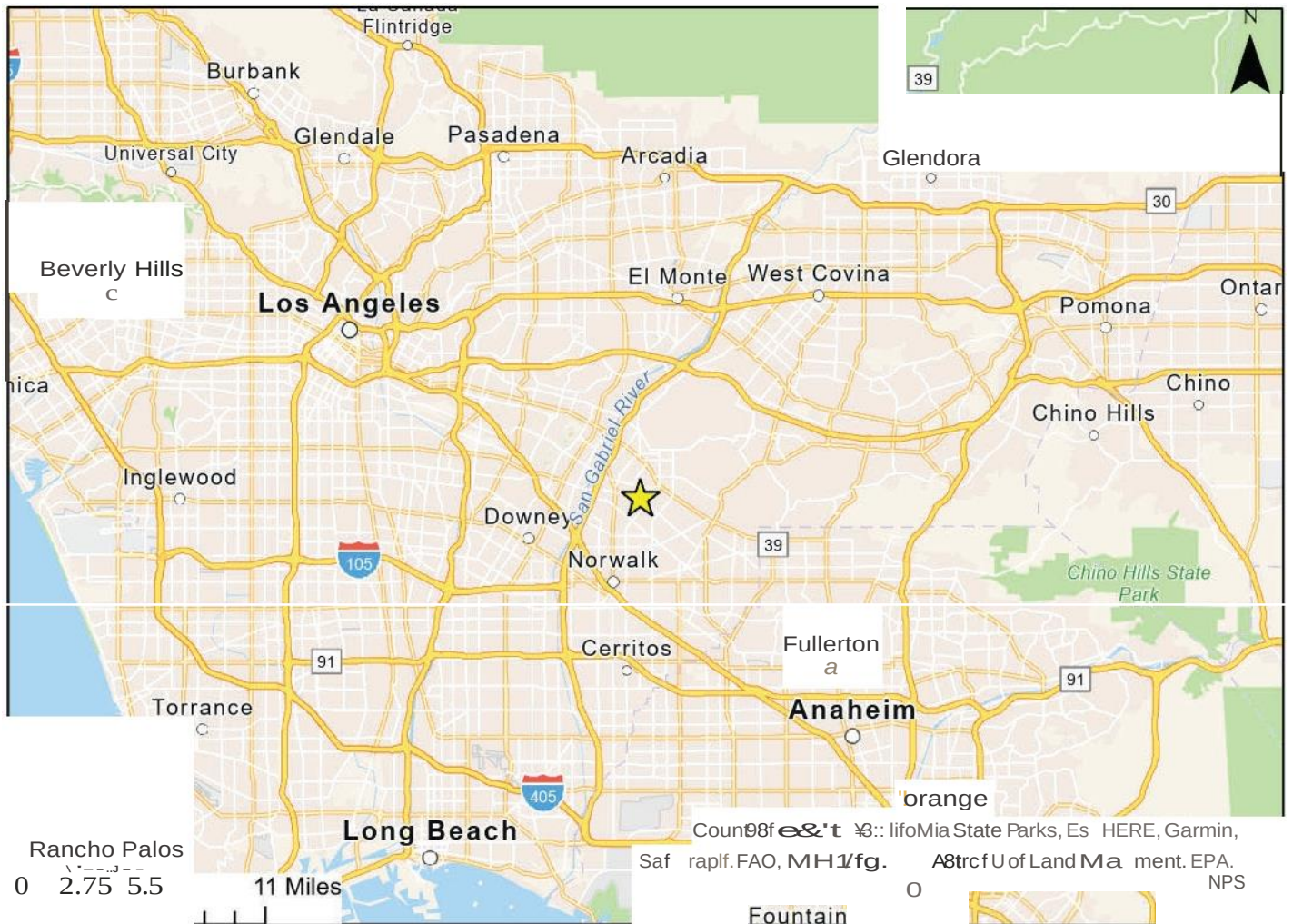
Figure 2 shows the location of the project site in relation to the City of Santa Fe Springs. The site is roughly bounded by Altamar Place to the north Norwalk Boulevard and Sorenson Avenue to the north, John Street to the east, Los Nietos Road to the south and Dice Road to the west. While other industrial and related office uses primarily surround the project site, the California Lottery District office and the Bell Ranch Business Park located to the south and St Paul High School located to the east of the project site.

The proposed project is considered an infill project because the site was previously disturbed and is currently being used by a plastics recycling distributor with areas for office use and material sorting and trucking. Past uses at the project site, between 1922 and 2008, have included warehousing of mining equipment, a foundry for steel supply, grinding and heat treating, and waste management services (Roux Associates Inc, 2022). The site is substantially surrounded by development related to office and industrial uses. The site has an existing 5,846 square feet, two-story building that is currently being used for office spaces (eight (8) offices, two (2) open plan cubicle areas, and two (2) conference rooms). 23 parking spaces are associated with this office structure. The existing warehouse building is currently being utilized for the storage and loading of materials. A 1,040 (26 ft by 40 ft) shade structure covering for the existing loading docks is located on the northeast portion of the site.

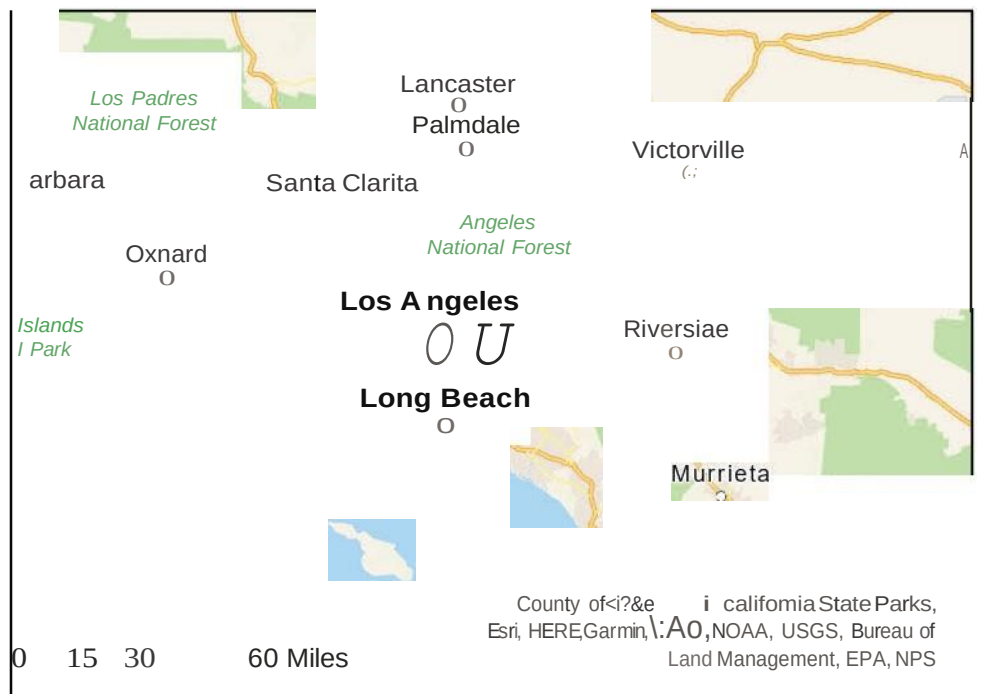
The project site would continue to be used for the pickup, transfer and shipment of sealed waste materials licensed Treatment, Storage and Disposal Facilities (TSDFs). The project site is currently fenced in with metal fencing and has three to five trees along its east and south borders. The proposed project would add: a 2,400 square foot (SF) loading dock to be located in the north-east corner of the site; two (2) additional trailer trucks; between five to ten additional employees; six (6) new parking spaces; and one (1) trash as well as one (1) recycling bin (Figure 3).

The primary vehicular access points to the project site would remain along Los Nietos Road.

Construction would occur over approximately 8 months, with construction anticipated to begin in early 2023 and be completed by the end of 2023.

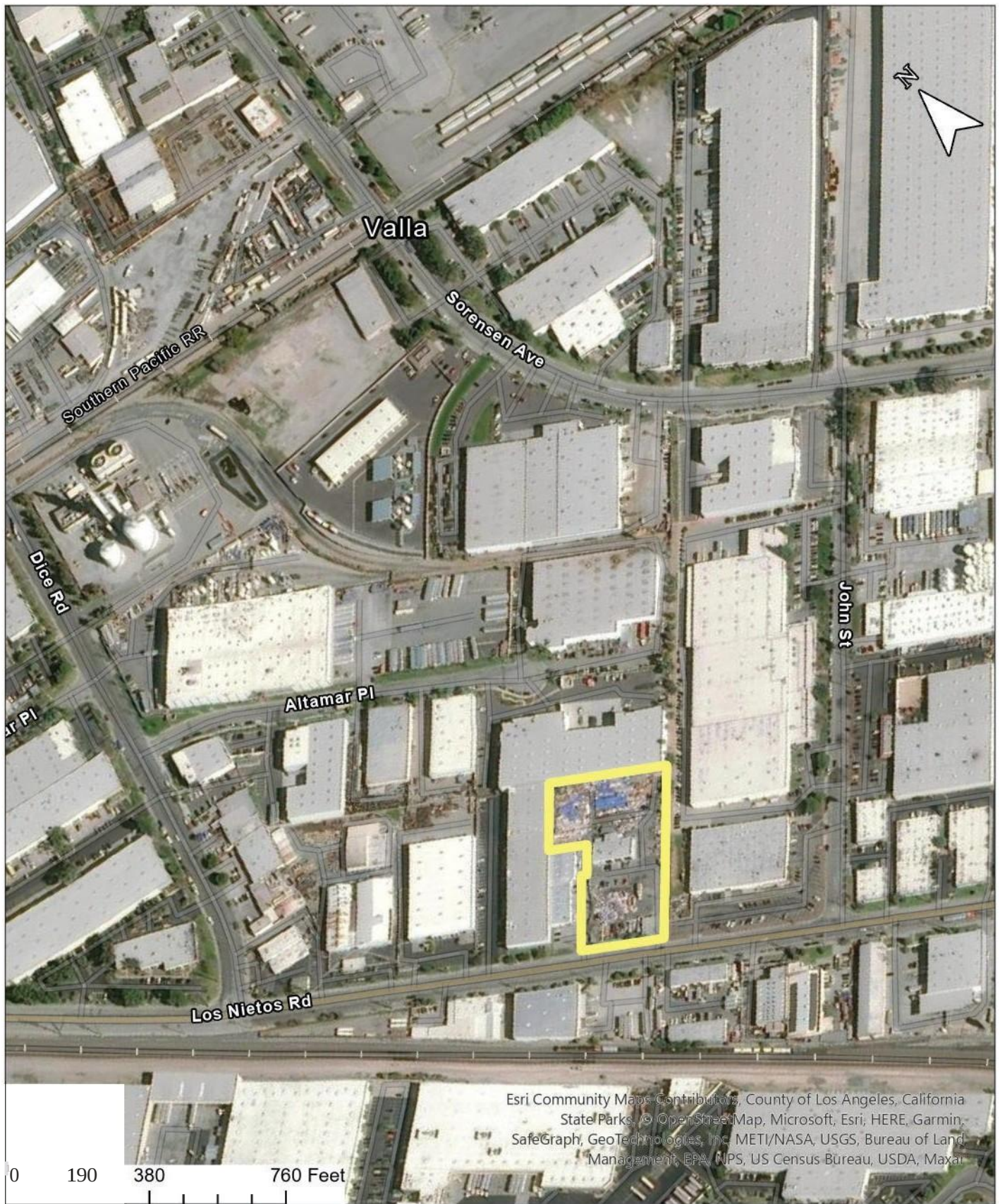


U Project Location



Source: ArcGIS; 2022

Figure 1 Regional Location
ACT Enviro Conditional Use Permit



Source: ArcGIS; 2022



3.0 Existing Site Conditions

The project site is a generally flat, rectangular lot located at 12235 Los Nietos Road, between John Street to the east, Los Nietos Road to the south. The project site is currently developed with paving and is being used for light industrial uses in a very urban and industrial area of the city. The project site is located in the City's M-2 (Heavy Manufacturing Zoning District). The City's General Plan (Santa Fe Springs General Plan and Targeted Zoning Code Update; November 2021) designates the site and surrounding areas as Business Park.

Vegetation on the project site consists of sparse trees along Los Nietos Road and some shrubs along the north end of its eastern border. There are no surface water features present on the project site.

4.0 Consistency Analysis

Criterion (a)

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 entail the reconfiguration of a loading dock, that would accommodate up to 12 trucks, six additional parking spaces and a shade structure. The project is consistent with the applicable Santa Fe Springs General Plan and Targeted Zoning Code Update (GPTZOU; General Plan) plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations. Consistency with the applicable requirements for the project under the Santa Fe Springs GPTZOU is analyzed below.

Permitted Uses

The project site has a General Plan land use designation of Business Park, which would allow for light industrial and office uses, with a maximum Floor Area Ratio (FAR) of 1.5 and typical building height of one to two stories. The project site has a zoning designation of M-2 (Heavy manufacturing Zone), wherein the development standards under Part 9 Sections 155.240 to 155.261 of the City's Zoning Code apply to the project site (Santa Fe Springs Code of Ordinances; 2022).

Lot Coverage, Density, and Height

The proposed additions to the overall project site would include a 2,400 SF loading dock and a 1,040 SF shade structure. These structures would be a maximum of 48 feet in height and would occupy approximately 3.37 percent of the total lot area of 101,900 SF.

This is consistent with the minimum lot area requirements of 7,500 SF for the M-2 Zone.

There are no building height limits in the M-2 Zone except for properties within 100 feet of a residential zone, school or park. The project site is not located within 100 feet of a residential zone, school or park. Therefore the proposed project would be consistent with the height requirements of the M-2 Zone.

There are no minimum building size or no requirements for the distance between buildings under the M-2 Zone.

The City's M-2 Zone requires a lot width of no less than 75 feet. The proposed project has a lot width of 415 feet by 275 feet. The proposed project would therefore be consistent with lot width requirements of the M-2 Zoning District.

There will be no residential uses under the proposed project. The proposed project would therefore be consistent with the population density requirements of the M-2 Zone.

Setbacks

The proposed project would have a front setback of 20 feet and no rear or side setbacks. This is consistent with the Setback requirements in a M-2 Zone.

Parking

The City's Zoning Code allows for one parking space per 500 square feet of building space and one parking space for each 300 SF that exceed 15% of the gross building area. The project site has an existing 5,846 SF building on the site and 22 existing parking spaces. The proposed project would allow for an additional 3,440 SF of loading dock and shade structure, and approximately 737 SF of additional office spaces.

The proposed project would therefore be consistent with parking requirements under the M-2 Zoning District.

Design and Landscaping

Fencing is allowed under the M-2 Zone. The project site boundaries currently include fencing along the eastern and southern sides of the property. The proposed project would retain all existing fencing and therefore would be consistent with the fencing requirements under the M-2 Zoning District.

General Plan Consistency

The City of Santa Fe Springs GPTZOU has several land-use policies that are relevant to the proposed project, as shown in Table 1 below.

Table 1 Consistency with City of Santa Fe Springs GPTZOU Policies

Policy	Consistency
LU-2.1: Diverse Industrial Activities: Strengthen the diversity of industrial uses, emphasizing manufacturing, biotechnology, technology, commercial innovation, research and development, and clean industries.	Consistent: The proposed project would add to the existing light industrial uses on the site. Therefore, the project would be consistent with Policy LU-2.1 due to the provision of project elements that would continue to strengthen the diversity of industrial uses in the area.
LU-2.2: Expanding Business Base. Apply the following criteria when encouraging new industries to locate and established businesses to remain in the City, and when considering proposed expansion of existing industries - Contribute to the local tax base - Offer well-paying, skilled employment opportunities - Consider the level of intensity with regards to land use. - Develop a reasonably high intensity of land use - but not so high as to produce excessive traffic congestion or environmental degradation. - Industries that use extensive land areas without substantial improvements or employment should be discouraged.	Consistent. The proposed project would continue to contribute to the local tax base. It would also add to the local tax base with the addition of ten new truck loading areas and the increase of up to ten employees. Since the proposed project would be an extension of the existing industrial use on the site, the proposed project would not add substantial improvements to the site, excessive number of employees, or substantially increase existing traffic conditions. Regional and local environmental impacts would be minimal and there would be little change in the relationship between the costs and benefits of the services.

Policy	Consistency
▪ Provide a favorable relationship between the costs of providing municipal services and the municipal benefits produced ▪ Responsibly manage or minimize environmental impacts locally and regionally.	
LU-2.6: Business Park District. Use the Business Park District to encourage development of small campus-style districts that support a complementary mix of professional offices, research and development, supporting commercial, and light manufacturing uses.	Consistent. The proposed project would expand existing office and manufacturing uses on the site that would complement existing uses at the site.
LU-3.1: Hazardous Uses. Regulate and monitor uses that use, store, produce, or transport toxic substances, unhealthy air emissions, and other pollutants or hazardous materials.	Consistent. The project site currently handles the pickup, storage and transport of sealed containerized waste materials. No hazardous waste substances are treated, unpacked or released at the site.
LU-3.2: Appropriate Siting. Site heavy industrial, large warehouses, and trucking and logistics in areas where the location and roadway pattern will provide minimal impacts on residential and commercial uses.	Consistent. The project site is located off Loas Nietos Road, in an industrial part of the city. It has easy access to I-5, I-605 and SR-72

The proposed project would be consistent with applicable General Plan land use designation, General Plan policies, zoning designation and regulations. Therefore, the project is consistent with criterion 'a' of State CEQA Guidelines Section §15332, pertaining to Class 32 exemptions for infill development projects.

Criterion (b)

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 2.34 acres and currently in use as a recycling, distribution and loading area for sealed waste materials. The project site vicinity is a developed urban light industrial area, and the site is immediately surrounded by other industrial and related office uses. The proposed project would constitute an infill development on the project site. Therefore, the project is consistent with criterion 'b' of State CEQA Guidelines Section 15332, pertaining to Class 32 exemptions for infill development projects.

Criterion (c)

The project site has no value as habitat for endangered, rare, or threatened species.

The project site has no value as habitat for endangered, rare, or threatened species. The project site is located in an already developed industrial and developed area within the city that biological habitat would not be suitable for sensitive animal or plant species. Therefore, the project is consistent with criterion 'c' of State CEQA Guidelines Section 15332, pertaining to Class 32 exemptions for infill development projects.

Criterion (d)

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The following discussion provides an analysis of the project's potential effects with respect to air quality, noise, traffic, and water quality.

A. Traffic

The existing project site is served by 47 employees, one roll-off trailer, one roll-off truck, ten trailers, two dry vans, two stake beds, four tanker trailers, five Class B/C bobtail trucks, six pick up trucks and six tractors. The project site is served by one main gate off Los Nietos Road. The entire project site is fenced in with decorative metal fencing.

The proposed project would include future growth of up to five to ten new employees and two additional trucks. The facility would be in operation between 6:30 am and 5:00 pm, Monday through Friday. Project construction would be temporary and limited to the new truck loading dock and shade structure. The project site is located in an existing industrial part of the city and there are no pedestrian or bicycle access routes into or around the project site. Per State Bill (SB) 743 and the State CEQA Guidelines, small projects are assumed to cause a less than significant transportation impact. No mitigation measures are therefore required.

The proposed project does not increase the square footage, which is the determinant variable for trip generation. Docks don't affect trip generation. Therefore, the proposed project does not change the trip generation and therefore there's no change to daily trips from the existing use of the site. The proposed project will not require the excavation and hauling of soil. Parking for any construction related traffic will be adequately provided on the project site and there would be less than significant impacts.

Conclusion

Implementation of the proposed project would not result in a significant increase in total number of vehicular trips.¹ The project site can adequately provide for additional parking required under the proposed project. There would be no impact due to lane closures, impediments to emergency access to the site, or hazards to bicycles and pedestrians. Implementation of the proposed project would have a less than significant impact.

B. Air Quality

The project site is located in the South Coast Air Quality Management District (SCAQMD). The SCAQMD recommends the use of quantitative thresholds to determine the significance of temporary construction-related pollutant emissions and project operations. These thresholds are shown in Table 2.

The SCAQMD has also developed Localized Significance Thresholds (LSTs), which were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, and distance to the sensitive receptor. However, LSTs do not apply to projects that are categorically exempt under CEQA, such as the proposed project which is considered exempt as a Class 32 infill development project.

¹ Per the assumptions based of the Institute of Transportation Engineers (ITE) Trip Generation manual, 11th edition (2021).

Table 2 SCAQMD Air Quality Significance Thresholds

Pollutant	Mass Daily Thresholds	
	Operation Thresholds (lbs/day)	Construction Thresholds (lbs/day)
NO _x	55	100
ROG ¹	55	75
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

¹ Reactive Organic Gases (ROG) are formed during combustion and evaporation of organic solvents. ROG are also referred to as Volatile Organic Compounds (VOC).

Source: SCAQMD 2019

Construction Emissions

Since there will be no construction associated with the proposed project, development of the proposed project would not generate substantial air pollutant emissions. Emissions from the proposed project would not result in any significant air quality impacts.

Operational Emissions

Long-term operational emissions associated with the proposed project are those associated with vehicle trips (mobile emissions) upon buildout of the project. Heavily congested intersections can lead to long-term mobile emissions that exceed carbon monoxide (CO) standards and lead to CO hotspots. CO hotspots are locations where the federal or state ambient air quality standards could be exceeded because of the concentration of motor vehicles that are idling. Other factors contributing to a CO hotspot include the configuration of the intersection, distance to sensitive receptors, and patterns of air circulation. However, as discussed in the Traffic section above, the proposed project would not result in significant traffic increases and would not require analysis for CO hotspots, based on Caltrans' Transportation Project CO Protocol Manual.

The emissions generated by the proposed project would not exceed the SCAQMD's daily operational thresholds for any pollutant and would not significantly affect regional air quality. Therefore, the project would have a less than significant impact on air quality from operational emissions.

Conclusion

The operation and construction emissions associated with the proposed project would not generate significant air quality impacts. Additionally, as discussed in the Traffic section, this project would not result in significant increases in traffic at intersections. Thus, the project would not require analysis for CO hotspots, based on the recommendations contained in Caltrans' Transportation Project CO Protocol Manual.

C. Greenhouse Gas Emissions

The majority of individual projects do not generate sufficient greenhouse gas (GHG) emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual

project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

In guidance provided by the SCAQMD's GHG CEQA Significance Threshold Working Group in September 2010, SCAQMD considered a tiered approach to determine the significance of residential and commercial projects. The draft tiered approach is outlined in meeting minutes dated September 29, 2010.

Tier 1 - If the project is exempt from further environmental analysis under existing statutory or categorical exemptions, there is a presumption of less than significant impacts with respect to climate change. If not, then the Tier 2 threshold should be considered.

Tier 2 - Consists of determining whether or not the project is consistent with a GHG reduction plan that may be part of a local general plan, for example. The concept embodied in this tier is equivalent to the existing concept of consistency in CEQA Guidelines section 15064(h)(3), 15125(d) or 15152(a). Under this Tier, if the project is consistent with the qualifying local GHG reduction plan, it is not significant for GHG emissions. If there is not an adopted plan, then a Tier 3 approach would be appropriate.

Tier 3 - Establishes a screening significance threshold level to determine significance. The Working Group has provided a recommendation of 3,000 metric tons (MT) of CO₂e per year for residential projects.

Tier 4 - Establishes a service population threshold to determine significance. The Working Group has provided a recommendation of 4.8 MT CO₂e per year for land use projects and 6.6 MT CO₂e per year for plan level projects. The per capita efficiency targets are based on the AB 32 GHG reduction target and 2020 GHG emissions inventory prepared for ARB's 2008 Scoping Plan.4

Tier 1 applies because the project falls under a categorical exemption pursuant to CEQA (Class 32).

Construction Emissions

The proposed project would not require the construction of any structures. Therefore there will be no impacts related to project construction.

Operational Emissions

Long-term operational emissions relate to area sources based on consumer product use and landscape maintenance, energy use, solid waste generation, water use, and residential transportation. The proposed project would only add two additional trucks and a maximum of ten employees to the site. Therefore, the project would not exceed SCAQMD's bright line threshold and project GHG emissions impacts would be less than significant.

Conclusion

The proposed project entails a use that is consistent with the City's General Plan and zoning district regulations, as discussed under criterion 'a.' The estimated annual project-related GHG emissions would be below the SCAQMD's bright line threshold. Therefore, the project would not generate GHG emissions that would result in a significant impact.

D. Noise

The project site is located in the middle of the city's industrial area and currently operates between the hours of 6:30 am and 5:00 pm. The site is surrounded by other industrial uses.

Typical noise sources for industrial areas include, as here, vehicular traffic and machinery associated with industrial activities. There are no noise sensitive immediately adjacent to the project site. The nearest high capacity roadway, I-605, is located approximately 1.4 miles to the northwest of from the project site. Therefore, existing average ambient noise levels in the vicinity of the project site are expected to be relatively high.

Project operation would continue to occur between 6:30 am and 5:00 pm on weekdays. Additionally, the office and employee parking areas of the proposed facility will face Los Nietos Road, which is already subject to truck and vehicular noises from adjacent industrial uses. The primary source of noise from operation of the proposed project would be from heavy-duty trucks bringing material to and from the facility. However, truck trips are common within this industrial zone. Moreover, truck trips associated with the proposed project would occur predominantly within normal business hours and would be spread out throughout the day. Although vehicle trips are expected to increase slightly overall from existing use, any increase in truck trips would not result in an incremental significant increase in ambient noise, which is already elevated as a result of Los Nietos Road and I-625.

Conclusion

The proposed project would not result in significant impacts related to noise.

E. Water Quality

Urban runoff can have a variety of harmful effects. Oil and grease contain a number of hydrocarbon compounds, some of which are toxic to aquatic organisms at low concentrations. Heavy metals such as lead, cadmium, and copper are the most common metals found in urban stormwater runoff. These metals can be toxic to aquatic organisms and have the potential to contaminate drinking water supplies. Nutrients from fertilizers, including nitrogen and phosphorous, can result in excessive or accelerated growth of vegetation or algae, resulting in oxygen depletion and additional impaired uses of water.

The project site is currently used as a storage and transfer facility for containerized hazardous waste. The project site is wholly paved with no access to any rivers and streams. Stormwater runoff that does not infiltrate on site currently enters storm drains on the corner Los Nietos Street and flows to existing City drainage facilities. The proposed project would not disturb existing siter conditions or add to more impervious surface than compared to existing conditions. Development of the proposed project would not result in a reduction in groundwater recharge or otherwise affect the underlying groundwater basin; would not result in additional stormwater runoff; and would not degrade the quality of stormwater runoff from the site with SWPPP compliance.

Conclusion

The proposed project would not require site excavations or impact groundwater levels. Therefore, the impacts related to water quality would be less than significant. Therefore, the project is consistent with criterion 'd' of State CEQA Guidelines Section 15332, pertaining to Class 32 exemptions for infill development projects based on the analyses provided in subsections 'a' through 'e' of criterion 'd.'

Criterion (e)

The site can be adequately served by all required utilities and public services.

The site can be adequately served by all required utilities and public services. The project would be located in an existing urban area served by existing public utilities and services. A substantial increase in demand for

services or utilities would not be anticipated with implementation of the proposed project. Republic Services currently provides waste and recycling services to the city and the project area, while the City's Water Utility Authority provides water services, and the City's Public Works Department provide sewer, and solid waste collection services to existing uses in the immediate project site vicinity, and would continue to provide these services for the proposed project. Southern California Edison and SoCal Gas are existing services providers for the project site and vicinity. Therefore, the project is consistent with criterion 'e' of State CEQA Guidelines Section 15332, pertaining to Class 32 exemptions for infill development projects.

5.0 Exceptions to the Exemption Analysis

Criterion (a)

Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located

– a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception only applies to Class 3, 4, 5, 6, and 11 categorical exemptions. The proposed project is an infill development project, consistent with a Class 32 categorical exemption. Therefore, exception criterion 'a' does not apply to the project.

Criterion (b)

Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project site is located in a developed urban industrial neighborhood. Existing uses in the immediate vicinity of the project site consist of existing industrial and related office uses. The proposed project entails continued light industrial uses on a site that is currently being used for pickup and transfer of containerized waste materials. As stated in the analysis above for Class 32 categorical exemption criterion 'a,' the proposed project is consistent with development standards applicable to the existing zoning district. Therefore, exception criterion 'b' does not apply to this project.

Criterion (c)

Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

As described in Section 3, Existing Site Conditions, the project site is generally flat, is located in an urbanized industrial area, and is already in use for light industrial use. The project site has no value as a habitat area for endangered, rare, or threatened species due to the small size, lack of native vegetation, and urban context. The project site does not contain any scenic resources. There are no unusual circumstances that would cause significant environmental impacts due to the proposed multi-family residential project. Therefore, exception criterion 'c' does not apply to the project.

Criterion (d)

Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar

resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is located approximately 1.4 miles to the southeast of Interstate 605 (I-605) and approximately 3.5 miles to the east of I-5 and approximately 2 miles to the west of State Route 72 (SR-72). None of these routes are designated as a scenic highway (Caltrans 2018). The project site is relatively flat, is not visible from any of these highways, and is located in an urbanized industrial neighborhood. Therefore, exception criterion 'd' does not apply to the project.

Criterion (e)

Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Although the project site is not currently listed as a hazardous waste site according to the EnviroStor databases (DTSC 2022), a Phase II environmental Site Assessment (ESA) report (Roux Associates Inc; February 2022) and an Underground Storage Tank (UST) report (Roux Associates; May 2022) has been used for an exploratory well drilling as well as foundry and industrial uses between 1922 and 1960. Since the 1960s the site has been used as waste management and plastic recycling facility. The Phase II ESA and the UST reports indicate that: three underground USTs had been removed from the project site around 1955; one (1) 1,000 gallon gasoline UST and two (2) on-site clarifiers are still located on the site, although their precise site whereabouts are unknown; and, although contaminated soils have been removed from the site, it may be possible that some stained soil still remain, particularly in the northern , unpaved portion of the project site. However, the Phase II ESA and the UST Report did not locate any soil contamination. Similarly, while the soils on site tested positive for the existence of metals, Volatile Organic Compounds (VOCs), and Total Petroleum Hydrocarbon (TPH), none of the detections exceeded applicable standards. Therefore, exception criterion 'e' does not apply to the project.

Criterion (f)

Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site is fully developed and is located in an urbanized neighborhood that is developed with industrial uses. The site has been utilized for industrial uses since 1927 and there are no buildings or structures of historic significance on the project site or immediate vicinity.

No ground disturbance activities are being proposed under the project and there would be no excavation or removal of soil at the project site. Therefore, the proposed project would not have a significant impact on historic resources, and exception criterion 'f' does not apply to the project.

6.0 Summary

Based on this analysis, the proposed ACTEnviro CUP Project meets all criteria for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section §15332. There are no exceptions, pursuant to State CEQA Guidelines Section §15300.2, to the Class 32 Categorical Exemption that apply to the project.

7.0 References

California Department of Toxic Substances Control (DTSC). 2022. EnviroStor – Hazardous Waste and Substances Site List (Cortese). <https://www.envirostor.dtsc.ca.gov>. Accessed October 2022

California Environmental Quality Act. 2022. Statute and Guidelines https://www.califaep.org/docs/2022_CEQA_Statue_and_Guidelines.pdf. Accessed October 2022

California State Scenic Highways. Caltrans. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Map accessed October 2022

City of Santa Fe Springs General Plan and Targeted Zoning Code Update Environmental Impact Report. 2021. Santa Fe Springs GPTZCU_DEIR_11032021.pdf (reimaginesantafesprings.org). Accessed October 2022.

_____. Code of Ordinances. January 9th 2003 and updated August 2022. https://code;ibrary.amlegal.com/coded/santafesprings/lates/santafesprings_com. Accessed October 2022

Roux Associates, Inc. May 3, 2022. Underground Storage Tank Closure Report, 12235 Los Nietos Road, Santa Fe Springs, California.

-----, January 19, 2022. Phase I Environmental Site Assessment, 12235 Los Nietos Road, Santa Fe Springs, California.

-----, February 25, 2022. Phase II Subsurface Investigation and Indoor Air Sampling Report, 12235 Los Nietos Road, Santa Fe Springs, California.

South Coast Air Quality Management District (SCAQMD) 2022. <https://www.aqmd.gov>. Accessed May 2019.

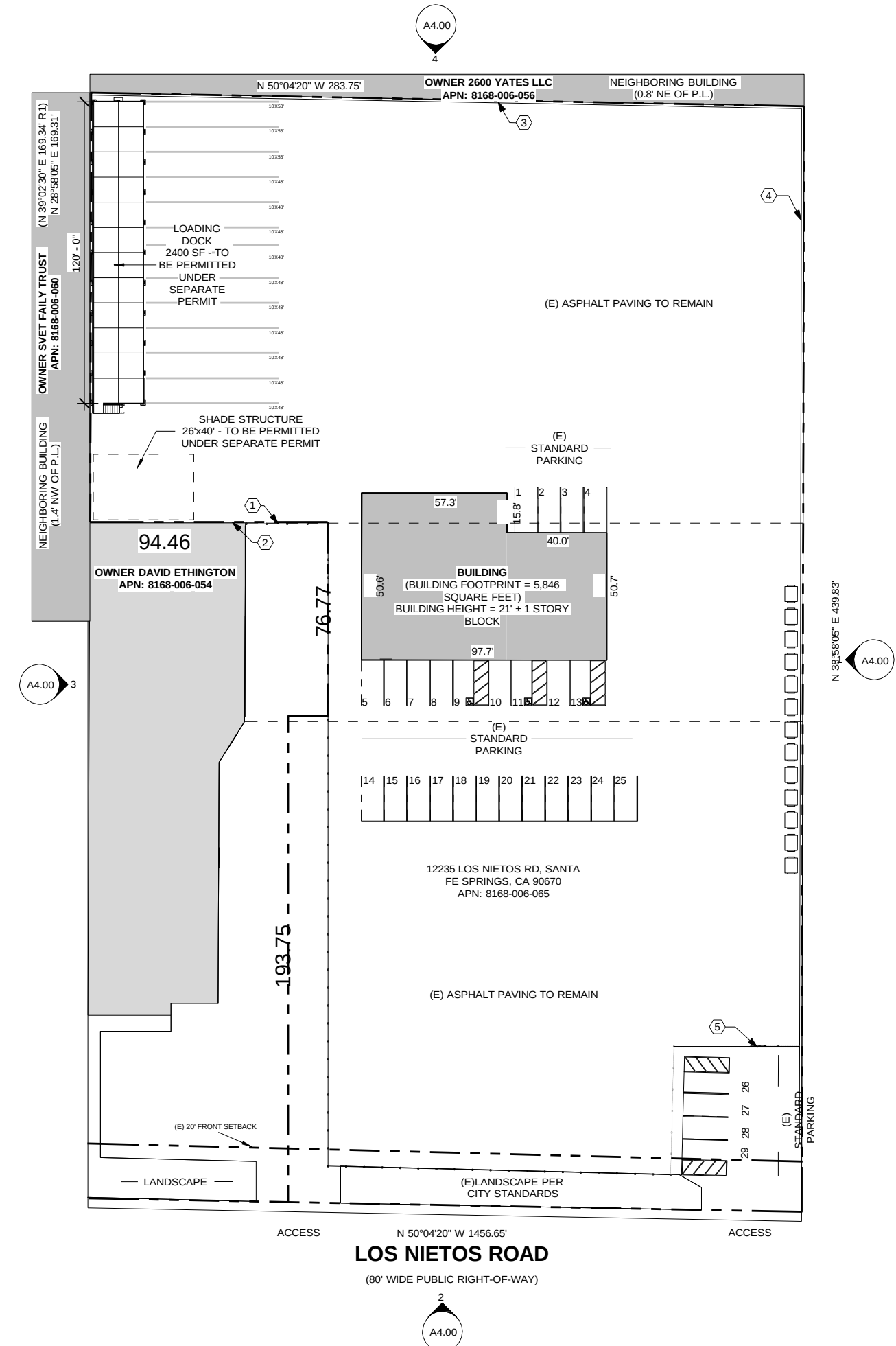
Appendix A

Project Site Plans

ACT Enviro

CUP SUBMITTAL

12235 Los Nietos Rd.
Santa Fe Springs, CA 90670



1 SITE PLAN.
1/32" = 1'-0"

STORM WATER QUALITY NOTES:

CONTRACTOR AND PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NUMBER 2001-01, NODES NUMBER CAS0108758. THE FOLLOWING SIX NOTES REPRESENT THE KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS, DUE TO CONSTRUCTION VEHICLES OR ANY OTHER KIND OF CONSTRUCTION ACTIVITY AT THE END OF EACH DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS. A STABILIZED CONSTRUCTION MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREETS.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A GREATER PERIOD THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RAINFALL PRODUCING RUNOFF OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL NOTES:

1. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. HAND ACTIVATED DOOR-OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FINISHED FLOOR. LATCHING AND LOCKING DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH/PULL ACTIVATION OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS DESCRIBED BELOW IN THE EGRESS DIRECTION.
2. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS WHEN SUCH PUSH/PULL EFFORTS ARE APPLIED AT RIGHT ANGLES TO HINGED DOORS OR AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED BUT SHALL NOT EXCEED 15 LBS OF FORCE.
3. INTERIOR FINISHES SHALL COMPLY WITH U.F.C. APPENDIX VI-C AND CBC CHAPTER 8
4. BUILDING OCCUPANT SHALL OBTAIN ALL REQUIRED PERMITS FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING BUILDING.
5. ALL WINDOWS WITHIN 24" OF EITHER EDGE OF A DOOR IN THE CLOSED POSITION SHALL HAVE SAFETY GLASS.
6. THE CONSTRUCTION, ALTERATION, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.
7. ALL DECORATIVE MATERIAL SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
8. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, U.F.C. SEC. 901.4.4.
9. ALL SECURITY LOCKS SHALL MEET REQUIREMENTS OF C.B.C.
10. ELECTRICAL PANELS SHALL NOT BE LOCATED WITHIN FIRE-RATED CORRIDORS.
11. PROPOSED FLOOR FINISHES SHALL COMPLY WITH ASTM E648 AND SHALL HAVE ASTM E84 SMOKE DENSITY RATING OF LESS THAN 450, CBC 804.4.1
12. ALL ALTERED AND NEW POTABLE WATER PLUMBING PIPING, FITTINGS, DEVICES, FIXTURES, SOLDER AND FLUX SHALL BE "LEAD-FREE" IN COMPLIANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 116875 (AB 1953, JANUARY 1, 2010).
13. ALL PIPING, FITTINGS, DEVICES, FIXTURES, SOLDER OR FLUX SHALL BE CERTIFIED BY AN INDEPENDENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED AGENCY AS BEING IN COMPLIANCE WITH REQUIREMENT, CPC 301.0

FIRE DEPARTMENT NOTES:

1. PROVIDE KEYS TO FIRE DEPARTMENT TO PLACE IN KNOX BOX FOR EMERGENCY ACCESS.
2. ON EACH FLOOR PROVIDE ONE (1) 2A - 10BC MINIMUM RATED FIRE EXTINGUISHER PER 3,000 SQUARE FEET. TRAVEL DISTANCE NOT TO EXCEED 75 FEET.
3. ELECTRICAL - ALL CIRCUIT BREAKERS SHALL BE LABELED TO CLEARLY INDICATE AREAS SERVED. THE MAIN ELECTRICAL SHUT-OFF SHALL BE IDENTIFIED WITH EITHER THE BUSINESS NAME OR THE BUSINESS ADDRESS.
4. AN APPROVED SET OF PLANS (BUILDING, ETC.) SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTIONS WILL BE MADE WITHOUT COMPLIANCE WITH ABOVE.

SITE PLAN KEYNOTES:

- 1 (E) CHAIN LINE FENCE (1.1' SW OF P.L.)
- 2 (E) NEIGHBORING BUILDING (1.1' SW OF P.L.)
- 3 (E) ESTABLISHED PARALLEL WITH LOS NIETOS PER BOOK 31728, PAGE 369, O.R.
- 4 (E) BLOCK WALL (1.2' NW OF P.L.)
- 5 (E) ROLLING GATE

PROJECT CODES AND STANDARDS

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS:

DEL MAR MUNICIPAL CODE
2019 EDITION OF THE CALIFORNIA BUILDING CODE, VOLS 1 & 2
2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
2019 EDITION OF THE CALIFORNIA PLUMBING CODE
2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2019 EDITION OF THE CALIFORNIA ENERGY CODE
2019 EDITION OF THE CALIFORNIA FIRE CODE
2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS
2019 EDITION OF THE CALIFORNIA REFERENCE STANDARDS CODE
2019 EDITION OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE

GREEN CODE NOTE:

PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL **WRITTEN VERIFICATION** THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3

ENERGY EFFICIENCY COMPLIANCE:

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

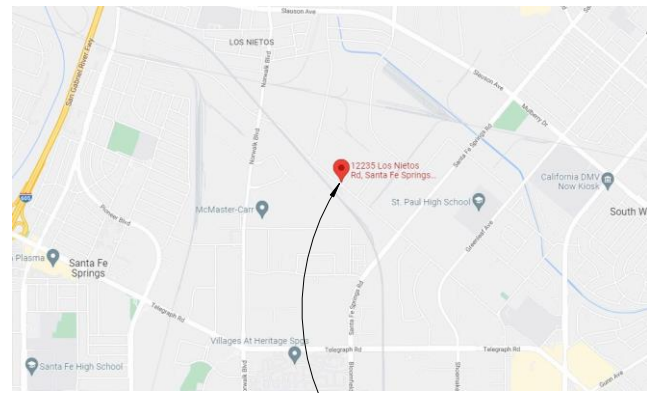
PROJECT TEAM:

PROPERTY OWNER:
ACTENVIRO
967 MABURY ROAD
SAN JOSE, CA 95133
CONTACT NAME:
JEFF RUHL
JRUHL@ACTENVIRO.COM

ARCHITECT
FIRM NAME: KUHLMAN SCOTT + ARCHITECTURE
ADDRESS: 607 N. VULCAN AVE #4
CITY, STATE, ZIP: ENCINITAS, CA, 92024
TEL: 760.277.3582
CONTACT NAME: TODD KUHLMAN
TODD@KUHLMANSCOTT.COM

STRUCTURAL ENGINEER
FIRM NAME: MIYAMOTO INTERNATIONAL, INC.
ADDRESS: 5151 SHOREHAM PLACE #280
CITY, STATE, ZIP: SAN DIEGO, CA 92121-3137
TEL: 760.277.3582
CONTACT NAME: MATT GERNAENDT
MGERNAENDT@MIYAMOTOINTERNATIONAL.COM

VICINITY MAP:



PROJECT SITE

PROJECT DATA:

PROJECT: ACTENVIRO
PROJECT DESCRIPTION: CONDITIONAL USE PERMIT
PROJECT ADDRESS: 12235 LOS NIETOS RD, SANTA FE SPRINGS, CA 90670
APN: 8168-006-065
LEGAL DESCRIPTION: PARCEL 1 OF PM 1427 IN CITY OF SANTA FE SPRINGS, COUNTY OF SAN DIEGO.

ZONING DESIGNATION: M-2
COMMUNITY LAND PLAN DESIGNATION:

REQUIRED SETBACKS: FRONT: 20'
REAR: 0'
SIDE: 0'

PROPOSED SETBACKS: FRONT: 20'
REAR: 0'
SIDE: 0'

PARKING:

SITE AREA GROSS: 101,900 SF (2.34 ACRES)

BUILDING AREA Existing Building: 5,846 SF

FLOOR AREA RATIO:	Existing 5.07%	Proposed 05.07% (no change)
LOT COVERAGE:	Existing 5.846 SF	Proposed 5,846 SF (no change)
	05.07%	05.07%
SITE LANDSCAPE %:	Existing 02.00%	Proposed 20.00% (no change)
BUILDING HEIGHT:	Existing 21'-00"	Proposed 21'-00" (no change)
CONSTRUCTION TYPE:	Existing III-B	Proposed III-B (no change)
OCCUPANCY:	Existing B	Proposed B (no change)

NOTES



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Santa Fe Springs,
CA 90670

DATE	☐ PROGRESS PRINT
	☐ SCHEMATIC DESIGN
	☐ DESIGN DEVELOPMENT
	☐ ENGINEERING
	☐ R/D SET
	☐ CONSTRUCTION SET
00.00.0000	☒ SUBMITTAL DOCUMENT
DATE	REVISION NAME

SCALE: 1/32" = 1'-0"

JOB NUMBER 200##

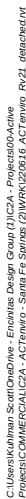
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COVER SHEET

SHEET NUMBER:

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11 (E) CHAINLINE FENCE (111' SW OFF PL.)
22 (E) NEIGHBORING BUILDING (111' SW OFF PL.)
3 (E) ESTABLISHED PARALLEL WITH LOS NIETOS
44 PER BOOK 31728, PAGE 369, O.R.
5 (E) BLOCK WALL (12' NW OFF PL.)
(E) ROLLING GATE

- PROPERTY LINE

PROJECT:	ACTENROURO	
PROJECT DESCRIPTION:	COMBINATIONAL USE REFORMIT	
PROJECT ADDRESS:	12235 LOS NIÑOS RD, SANTA FE SPRINGS, CA 90670	
APN:	8108-000-005	
LEGAL DESCRIPTION:	FRANCELLI OFF RLM 2371 N CDTY OF S ANTA FE SPRINGS, COUNTY OF SAN DIEGO.	
ZONING DESIGNATION:	M-2 (HEAVY MANUFACTURING)	
COMMUNITY LAND PLAN DESIGNATION:		
REQUIRED SETBACKS:	FRONT: 20' REAR: 0' SIDE: 0'	
PROPOSED SETBACKS:	FRONT: 20' REAR: 0' SIDE: 0'	
SITE AREA GROSS:	101,900 SF (2.34 ACRES)	
BUILDING AREA Existing Building:	5,846 SF	
Loading Dock:	2,400 SF	
Shade Structure:	1,040 SF	
FLOOR AREA RATIO:	Existing 5.07%	Proposed 05.07% (no change)
LOT COVERAGE:	Existing 5.07%	Proposed 5,846 SF (no change)
SITE LANDSCAPE %:	Existing 05.07%	Proposed 05.07%
BUILDING HEIGHT:	Existing 02.00%	Proposed 20.00% (no change)
CONSTRUCTION TYPE:	Existing 21'-00"	Proposed 21'-00" (no change)
OCCUPANCY:	Existing III-US (no changes)	Proposed III-US (no changes)
	B	B (no change)

PARKING REQUIRED:

12/202 SF. @ 1/500 = 24.4 (25) STALLS
THIS INCLUDES 15% MAX OFFICE ALLOWED

12/202 SF. x 1.18 (15%) = 138.02 SF MAX OFFICE
25.00% = 138.02 SF / 737 SF COVER MAX ALLOWED

737.7 SF. @ 1/300 = 2.4 (3) STALLS
TOTAL PARKING REQUIRED: 25+3 = 28 STALLS

PARKING PROVIDED:

EXISTING STANDARD STALLS 4 STALLS
EXISTING STANDARD STALLS @ 90° (X 3 @ 90°) 18 STALLS
NEW REMOVED STALLS @ 90° (X 3 @ 90°) 6 STALLS

TOTAL PARKING PROVIDED: 28 STALLS

NOTES

ARCHITECT



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SCALE: As indicated

JOB NUMBER: **200**

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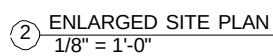
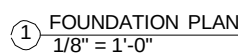
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DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

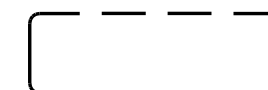
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- 1 (N) NEW STAIR FOOTING-SEE STRUCTURAL
2 (N) LOADING DOCK STRUCTURE (TYP / SEE
STRUCTURAL)
3 (N) NEW STEEL STAIR TO LOADING DOCK-SEE
STRUCTURAL FOR DETAILS

- 1 (N) NEW STAIR FOOTING-SEE STRUCTURAL
2 (N) LOADING DOCK STRUCTURE (TYP / SEE
STRUCTURAL)
3 (N) NEW STEEL STAIR TO LOADING DOCK-SEE
STRUCTURAL FOR DETAILS

PLAN LEGEND



- AREA OF MODIFICATION



- PROPERTY LINE



- (E) FOOTINGS TO BE REMOVED



- INDICATES SCOPE OF WORK INCLUDED UNDER THIS PERMIT



- EXISTING BUILDING WALL - NOT
PART OF THIS PERMIT



- EXISTING BUILDING AREA - NOT
PART OF THIS PERMIT

NOTE: DESCRIPTION OF DOCK USE:

1. TRUCKS ARE UNLOADED ALONG COL LINE C BY HAND OR FORK LIFT ONTO DOCK SURFACE
2. LOADS ARE MOVED ON DOCK TO COL LINE 1 AND LOWERED BY GROUND LEVEL FORK LIFT FOR TRANSPORT INTO WAREHOUSE.
3. FOR TRUCK LOADING THE OPPOSITE PROCEDURE IS FOLLOWED. GROUND LEVEL FORK LIFT RAISES LOADS ONTO DOCK SURFACE.
4. LOADS ARE MOVED ON DOCK TO COL LINE 1 AND LOADED INTO TRUCKS.

NOTES

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	☐	CONSTRUCTION SET
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SCALE: As indicated

JOB NUMBER: 200##

SHEET TITLE:

PROPOSED LOADING DOCK PLAN

SHEET NUMBER:

A3.01

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CUP SUBMITTAL

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DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

STRUCTURAL STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AS CONTAINED IN THE "AISC MANUAL OF STEEL CONSTRUCTION". ALL WORK SHALL (AISC), BE IN CONFORMANCE WITH THE TESTING, INSPECTION, QUALIFICATION, AND QUALITY ASSURANCE PROVISIONS AS REQUIRED BY THE BUILDING CODE AND ANY APPLICABLE STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS", AWS D1.1 "STRUCTURAL WELDING CODE - STEEL", AWS D1.8 "STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT", AND RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". CONFORMANCE TO SUPPLEMENTS TO THESE STANDARDS, IF PUBLISHED ON OR BEFORE THE DATE OF PERMIT ISSUANCE, IS ALSO REQUIRED. ALTHOUGH THESE CONTRACT DOCUMENTS INCLUDE GENERAL REFERENCES TO CODES AND STANDARDS, AND REFERENCES TO OR INCLUSIONS OF SPECIFIED PROVISIONS, OMISSIONS OF ANY APPLICABLE CODE, STANDARD, OR PROVISION DOES NOT RELIEVE THE GENERAL CONTRACTOR FROM COMPLIANCE TO THE APPLICABLE REQUIREMENTS. COORDINATION OF QUALITY CONTROL AND QUALITY ASSURANCE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SHAPE	MATERIAL/GRADE
WIDE FLANGE & TEES	ASTM A992
PLATES, ANGLES, CHANNELS, THREADED RODS (UNO)	ASTM A36
HIGH-STRENGTH PLATE	ASTM A572, GRADE 50
SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE C (Fy = 50 KSI) OR ASTM A1085
ROUND HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE C (Fy = 46 KSI) OR ASTM A1085
PIPES	ASTM A53 TYPE E OR S, GRADE B (Fy = 35 KSI)
MACHINE BOLTS (MB)	ASTM A307
WELDED HEADED STUDS	ASTM A108
THREADED RODS FOR ANCHOR BOLTS	ASTM F1554, GRADE 55

- EXCEPT AS OTHERWISE NOTED, ALL BOLTS SHALL BE HIGH-STRENGTH BOLTS.
- WHERE WELDING TO GRADE 55 THREADED ANCHOR RODS IS REQUIRED, USE ASTM F1554 GRADE 55 WITH SUPPLEMENT S1.
- ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION" AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY EOR PRIOR TO FABRICATION.
- ALL WELDED HEADED STUDS, THREADED STUDS, AND DEFORMED BARS SHALL BE NELSON, OR EQUIVALENT, AND WELDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY CERTIFIED WELDERS SO AS TO FULLY DEVELOP THE TENSILE CAPACITY OF THE CONNECTOR.
- BOLTS WITH UPSET THREADS ARE NOT ALLOWED. USE THE APPROPRIATE NUT AND WASHER TYPE FOR THE SPECIFIED BOLT.
- ALL STEEL FABRICATION SHALL BE PERFORMED BY A LICENSED FABRICATOR.
- BEAMS NOT SPECIFIED WITH CAMBER SHALL HAVE MILL CAMBER PLACED IN UPWARD POSITION.
- ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNLESS A WEATHERPROOF COATING IS SPECIFIED BY THE ARCHITECT. UNO, STAINLESS AND WEATHERING STEELS, WHERE SPECIFIED, ARE EXEMPT FROM THIS REQUIREMENT. GALVANIZED SURFACES SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE REPAIRED AS NECESSARY. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.
- SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES, WELDED STUDS OR OTHER ITEMS NOT SHOWN IN THESE DRAWINGS.
- WHERE STEEL IS EMBEDDED IN CONCRETE OR MASONRY, PROVIDE HOLES AS REQUIRED FOR PASSAGE OF CONTINUOUS REINFORCING BARS WHERE INDICATED ON DRAWINGS.
- DO NOT CUT HOLES IN STRUCTURAL STEEL WITHOUT APPROVAL OF THE EOR.
- PLACE NON-SHRINK OR DRYPACK GROUT UNDER ALL BASEPLATES AND ALLOW TO CURE UNTIL SPECIFIED STRENGTH IS REACHED BEFORE APPLYING LOADS.

STRUCTURAL CONCRETE

- CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318 AND ACI 301 AND PROJECT SPECIFICATIONS.
- CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE DOES NOT EXCEED SIX FEET. A SUFFICIENT NUMBER OF CHUTES OR TRUNKS SHALL BE USED TO ENSURE THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
- CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED IN THE MORTAR MATRIX. LOCATIONS OF CONSTRUCTION JOINTS NOT SHOWN ON THESE PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO PLACING ANY CONCRETE.
- STRUCTURAL CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	MIN 28-DAY COMP STRENGTH	CONC TYPE	MAX AGGREGATE SIZE	MAX W/C RATIO
FOUNDATION	3000 PSI	NWC	1 1/2"	0.55
INTERIOR SLAB ON GRADE NOT EXPOSED TO WEATHER OR RECEIVING FLOORING FINISH	4000 PSI	NWC	1"	0.50
FILL OVER METAL DECK	3000 PSI	LWC	1"	0.50
ALL OTHER STRUCTURAL CONCRETE NOT NOTED ABOVE	3000 PSI	NWC	1"	0.50

- MAXIMUM AIR DRY UNIT WEIGHT OF LIGHTWEIGHT CONCRETE SHALL NOT EXCEED 115 PCF, UNLESS APPROVED BY EOR.
- WHEN THE USE OF PLASTICIZER (ASTM C1017, TYPE I OR II) OR WATER REDUCER (ASTM C494, TYPE F OR G) IS USED, MAXIMUM SLUMP SHALL BE 4" PRIOR TO ADMIXTURE AND 8" INCLUDING ADMIXTURE AT THE POINT OF DELIVERY. IN THE ABSENCE OF PLASTICIZER AND WATER REDUCER, SLUMP AT THE POINT OF DELIVERY SHALL NOT EXCEED 4".
- W/C RATIO INDICATES WATER TO CEMENTITIOUS MATERIALS RATIO.
- FOR INTERIOR SLABS ON GRADE AND ALL OTHER SLABS RECEIVING ADHERED FLOORING FINISHES (I.E., GLUED, ETC.), THE MAXIMUM W/C RATIO SHALL NOT EXCEED 0.46. CURING COMPOUNDS USED ON CONCRETE THAT IS TO RECEIVE FINISHES SHALL BE COMPATIBLE WITH TILE AND ADHESIVES OR GROUTS IN ACCORDANCE WITH MANUFACTURER'S DATA AND BE APPROVED BEFORE USE.
- SLABS ON GRADE, TOPPING SLABS, AND ELEVATED CONCRETE FLOORS SHALL HAVE A MAXIMUM SHRINKAGE RATE OF 0.04% AT 28 DAYS PER ASTM C157 (CURING TEST SPECIMENS TO BE CONSISTENT WITH FIELD CONDITIONS), OR USING EMBEDDED VIBRATING WIRE STRAIN GAUGES. RESULTS OF TESTING SHALL BE SUBMITTED TO.
- SEE ACI 318 FOR ADDITIONAL REQUIREMENTS REGARDING MAXIMUM AGGREGATE SIZE. AGGREGATE GRADATION OF 3/8" MAXIMUM (NO. 40 GRAVEL) SHALL NOT BE USED WHERE FINISHED CONCRETE SURFACE IS EXPOSED TO VIEW.
- CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE AND SPECIFICATIONS. ALL CONCRETE MIXES SHALL BE DESIGNED PER ACI 318 BY A RECOGNIZED TESTING LAB STAMPED AND SIGNED BY A LICENSED CALIFORNIA CIVIL ENGINEER AND SUBMITTED TO THE EOR FOR REVIEW PRIOR TO CONCRETE PLACEMENT. STRUCTURAL CONCRETE MIXES SHALL CONSIST OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE MINIMUM UNO.
- AGGREGATES IN NORMALWEIGHT CONCRETE SHALL CONFORM TO ASTM C33 (HARDROCK). AGGREGATES IN LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C330.
- COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE EOR.
- PORTLAND CEMENT SHALL BE TYPE II AND SHALL CONFORM TO ASTM C150, LOW ALKALI. MILL TESTS WITH CERTIFICATES OF COMPLIANCE SHALL BE SUBMITTED.
- FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% TOTAL CEMENTITIOUS MATERIALS BY WEIGHT IF THE MIX DESIGN IS PROPORTIONED BY FIELD EXPERIENCE OR TRIAL MIXTURES.
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C94.
- LEAN CONCRETE, WHERE SPECIFICALLY INDICATED, SHALL CONTAIN 2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
- DRYPACK OR NONSHRINK GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI, AND CONSIST OF MASTERFLOW 713, EUCON NS GROUT, Sika GROUT 212, OR APPROVED EQUAL. FOR THICK GROUT LAYERS FOLLOW MANUFACTURER'S GUIDELINES TO ATTAIN THE REQUIRED STRENGTH, WHICH MAY INCLUDE THE ADDITION OF PEA GRAVEL. FOR BASE PLATES LARGER THAN 6 SQUARE FEET, USE HI-FLOW GROUT OR MASTERFLOW 928.
- DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES.
- WATER USED IN MIX SHALL BE CLEAN AND POTABLE.
- PRIOR TO ERECTING ANY ELEMENTS THAT LOAD THE FOUNDATION, CONCRETE MUST REACH AN UNCONFINED COMPRESSIVE STRENGTH OF 2000 PSI MINIMUM AS DETERMINED BY TESTING OR PREVIOUSLY DOCUMENTED DATA FOR THE MIX DESIGN USED UNDER SIMILAR CONDITIONS, AND MUST CURE FOR A MINIMUM OF 3 DAYS.
- MAINTAIN CONCRETE ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT UNLESS OTHERWISE ACCEPTED BY EOR.
- SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS, WALL OFFSETS, CHAMFERS, KERFS, DRIPS AND FOR EXTENT OF DEPRESSIONS, RAMPS, ETC.
- PROVIDE SLEEVES FOR ALL PIPES THROUGH CONCRETE WALLS AND FOOTINGS SHOWN ON THESE DRAWINGS. CORING IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE EOR.
- EXPOSED CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER OR 1/2" RADIUS TOOLED EDGE, UNO.
- BEAM LONGITUDINAL BARS SHALL BE ON INSIDE FACE OF COLUMN VERTICAL BARS.

STATEMENT OF SPECIAL INSPECTIONS

- THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- AT A MINIMUM, ALL SPECIAL INSPECTIONS REQUIRED BY THE BUILDING CODE SHALL BE PROVIDED.
- SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVED FABRICATORS MUST SUBMIT A CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATIONS SUCH AS STRUCTURAL STEEL, PRECAST CONCRETE, GLUED LAMINATED TIMBER, ETC.
- ALL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT SPECIAL INSPECTORS. JOB SITE VISITS BY THE STRUCTURAL ENGINEER OR BUILDING OFFICIAL DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS BY A SPECIAL INSPECTOR.
- ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND EOR. THE FINAL REPORTS BY THE SPECIAL INSPECTOR(S) MUST CERTIFY THAT THE STRUCTURAL SYSTEM COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THESE INSPECTIONS ARE PERFORMED.
- WORK REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED BY THE SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS PERFORMED AND AT THE COMPLETION OF WORK. CONTINUOUS (CONT.) INSPECTION CONSISTS OF FULL-TIME INSPECTION; PERIODIC INSPECTION CONSISTS OF PART-TIME OR INTERMITTENT INSPECTION.
- THE FOLLOWING SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS BY THE BUILDING OFFICIAL. THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE.

SOILS SUPPORTING FOUNDATIONS

- PERIODIC: VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY
- PERIODIC: VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL
- PERIODIC: PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS
- CONT: VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILLS
- PERIODIC: PRIOR TO PLACEMENT OF CONTROLLED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY
- STRUCTURAL CONCRETE
- PERIODIC: INSPECTION OF REINFORCING STEEL AND PLACEMENT
- CONT: INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE
- PERIODIC: VERIFY USE OF REQUIRED DESIGN MIX
- CONT: SAMPLING FRESH CONCRETE AND PERFORMING SLUMP AND AIR CONTENT TESTS, AND DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS
- CONT: INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES
- PERIODIC: INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUE
- PERIODIC: INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED
- PERIODIC: POST-INSTALLED AND ADHESIVE ANCHORS
- STRUCTURAL STEEL
- PERIODIC: HIGH-STRENGTH BOLTS, NUTS, AND WASHERS IDENTIFICATION MARKINGS TO CONFORM TO SPECIFIED ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS
- PERIODIC: HIGH-STRENGTH BOLT BEARING-TYPE CONNECTIONS
- CONT: SLIP-CRITICAL CONNECTIONS USING TURN-OF-NUT METHOD WITH MATCHMARKING, DIRECT TENSION INDICATOR METHOD, OR TWIST OFF BOLTS
- PERIODIC: STRUCTURAL STEEL IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS
- PERIODIC: STRUCTURAL STEEL MANUFACTURER'S CERTIFIED MILL TEST REPORTS
- CONT: COMPLETE AND PARTIAL PENETRATION GROOVE WELDS
- CONT: FILLET WELDS > 5/16" AND MULTIPASS FILLET WELDS
- PERIODIC: FILLET WELDS < 5/16"

EXISTING CONDITIONS

- SEE "AS BUILT" DRAWINGS FOR EXISTING BUILDING ITEMS NOT SHOWN OR NOTED.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO SHOP DRAWING PRODUCTION AND FABRICATION OF STRUCTURAL ELEMENTS.
- WHERE EXISTING CONDITIONS VARY FROM THOSE SHOWN ON THESE DRAWINGS, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUED CONSTRUCTION RELATED TO SUBJECT CONDITIONS.
- SHORE ALL EXISTING CONSTRUCTION AS REQUIRED, INCLUDING WHERE WELDING TO EXISTING STEEL FRAMING, SHORING DESIGN IS BY OTHERS.
- ALL EXISTING CONCRETE SURFACES TO BE IN CONTACT WITH NEW CONCRETE SHALL BE CLEANED AND ROUGHENED TO 1/4" MINIMUM AMPLITUDE. USE THIRD PARTY EVALUATION APPROVED BONDING AGENT ON EXISTING CONCRETE PRIOR TO PLACING NEW CONCRETE.
- VERIFY LOCATION OF EXISTING REBAR BEFORE FABRICATION USING NON-DESTRUCTIVE TESTING.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE WEIGHT AND SPECIFIC LOCATION OF ALL EQUIPMENT WITH THE STRUCTURAL FRAMING. IF THE EQUIPMENT DEVIATES IN WEIGHT OR LOCATION FROM THOSE INDICATED IN THE DRAWINGS, THE STRUCTURAL ENGINEER'S APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION OF THE UNITS.
- ALL EXISTING WOOD FRAMING MEMBERS SUPPORTING NEW MECHANICAL UNITS SHALL BE INSPECTED FOR DAMAGE AND DETERIORATION PRIOR TO INSTALLATION OF THE UNITS. NOTIFY THE STRUCTURAL ENGINEER IF DAMAGE OR DETERIORATION IS DISCOVERED.

FOUNDATIONS AND SLABS ON GRADE

- AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE SANDY CLAY, AND PER TABLE 1806.2 OF THE 2019 CBC, THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1,500 PSF FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS, OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- FOOTING SHALL EXTEND A MINIMUM DEPTH OF 1'-6" BELOW FINISHED GRADE AND SHALL BEAR ENTIRELY ON PROPERLY COMPACTED SOILS OR NATIVE SOILS.
- ANCHOR BOLTS, DOWELS AND HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS, UNO.
- ALL TRENCHES SHALL COMPLY WITH APPLICABLE OSHA REQUIREMENTS. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER. FLOODING IS NOT PERMITTED.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.
- THE DESIGN OF ALL RETAINING WALLS AND SUBTERRANEAN BUILDING WALLS INDICATED ON THESE DRAWINGS IS BASED ON DRAINED SOILS.
- CONSTRUCTION JOINTS (CJ) AND SAWCUT (SC) JOINTS IN SLABS SHALL OCCUR WHERE SPECIFIED IN CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL SUBMIT SLAB JOINT LAYOUT TO EOR FOR REVIEW PRIOR TO PLACING CONCRETE. CJS SHALL HAVE FORMED POUR STOPS. CONSTRUCTION JOINTS IN WALLS AND FOOTINGS NEED NOT OCCUR AT THE SAME LOCATION, UNO.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN IN THE STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- THE SLAB ON GRADE IS NOT DESIGNED TO SUPPORT TRAFFIC FROM CRANES OR OTHER HEAVY CONSTRUCTION VEHICLES. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED CONCRETE SLABS.

GENERAL

- REFER TO THE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS OF CONSTRUCTION. TYPICAL DETAILS APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. WHERE CONDITIONS REQUIRE MODIFICATIONS OF A TYPICAL DETAIL, THE CONTRACTOR SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL BY THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION. DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE OF SAME NATURE AS THOSE SHOWN FOR SIMILAR CONSTRUCTION.
- CONTRACTOR SHALL CONSIDER THE PROJECT SPECIFICATIONS AS PART OF THE CONTRACT DOCUMENTS. WHERE INFORMATION IS CONFLICTING, SPECIFIC DETAILS SHALL GOVERN OVER TYPICAL DETAILS WHICH SHALL GOVERN OVER GENERAL NOTES WHICH SHALL GOVERN OVER SPECIFICATIONS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT OF RECORD OR SEOR. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. DIMENSIONS ARE TO THE FACE OF STUDS, AND TO THE CENTERLINE OF COLUMNS UNO.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE EOR OF ANY CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DRAWINGS, OR EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON DRAWINGS, PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE SCOPE THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR EOR SHALL NOT INCLUDE OBSERVATION OF THE ABOVE ITEMS.
- SUBSTITUTION REQUESTS FOR MATERIALS AND PRODUCTS SPECIFIED ON THE STRUCTURAL DRAWINGS MAY BE CONSIDERED WITH MATERIALS AND PRODUCTS HAVING EQUIVALENT OR GREATER CAPACITY AND PERFORMANCE. CURRENT EVALUATION REPORTS AND PRODUCT INFORMATION SHALL BE PROVIDED TO THE SEOR DEMONSTRATING THE REQUIRED CAPACITY AND PERFORMANCE OF THE MATERIAL. TO BE SUBSTITUTED. WRITTEN APPROVAL FROM THE EOR SHALL BE OBTAINED PRIOR TO THE SUBSTITUTION OF ANY MATERIAL OR PRODUCT SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT, SEOR, AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- ALL WORK IS NEW (N) UNLESS INDICATED AS EXISTING (E).
- CONSTRUCTION MATERIALS SHALL BE DISTRIBUTED WHEN PLACED ON THE STRUCTURE SUCH THAT LOADS DO NOT EXCEED DESIGN LIVE LOADS OR RESULT IN AN UNBALANCED CONDITION.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE SEOR FOR REVIEW PRIOR TO FABRICATION. REFER TO THE PROJECT SPECIFICATIONS FOR SHOP DRAWING REQUIREMENTS AND SUBMITTALS. REVIEW OF SHOP DRAWINGS AND SUBMITTALS BY THE SEOR IS FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING AND FABRICATION, AND FOR CORRECT FITTING OF ALL STRUCTURAL MEMBERS, INCLUDING COORDINATION WITH OTHER TRADES. SHOP DRAWINGS AND SUBMITTALS DO NOT CONSTITUTE CHANGE ORDERS. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE SUBMITTED IN WRITING AS A REQUEST FOR SUBSTITUTION TO THE ARCHITECT AND EOR FOR APPROVAL.
- CORE DRILLS SHALL NOT CUT ANY REINFORCING. THE CONTRACTOR IS TO COORDINATE WORK OF ALL TRADES TO ENSURE COMPLIANCE. ALL CORE DRILLS ARE TO BE PRESENTED TO THE INSPECTOR OF RECORD (IOR) FOR VERIFICATION. THE IOR IS TO DOCUMENT CORES EXAMINED INDICATING AN ABSENCE OF REINFORCING.
- STRUCTURAL JOINT DIMENSIONS SHOWN ON PLANS (EXPANSION, SEISMIC, SEPARATION, ETC (WHERE OCCURS) INDICATE THE MINIMUM CLEAR DISTANCE REQUIRED. SEE PLANS, DETAILS, AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

- 01000-0000 01000-0000
1. CODES:
- ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE (CBC) 2019 EDITION (TITLE 24, PART 2), INCLUDING ALL AMENDMENTS. ALL STANDARDS USED SHALL BE THE LATEST VERSION APPROVED BY THE CODE ENFORCEMENT AGENCY ON THE DATE OF THE PERMIT ISSUANCE UNLESS SPECIFICALLY NOTED OTHERWISE. THE PURPOSE OF THIS CODE IS TO, IN PART, ESTABLISH THE MINIMUM REQUIREMENTS TO SAFEGUARD THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH AND STABILITY. STRUCTURES DESIGNED IN ACCORDANCE WITH THE CODE ARE LIKELY TO HAVE A LOW PROBABILITY OF COLLAPSE BUT MAY SUFFER SERIOUS STRUCTURAL AND NON-STRUCTURAL DAMAGE IF SUBJECTED TO THE DESIGN EARTHQUAKE.
2. GRAVITY DESIGN LOADS:
- LIVE LOADS (REDUCIBLE, UNO):
- a. FLOOR(S) UNIFORM 125 PSF
3. SEISMIC DESIGN INFORMATION:
- I_w = 1.0 RISK CATEGORY II DESIGN CAT. D SITE CLASS D
- S_{DS} = 1.417 S₀₁ = N/A
- R = 2.5 (BRACED FRAME) C_s = 0.567W (LRFD)
4. WIND DESIGN INFORMATION:
- RISK CATEGORY II EXPOSURE C
- BASIC WIND SPEED (3 SEC GUST), V_W = 100 MPH

NOTES

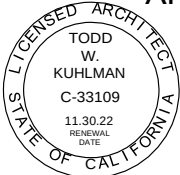


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12235 Los Nietos Rd.

Santa Fe Springs,
CA 90670

DATE: 06.10.2022

- PROGRESS PRINT
- ☐ SCHEMATIC DESIGN
- ☒ DESIGN DEVELOPMENT
- ☐ ENGINEERING
- ☐ RIDGET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

DATE: REVISION NAME

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

SCALE: AS NOTED

JOB NUMBER: 200##

SHEET TITLE:

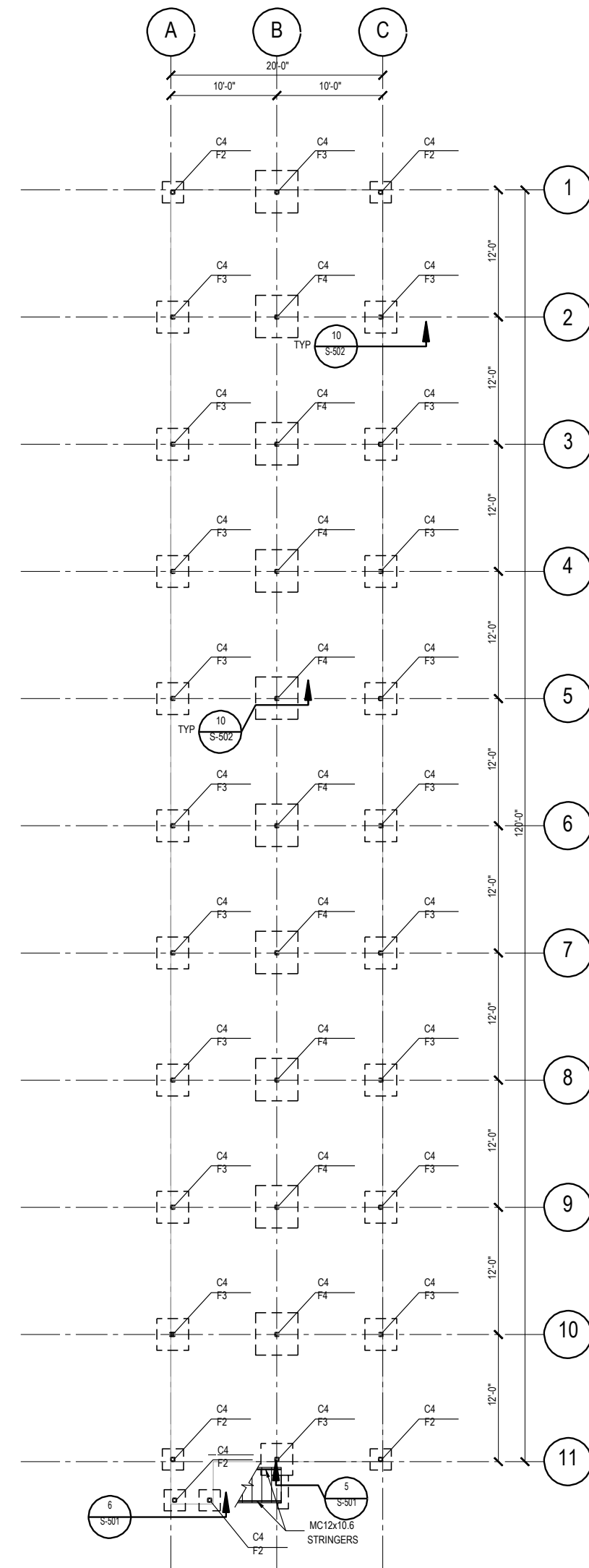
GENERAL NOTES

SHEET NUMBER:

S-001

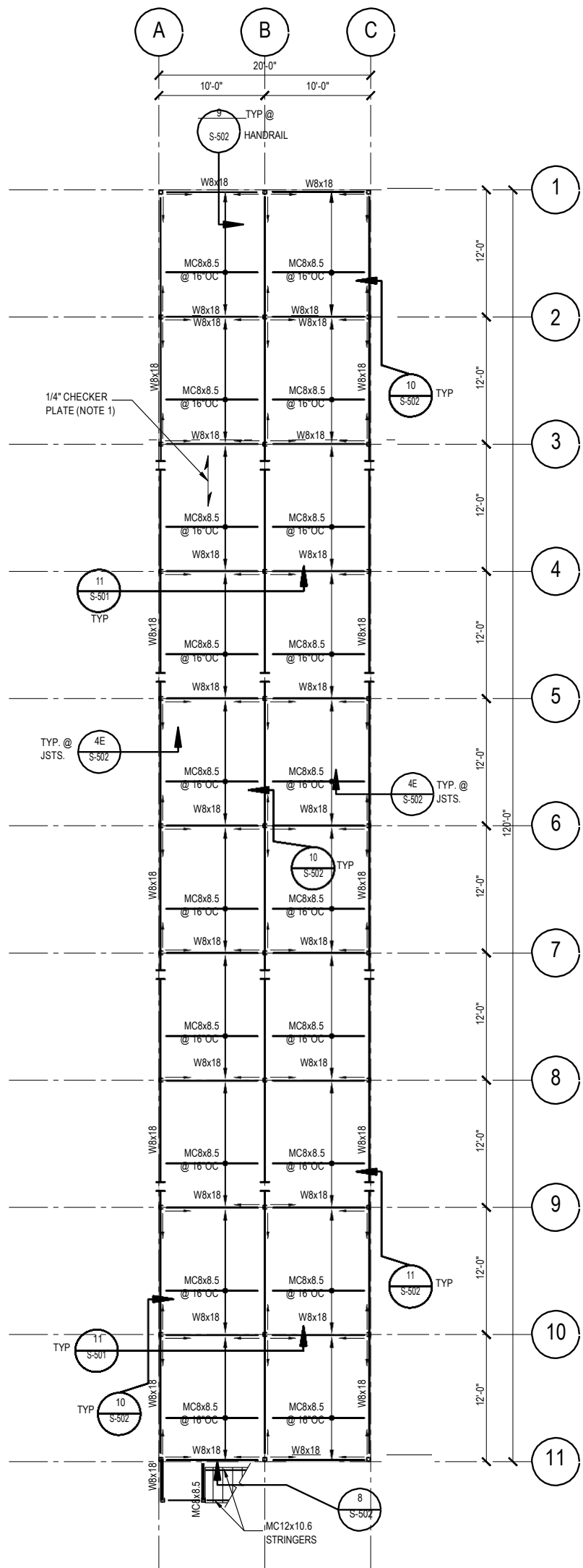
ATC Enviro Santa Fe Springs
SCHEMATIC DESIGN

5/12/2022 2:48 PM



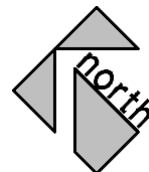
FOUNDATION PLAN

1/8" = 1'-0"



DOCK FRAMING PLAN

1/8" = 1'-0"



MARK	SIZE (MIN)			REINF EACH WAY	REMARKS
	LENGTH	WIDTH	DEPTH		
"L"	"W"	"D"			
F2	2'-0"	2'-0"	1'-6"	(3) #5	6/S-501
F3	3'-0"	3'-0"	1'-6"	(4) #5	6/S-501
F4	4'-0"	4'-0"	1'-6"	(5) #5	6/S-501

FOOTING SCHEDULE

LEGEND:

INDICATES BRACE PER 9/S502

C4 INDICATES HSS4x4x1/4

NOTES:

1. 1/4" CHECKER PLATE TO BE ATTACHED TO BEAMS PER 12/S-502

NOTES:

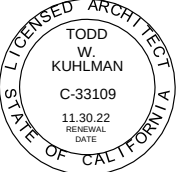


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CA 90670

DATE	PROGRESS PRINT
	☐ SCHEMATIC DESIGN
	☐ DESIGN DEVELOPMENT
	☐ ENGINEERING
	☐ BID SET
	☐ CONSTRUCTION SET
06.10.2022	☐ SUBMITTAL DOCUMENT

DATE	REVISION	NAME

SCALE: AS NOTED

JOB NUMBER 200##

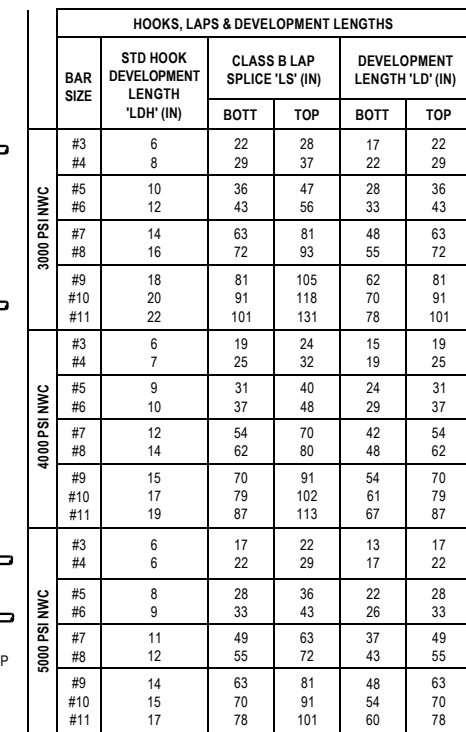
SHEET TITLE:
FOUNDATION,
DOCK FRAMING PLANS
& SCHEDULES

SHEET NUMBER

S-111

ATC Enviro Santa Fe Springs
SCHEMATIC DESIGN

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SCOTT
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Santa Fe Springs,
CA 90670

DATE	
	- PROGRESS PRINT
	☒ SCHEMATIC DESIGN
	- DESIGN DEVELOPMENT
	- ENGINEERING
	☐ BUDGET
	☐ CONSTRUCTION SET
06.10.2022	- SUBMITTAL DOCUMENT

[illegible]

JOB NUMBER: 200#

SHEET TITLE:

SHEET TITLE:
DETAILS

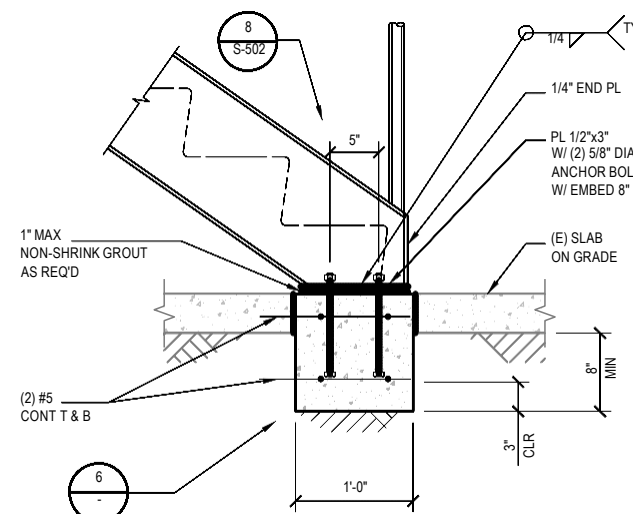
S-501

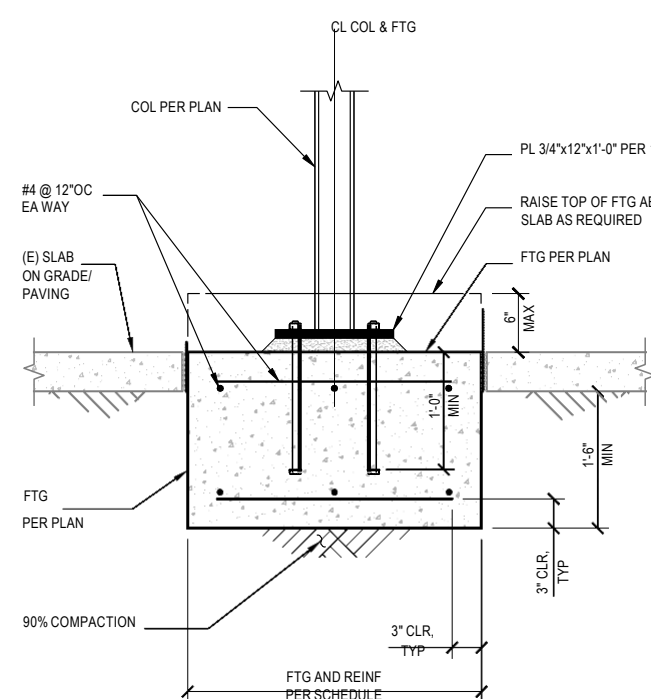
ATC Enviro Santa Fe Springs
SCHEMATIC DESIGN

5/12/2022 2:47 PM

DRAWINGS ARE NOT TO SCALE IF PLOTTED ON SHEETS OTHER THAN 24X36

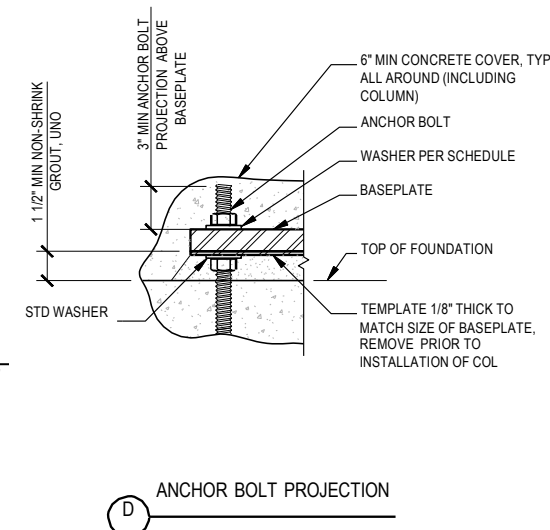
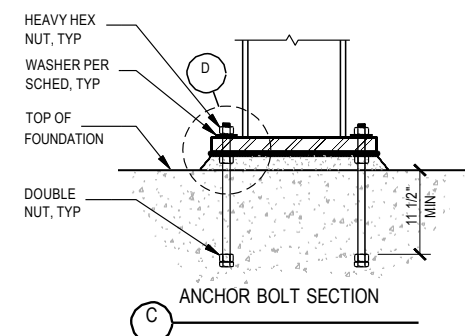
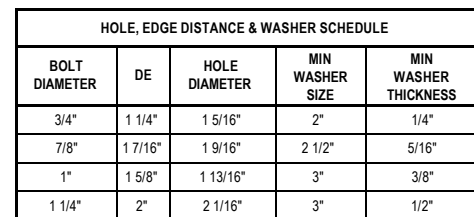
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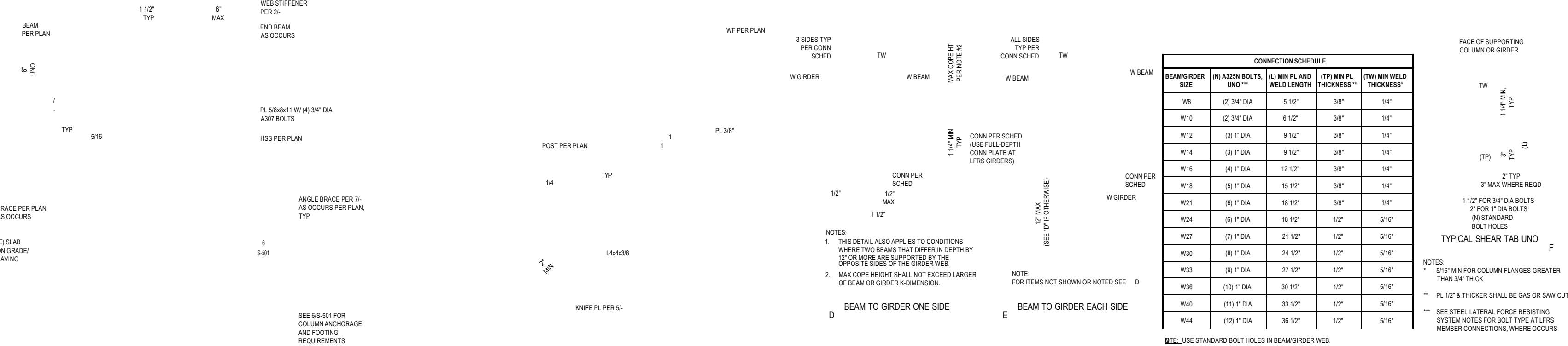
6 1" = 1'-0"

1" = 1'-0"



N.T.S.

MD221007_5002.dwg



CONNECTION SCHEDULE				
BEAM/GIRDER SIZE	(N) A325N BOLTS, UNO ***	(L) MIN PL AND WELD LENGTH	(TP) MIN PL THICKNESS **	(TW) MIN WELD THICKNESS*
W8	(2) 3/4" DIA	5 1/2"	3/8"	1/4"
W10	(2) 3/4" DIA	6 1/2"	3/8"	1/4"
W12	(3) 1" DIA	9 1/2"	3/8"	1/4"
W14	(3) 1" DIA	9 1/2"	3/8"	1/4"
W16	(4) 1" DIA	12 1/2"	3/8"	1/4"
W18	(5) 1" DIA	15 1/2"	3/8"	1/4"
W21	(6) 1" DIA	18 1/2"	3/8"	1/4"
W24	(6) 1" DIA	18 1/2"	1/2"	5/16"
W27	(7) 1" DIA	21 1/2"	1/2"	5/16"
W30	(8) 1" DIA	24 1/2"	1/2"	5/16"
W33	(9) 1" DIA	27 1/2"	1/2"	5/16"
W36	(10) 1" DIA	30 1/2"	1/2"	5/16"
W40	(11) 1" DIA	33 1/2"	1/2"	5/16"
W44	(12) 1" DIA	36 1/2"	1/2"	5/16"

NOTE: USE STANDARD BOLT HOLES IN BEAM/GIRDER WEB.

FACE OF SUPPORTING COLUMN OR GIRDER

TW

1 1/4" MIN. TYP

(TP) 3" TYP

2" TYP

3" MAX WHERE REQD

1 1/2" FOR 3/4" DIA BOLTS

2" FOR 1" DIA BOLTS

(N) STANDARD BOLT HOLES

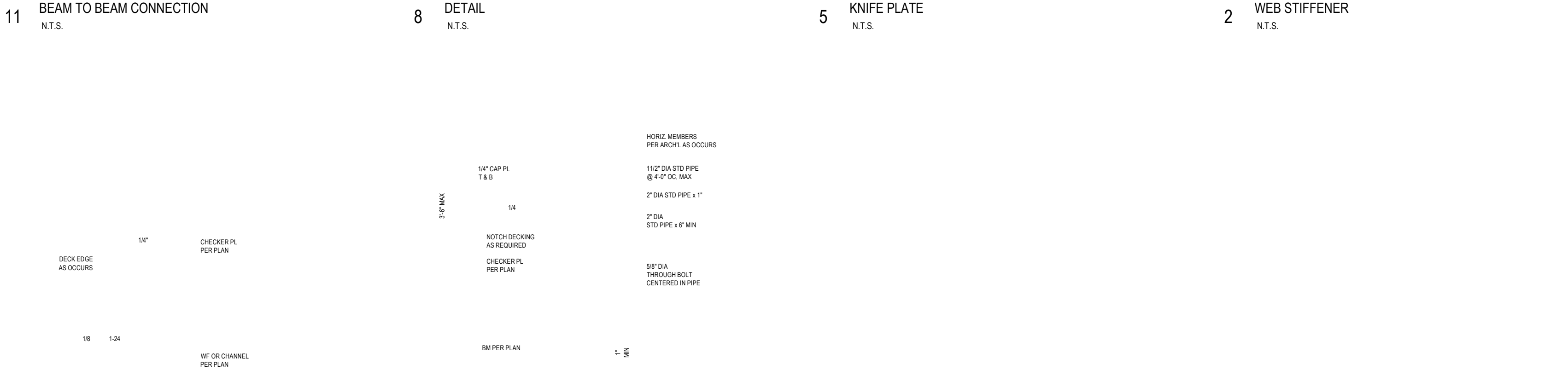
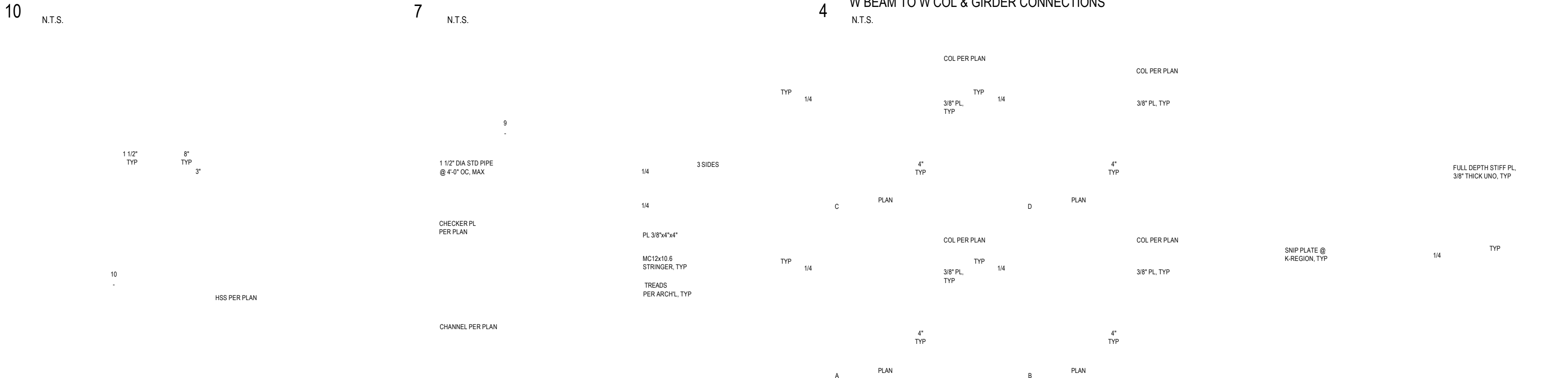
TYPICAL SHEAR TAB UNO

NOTES:

* 5/16" MIN FOR COLUMN FLANGES GREATER THAN 3/4" THICK

** PL 1/2" & THICKER SHALL BE GAS OR SAW CUT

*** SEE STEEL LATERAL FORCE RESISTING SYSTEM NOTES FOR BOLT TYPE AT LFRS MEMBER CONNECTIONS, WHERE OCCURS



NOTES

ARCHITECT

ksa

+ KUHLMAN

SCOTT

ARCHITECTURE

LICENSED ARCHITECT

TODD W. KUHLMAN

C-33109

11.30.22 RENEWAL DATE

STATE OF CALIFORNIA

763 2nd Street

Suite 200

Encinitas California 92024

760.943.8180

www.wsaaia.com

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12235 Los Nietos Rd.

Santa Fe Springs, CA 90670

DATE: 06.10.2022

PROGRESS PRINT

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

ENGINEERING

BIDSET

CONSTRUCTION SET

SUBMITTAL DOCUMENT

DATE: # REVISION NAME

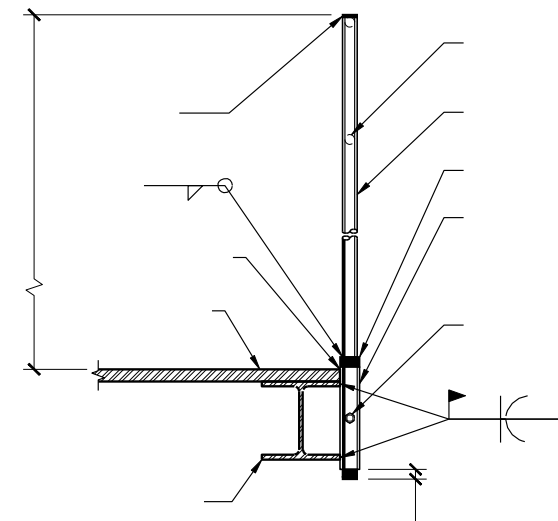
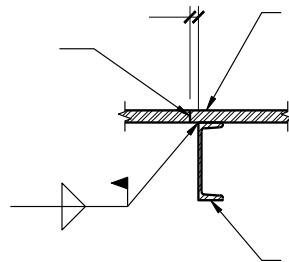
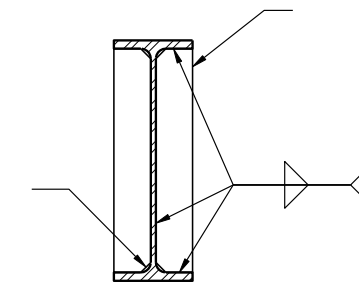
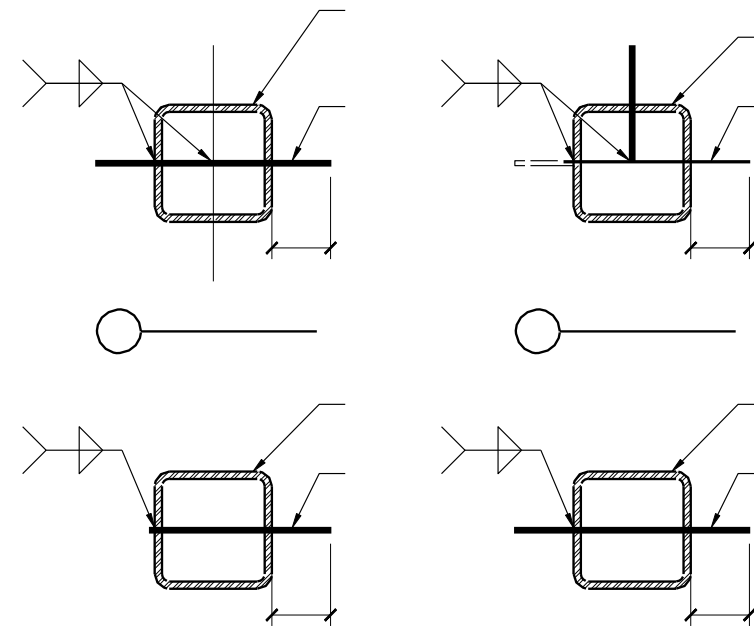
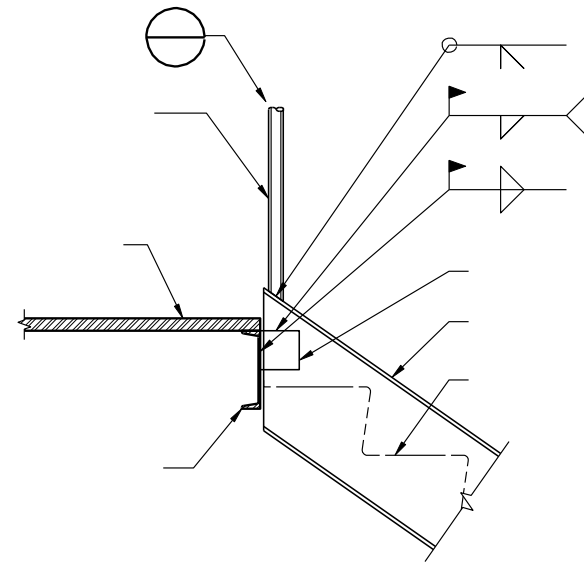
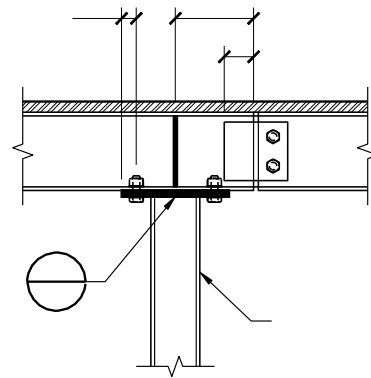
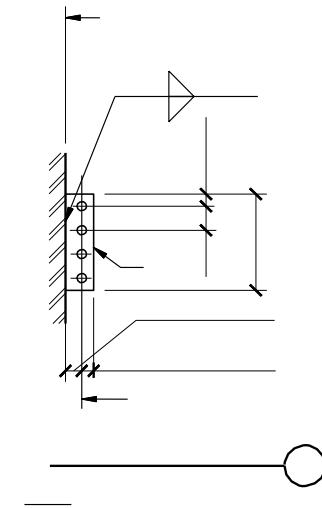
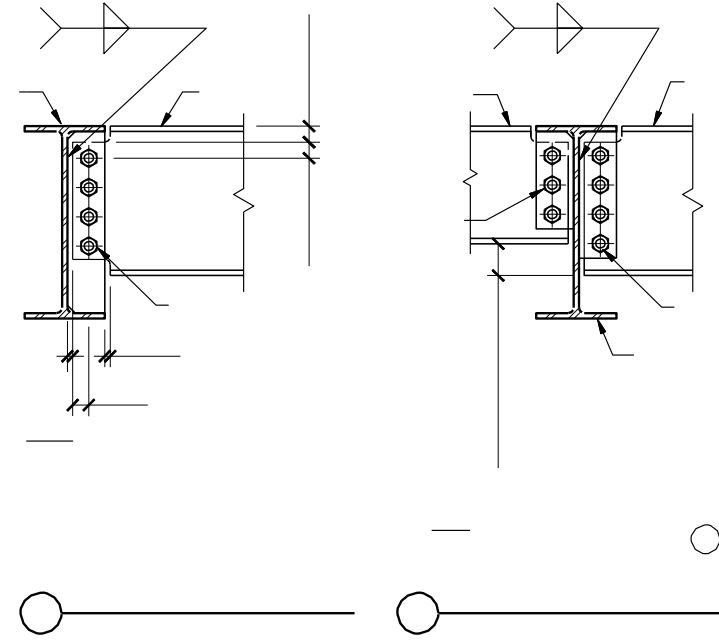
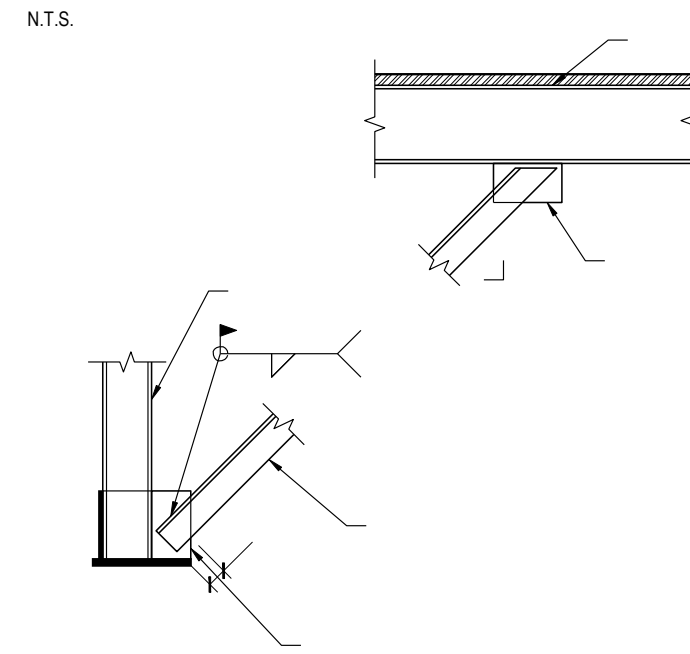
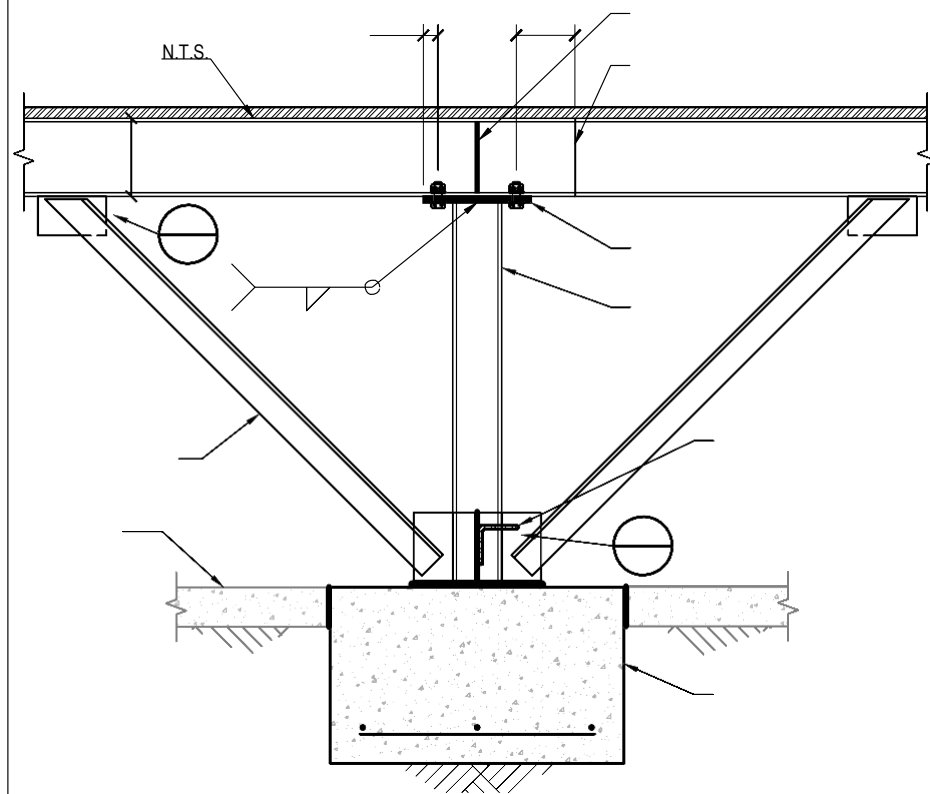
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JOB NUMBER: 200##

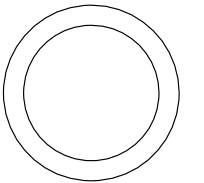
SHEET TITLE: DETAILS

S-502

SHEET NUMBER:



miyamoto.



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ATC Emilio Satta Fe Springs
SCHEMATIC DESIGN

CONDITIONS OF APPROVAL
Conditional Use Permit Case No. 832
(12235 Los Nietos Road, Santa Fe Springs, CA 90670)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

1. The applicant shall remove and replace the existing driveway apron in front of the subject property, from the back of the existing curb line to the property line. The driveway apron shall be constructed per City Standard R-6.2 and per a separate public works permit.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Kevin Yang 562.868-0511 x3811)

2. 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.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Eric Scott 562.868-0511 x3812)

3. 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.
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.
5. That the operator shall obtain and maintain a valid Industrial Water Disposal Permit from the Santa Fe Springs Department of Fire-Rescue prior to conducting any operations that generate industrial wastewater on-site.

6. That the operator shall obtain and maintain a General Industrial Activities Storm W Permit (GIASP) from the Regional Water Quality Control Board and prepare a Storm operations on-site.
7. That the vehicle containing waste material (both hazardous and industrial wastes) shall not remain on-site for more than ten (10) days.
8. That no waste material shall be removed from transportation vehicles and stored on the property, or transferred to an inoperable vehicle, at any time.
9. That the owner/operator shall obtain and maintain a valid Hazardous Waste Transporter registration with the California Department of Toxic Substances Control.

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3320)

10. That vehicles are not to block traffic at any time. It is the responsibility of the on-site manager to prevent or discourage this activity; drivers are subject to citations.
11. That the required off-street parking areas shall not be reduced or encroached upon at any time.
12. 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. Graffiti shall be removed or painted over with a matching paint color within 72-hours of occurrence. Any damage from any cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.
13. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking.
14. That should the Applicant park trucks and/or trailers within an asphalt area between the street and the existing building, screening shall be provided on the existing fence to minimize their view from the public street.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

15. 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.

PLANNING AND DEVELOPMENT DEPARTMENT
(Contact: Jimmy Wong 562.868.0511 x 7451)

16. This approval shall allow the applicant, ACTenviro, to establish, operate, and maintain an industrial waste transfer facility located at 12235 Los Nietos Road.
17. The subject industrial waste transfer facility shall operate within the noise limitations established within Section 155.424 of the City's Zoning Regulations.
18. Applicant shall understand, and accept, that this Permit is solely for a land use entitlement to operate and maintain an industrial waste transfer facility. The granting of this Permit does not circumvent any Federal, State or regulatory local laws as they apply to the proposed activities.
19. All recycling activities, except the weighing and transferring of materials into the building, shall occur inside the building. No materials, scrap, or pallets shall be located or otherwise stored outside the building.
20. Applicant shall be responsible for maintaining control of litter on the subject property and the adjacent properties as a result of the business.
21. The facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection of human health and the environment and prevent the facility from being a vector breeding area.
22. Applicant shall ensure the trash bins and cardboard enclosure are stored inside their designated enclosure and that the door to the enclosure remains closed and locked at all times.
23. The subject property and areas immediately adjacent to the property be permanently maintained free of trash, junk, debris, etc. and in an otherwise neat and attractive manner.
24. The subject recycling operations shall comply with Section 155.420 of the City's Zoning Regulations regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall immediately take any necessary measures to ensure the objectionable odors are eliminated in a timely manner.
25. 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.
26. Applicant shall not accept materials from the general public, individuals or peddlers.

27. All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-street parking is not permitted and would 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.
28. All trucks, trailers, and containers associated with the businesses on the subject property must be parked at the designated parking stalls at the rear yard and must be property screen from property view.
29. The applicant must construct an eight (8) ft. tall, minimum, privacy fence along the southwest property line.
30. No repair or washing of vehicles shall occur on the subject property at any time.
31. The facility use shall operate in conformance with the approvals/permits issued by the State and Federal Regulators for their proposed activities.
32. All requirements of the City's Zoning Regulations, 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.
33. No industrial waste materials shall be stored inside the building. Additionally, no industrial waste materials shall be stored outside the building, unless stored within completely sealed and secured transportation vehicles, in conformance with county, state, and federal requirements.
34. The facility operator shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed.
35. The use/operations shall otherwise be substantially in accordance with the business plan and site plan submitted by the applicant and on file with the case.
36. Any changes to the operational characteristics of the use shall require prior approval from the Planning Commission and any other necessary State and/or Federal Agencies with regulatory oversight over such changes.
37. The applicant shall not allow commercial vehicles, trucks, and/or truck tractors to queue on Los Nietos Road, use streets) as staging area, or to back up onto the street(s) as staging area, or to back up onto the street from the subject property.

38. All fences, walls, gates, and similar improvements for the proposed development shall be subject to approval from the Fire and Planning Department.
39. The Department of Planning shall first review and approve all sign proposals for the subject property. 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 Regulations and the Sign Guidelines of the City.
40. Prior to occupancy of the property/building, the operator, shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms and required accompanying forms, may be obtained at City Hall by contacting the City Finance Department or through the City's website (www.santafesprings.org).
41. If there is evidence that 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 may refer the use permit to the Planning Commission for review. If upon such review, the Commission may modify or revoke the use permit.
42. 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.
43. The Conditional Use Permit Case No. 832 shall be subject to a compliance review in one (1) year, on or before December 12, 2023, to ensure the subject waste transfer facility use has been continuously maintained in strict compliance with these conditions of approval.
44. That the applicant shall submit a \$75 check made out to "L.A. County Registrar-Recorder/County Clerk" to the Planning Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
45. 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.

46. The applicant, ACTenviro also known as Advanced Chemical Transport, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees, or boards concerning Conditional Use Permit Case No. 832, when action is brought within the time period provided for in the City's Zoning Regulations, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the operator of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
47. That it is hereby declared to be the intent that if any provision of this approval is violated or held to be invalid, or if any laws, statute, or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse.



City of Santa Fe Springs

Planning Commission Meeting

December 12, 2022

SPECIAL BUSINESS

Citywide Photo Contest – Planning Commission Selections

RECOMMENDATIONS

- Review the top 6 photo entries selected by the Planning Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, select the top photo entry.

BACKGROUND

To help celebrate the month of October as National Community Planning Month, the Planning Department hosted several activities throughout the month, including the 5th annual photo contest. The Planning Department had invited all persons who live, work, or study in the City to submit a high-resolution photo capturing their favorite place or location in the City. Entries were encouraged to showcase unique perspectives which depict the vibrancy, vitality, and livability of the Santa Fe Springs community.

The photo contest began on September 15th and ended on October 31st. As in previous years, staff has reviewed all photo submissions and qualified photos that have met all rules and submittal requirements (i.e. submission agreement and photo release forms). The Planning Department staff also selected the top 6 photo entries from the qualified photos. Staff is now seeking the Planning Commission's assistance in selecting the winning photo as well as second and third place.

The winning photo entry will receive a cash prize and will also be featured in a future City Quarterly. This year, staff also made arrangements to have all photo submissions be on display in the City Library throughout the month of January. Be sure to stop by the library sometime during January to view these top photos and other great submissions that were not part of the top 6 entries.


Wayne M. Morrell
Director of Planning

Attachments:

1. Top 6 Photo Contest Submissions

Report Submitted By: Wayne M. Morrell, Director
Planning Department

Date of Report: December 8, 2022

ITEM NO. 8

Photo 1



Photo 2

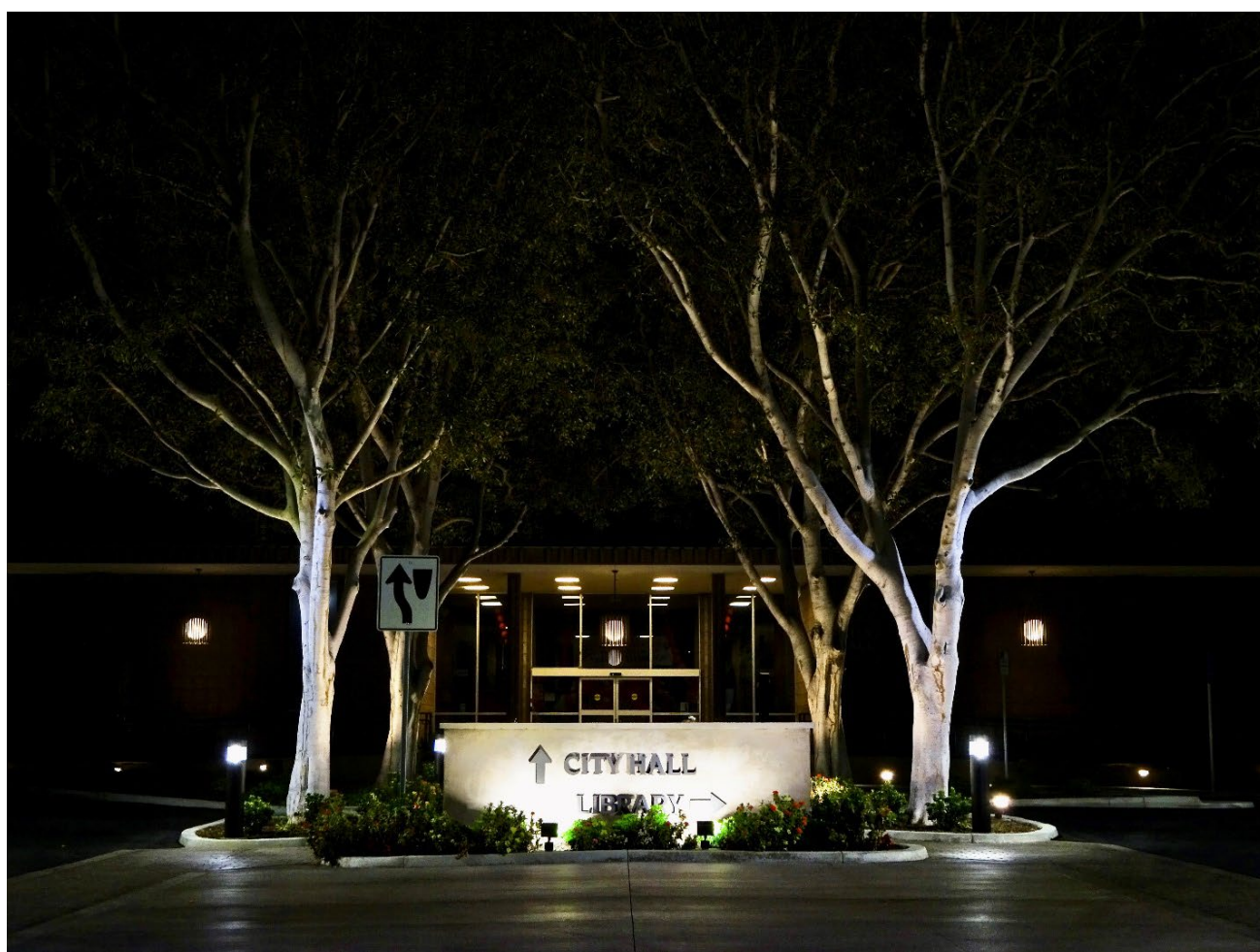


Photo 3



Photo 4



Photo 5



Photo 6





CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 17

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 17 to allow the continued sale of alcoholic beverages for on-site consumption at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Hani Tabello, Maggie's Pub)

RECOMMENDATION

- Find that the continued operation of the subject alcohol sales activities for on-site consumption associated with Maggie's Pub, if continued to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and,
- Require that Alcohol Sales Conditional Use Permit (ASCUP) Case No. 17, be subject to a compliance review in five (5) years, before December 12, 2027, to ensure the subject alcohol activities are still operating in strict compliance with the conditions of approval as stated within this staff 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

Maggie's Pub has operated as an established family restaurant at the subject site since 1987 by the Wright Family. In May 2011, the owner Peter Wright sold the business to the Tabello family who has continued to maintain and operate Maggie's Pub. Maggie's Pub is known as a British Pub with a tasty British cuisine and large television screens that make it a popular place in the community during sporting events. Maggie's Pub provides a sit-down dining area and several banquet facilities making it a popular spot for private gatherings. Maggie's Pub also provides live entertainment and maintains an Entertainment Conditional Use Permit with the City.

The initial approval of Conditional Use Permit Case No. 17 was granted by the Planning Commission and the City Council at their respective meetings of August 12 and August 15, 2002. This matter is before the Planning Commission because, as required by the conditions of approval, a compliance review is due.

Report Submitted By: L. Collazo, Dept. of Police Services

Date of Report: December 6, 2022

CALLS FOR SERVICE

Police records within the last year indicated that the restaurant has had calls for service, but they were not recorded as a direct result of the alcohol sales or the storage of alcoholic beverages.

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 investigated the use in light of its proximity to the adjoining businesses.

After conducting the said 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 Type 47 License (On-Site General Eating Place), and a Type 58 License (Catering) from the California Department of Alcoholic Beverage Control (ABC). Staff checked with ABC and found that the establishment is in full compliance with all of their regulations.

In addition to showing sporting events on its large screens, Maggie's Pub also provides entertainment for its customer by scheduling live bands and DJ generated music. Accordingly, the pub maintains an Entertainment Conditional Use Permit with the City to allow and regulate the entertainment activities. Concurrent with this compliance review report, a compliance review report for the entertainment activities has been submitted to the Planning Commission.

Considering this favorable track record, and the fact 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 December 12, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 27, which references the new compliance review date.

1. That the Applicant shall comply with the conditions of approval as required by the companion Entertainment Conditional Use Permit Case No. 14.
2. That the sale of alcoholic beverages shall not be permitted between the hours of 1:00 a.m. and 10:00 a.m., or as required by the Alcohol Beverage Code.
3. That the Type 47 Alcoholic Beverage Commission License allowing on-site sale of beer and wine and liquor in connection with a public eating place shall be restricted

to the sale for 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.

4. That the consumption of alcoholic beverages is only permitted inside the restaurant and is prohibited outside in the parking lot. It shall be the responsibility of the owner and/or his employees to monitor the area and immediately notify the Whittier Police Department of any violators. Signs shall continue to be maintained within the parking areas notifying customers that the consumption of alcoholic beverages outside of the restaurant is prohibited. Said signs and their location shall be reviewed and approved by the Director of Police Services prior to installation.
5. That the maximum number of occupants shall be established by the City Fire Marshall according to a floor plan of the restaurant use. A maximum occupancy placard shall be posted in a conspicuous place on the premises. This occupancy limitation shall not be violated.
6. That parking areas of the subject site shall be used exclusively for vehicle parking in conjunction with the permitted restaurant use and shall not be reduced or encroached upon by tents, merchandise displays, beverage stands, barbecue and/or other cooking devices, and shall not be used for congregation or as secondary outdoor dining areas or waiting areas without prior written approval from the City.
7. That it shall be the responsibility of the owner and/or his employees to assure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
8. That the owner 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.
9. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours, who will be responsible for activities and business operations. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit.
10. 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.

11. That the Applicant and/or his employees 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.
12. 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.
13. That the Applicant and/or his employees shall not permit any person under 21 years of age to sell alcoholic beverages.
14. 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.
15. That the Applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department and shall post signs, as approved by the Department of Police Services, prohibiting loitering.
16. That the parking lot serving the subject use shall not be used for any type of gathering involving individuals, private parties or patrons before, after and during hours of operation where food and/or alcoholic beverages are involved. This includes but is not limited to tailgating parties for any sporting, cultural or holiday event without the written consent of the Director of Police Services.
17. That outdoor cooking or outdoor preparation of food is prohibited at all times.
18. That all buildings, structures, walls, fences and similar appurtenances shall be maintained in good appearance and condition at all times.
19. 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.
20. That the occupancy for each room shall be conspicuously posted over the doorway to that room, and this limitation shall not be violated.
21. That emergency lighting shall be tested monthly and replaced as necessary.
22. 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.

23. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement staff, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
24. That the Applicant shall continue to maintain video surveillance cameras overlooking the perimeter of the parking lot. The Director of Police Services shall approve the location of any new video surveillance cameras. Video surveillance cameras shall be of high quality capable of videotaping during the day and night. Video surveillance cameras shall be maintained at all times and replaced as needed by the owner. The on-duty manager and owner/operator shall be proficient in the use of such video surveillance equipment.
25. 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.
26. That between all hours of operation, the licensee shall provide an adequate professional security guard on site to discourage undue noise making; damage to vehicles and also to be in a position to notify law enforcement of any unlawful activities which may occur. The security staffing shall be identified in a separate document that must be approved by the Director of Police Services. The plan will include at a minimum: security in the parking lot, within the interior of the facility and the procedure for dealing with unruly patrons.
27. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 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.***
28. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfers this Permit or the ABC License to another party or entity, the Director of Police Services shall be notified in writing of said intention not less than sixty (60) days prior to signing of the transfer agreement to sell, lease, or sublease the premises.

29. The 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.
30. 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.
31. 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 and the privileges granted hereunder shall lapse.

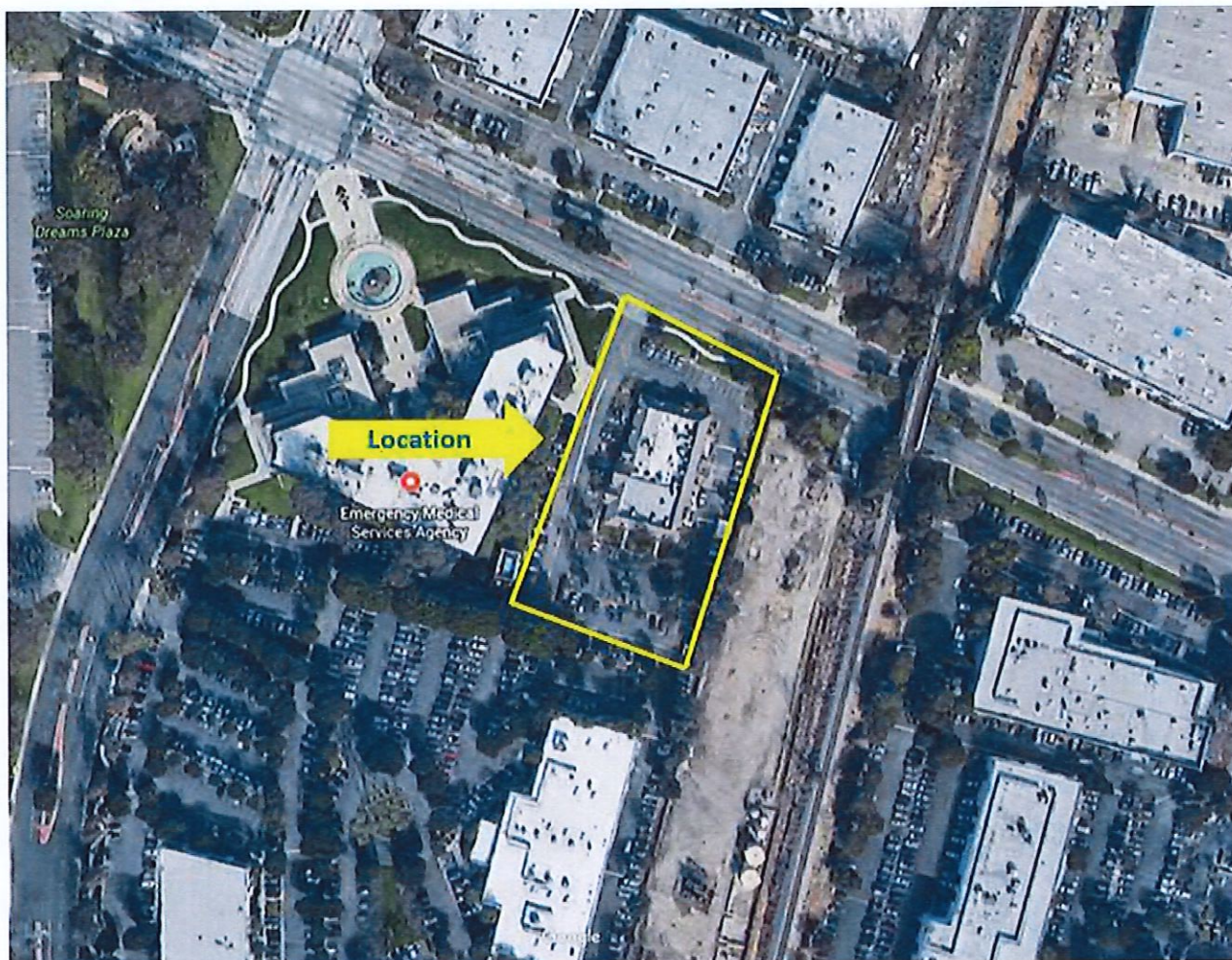


Dino Torres
Director of Police Services

Attachment(s)

Location Map

Location Picture



LOCATION MAP

11900 TELEGRAPH ROAD
MAGGIE'S PUB

Location Picture



Front View of Restaurant



CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 20

Compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of alcoholic beverages for on-site consumption at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Narumol Phlongsom)

RECOMMENDATION

- Find that the continued operation of the subject alcohol sales activities for the on-site consumption associated with Rachada Thai Cuisine, if continued to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and,
- Require that Alcohol Sales Conditional Use Permit (ASCUP) Case No. 20, be subject to a compliance review in five (5) years, before December 12, 2027, to ensure the subject alcohol activities are still operating in strict compliance with the conditions of approval as stated within this staff 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

The Rachada Thai Cuisine, well known for its Thai food, is located at 13416 Imperial Highway. The Thai restaurant opened for business in August 2002, offering lunch and dinner menus, and also provides catering services for on and off-site private parties. In 2003, the family restaurant wanted to provide alcoholic beverages and entertainment to its customers to improve sales. Concurrently, they applied for an Alcohol Sales Conditional Use Permit and an Entertainment Conditional Use Permit.

The Planning Commission and City Council initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 20 and Entertainment Conditional Use Permit (ECUP) Case No. 12 at their respective meetings of October 28 and November 14, 2003. As part of the conditions of approval, a compliance review is to be done of the operation followed by a compliance report submitted to the Planning

Commission. Several compliance reviews have been done and presented to the Planning Commission with favorable results. This matter is once again before the Planning Commission because another Compliance Review is now due for Alcohol Sales Conditional Use Permit Case No. 20 to verify if the premises and the business is being operated in compliance with the City Codes, the Conditions of Approval, and all other pertinent codes.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service. Police records indicate that there were a few calls for service within the last year. None of these calls for service were related to the serving of alcoholic beverages or to the entertainment provided.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, staff conducted an inspection of the applicant's operation 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 with the City's Codes and the Conditions of Approval imposed by ASCUP Case No. 20. Findings on the compliance review for the associated Entertainment Conditional Use Permit are provided in an accompanying compliance report.

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 Alcohol Sales Conditional Use Permit Case No. 20 in five years, no later than December 12, 2027.

Conditions for Alcohol Sales Conditional Use Permit Case No. 20

Modifications to the existing conditions of approval have not been made, except for Condition No. 15, which references the new compliance review date.

1. That the applicant continue to comply with the conditions of approval as listed on companion Entertainment Conditional Use Permit Case No. 12.
2. That the Type 41 Alcoholic Beverage Commission license allowing on-site sale of general sales of beer and wine shall be restricted to the sale for consumption of alcoholic beverages on the subject site only.
3. That it shall be the responsibility of the ownership to assure that no alcoholic beverages purchased on the subject site shall be consumed off the subject site or the adjacent properties.
4. That the applicant shall be responsible for maintaining control of litter on the subject property.

5. That the applicant 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.
6. That the applicant 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.
7. 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.
8. That the applicant 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.
9. That the applicant shall not permit any person under 21 years of age to sell alcoholic beverages.
10. That the applicant shall not allow any person to loiter on the subject premises, shall report all such instances to the Whittier Police Department and shall maintain signs prohibiting loitering.
11. 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.
12. That the owner, corporate officers and managers, shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
13. 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.
14. 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.

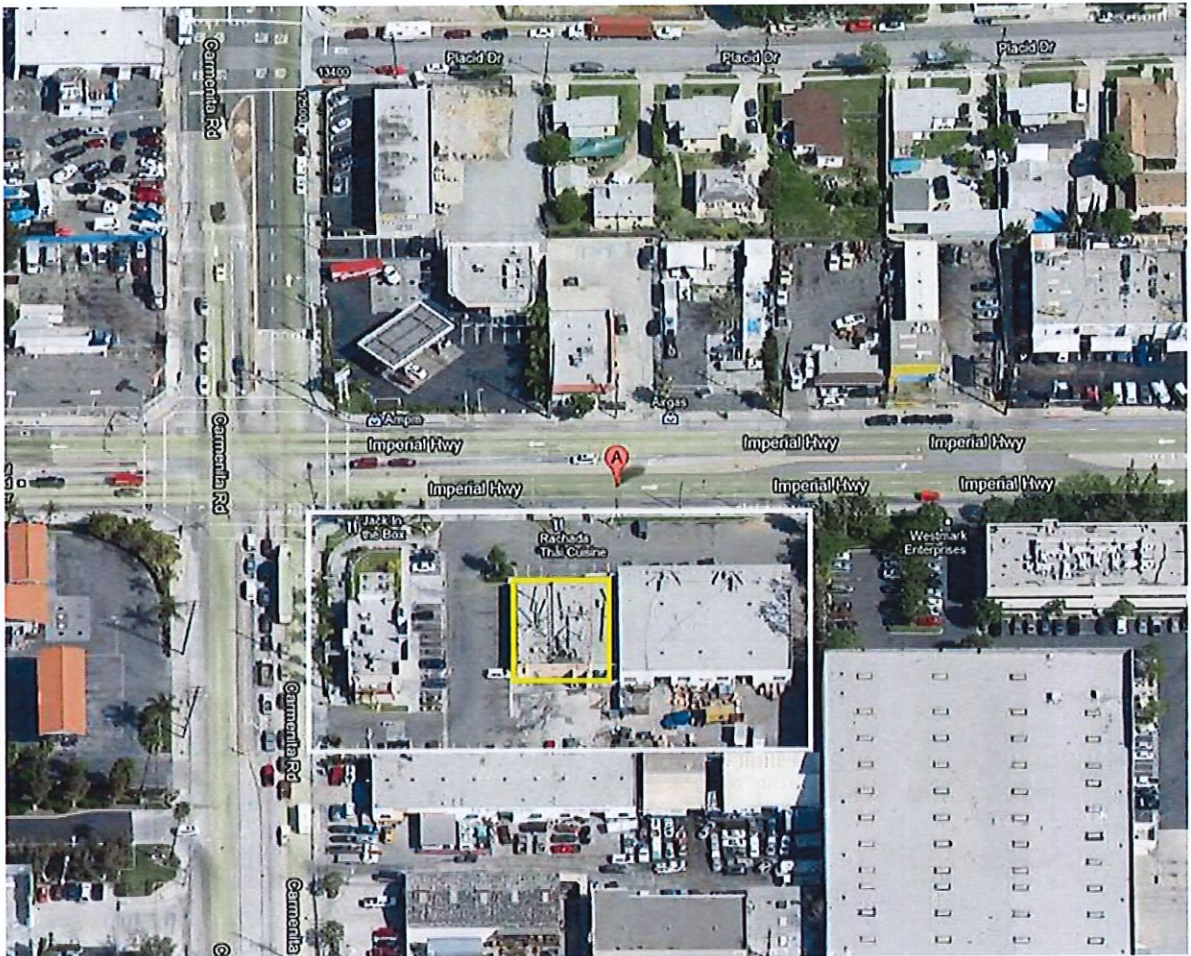
15. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2027, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
16. 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 the security plan, and all other applicable regulations shall be strictly complied with.
17. 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 subject to the revocation process.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Location Picture



Location Map
City of Santa Fe Springs

13416 Imperial Highway
Rachada Thai Cuisine



Location Picture



City of Santa Fe Springs

Planning Commission Meeting

December 12, 2022

CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 39

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 39 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving H&N Tobacco Beer and Wine located at 11217 Washington Boulevard within the Santa Fe Springs Market Place in the C-4, Community Commercial, Zone (Raif Mouri, Owner)

RECOMMENDATION

- Find that the continued operation of the subject alcohol sales activities for off-site consumption associated with H&N Tobacco Beer and Wine, if continued to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and,
- Require that Alcohol Sales Conditional Use Permit (ASCUP) Case No. 39, be subject to a compliance review in five (5) years, before December 12, 2027, to ensure the subject alcohol activities are still operating in strict compliance with the conditions of approval as stated within this staff 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

H&N Tobacco, Beer and Wine has been at its present location within the Santa Fe Springs Market Place shopping center since 1998, initially starting out as Roy's Tobacco Shop selling only cigarette and cigar products. The shop has gone through a few ownership changes and is now owned by Mr. Raif Mouri who continues to operate the establishment as H&N Tobacco Beer and Wine. In 2005, tobacco sales dropped and to sustain the business, Mr. Mouri decided to sell beer and wine from the location for off-site consumption.

In accordance with Section 155.628, Mr. Mouri applied for an Alcohol Sales Conditional Use Permit. At their respective meetings of March 14, 2005, and March 24, 2005, the Planning Commission and the City Council approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 39. ASCUP Case No. 39 was approved subject to a list of conditions which included a condition requesting that a compliance

inspection be conducted of the operation followed by a compliance report to be prepared and submitted to the Planning Commission. The last compliance review was conducted and presented to the Planning Commission in June 2017. This matter is before the Planning Commission because another compliance review report is currently due.

CALLS FOR SERVICE

Within the last year, there have been no calls for service related to the sale of alcoholic beverages.

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 investigated the use in light of its proximity to the adjoining businesses within the shopping center and the residential neighbors north of the site.

After conducting said 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. Staff also found that the business operates with no negative impact to the neighboring residential area. The Applicant maintains a valid Type 20 License (Off-Sale Beer and Wine) with 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 their regulations.

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 December 12, 2027.

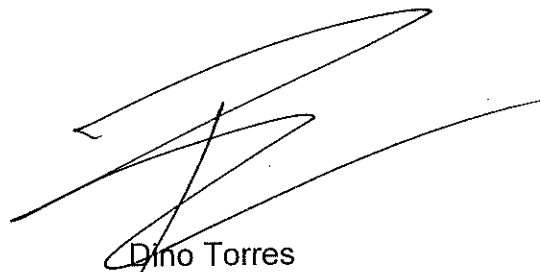
CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 20, which references the new compliance review date.

1. That the Applicant shall not display or allow the display or encourage the display of portable signs on the adjacent walkway or anywhere within the shopping center.
2. That the Applicant shall obtain written approval from the Department of Planning and Development for any proposed banners. Written approval shall be obtained five days prior to the display of any banner.
3. That the Applicant shall not sell, or allow his employees to sell, single un-packaged cigarettes to the public, and shall only sell pre-packaged cartons or packages.

4. That the Applicant shall not sell or distribute bongs, water pipes, stealth pipes, glass pipes and other similar smoking paraphernalia.
5. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by Alcoholic Beverage Control.
6. That the Type 20 Alcoholic Beverage Control license allowing off-site sale of beer, and wine shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
7. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the Applicant's control.
8. That the Applicant and/or his employees shall be responsible for maintaining control of litter on the subject property which was generated by the subject premise.
9. That the Applicant and/or his employees shall not allow any person who is obviously 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.
10. 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 the State Business and Professions Code.
11. 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.
12. 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.
13. That the Applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages unless constantly supervised by a person of 21 years of age or older.
14. 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 Whittier Police and shall post signs, approved by the Department of Police Services, prohibiting loitering.

15. That the Applicant and/or his employees shall not allow any person to consume alcoholic beverages on the site or to possess an open alcoholic container on the premise and shall post signs prohibiting open containers on the premise; signs shall be reviewed and approved by the Director of Police Services.
16. 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.
17. That a copy of these conditions shall be maintained along with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
18. The 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.
19. 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 sixty (60) days prior to signing of the agreement to sell, lease, or sublease.
20. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2027, to ensure the 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.***
21. 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, and all other applicable regulations shall be strictly complied with.
22. 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, this Permit shall be subject to procedures for revocation and the privileges granted hereunder shall be terminated.

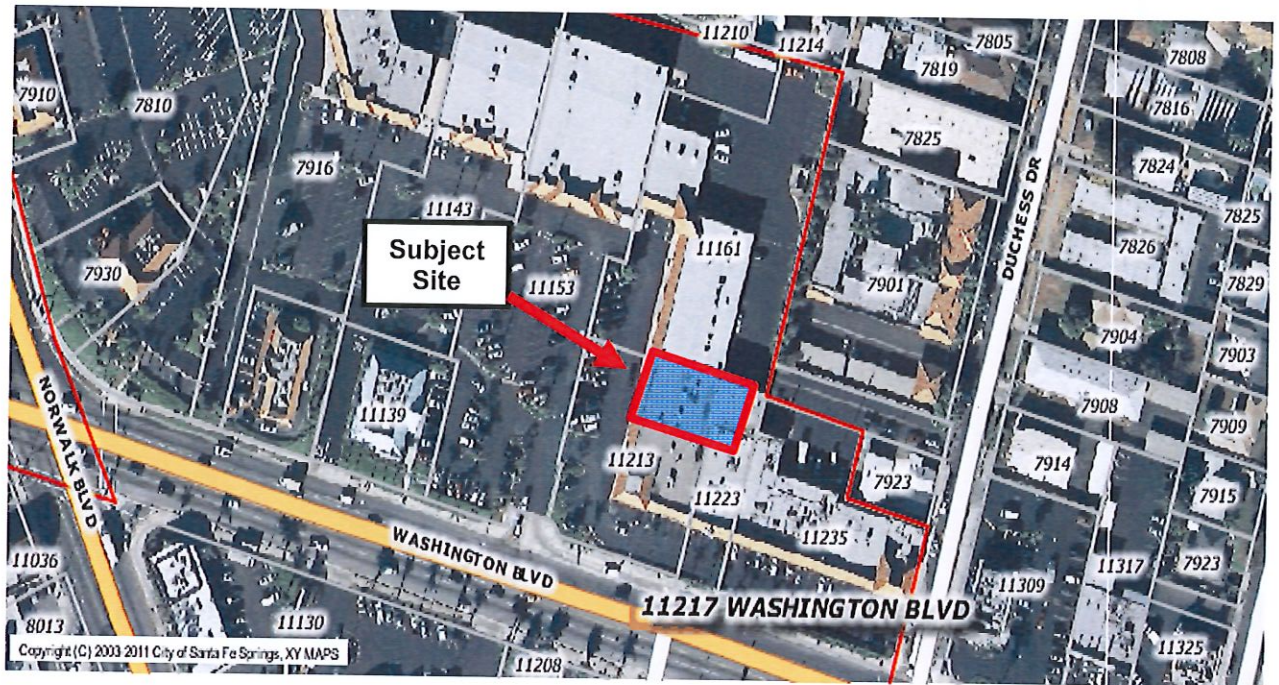


Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Location Picture

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 39
H&N Tobacco, Beer & Wine
11217 E. Washington Blvd.



Site Picture

H&N Tobacco, Beer & Wine
11217 E. Washington Blvd



CONSENT ITEM

Entertainment Conditional Use Permit Case No. 12

Compliance review report to allow the continued operation and maintenance of Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Narumol Phlongsom)

RECOMMENDATION

- Find that the continued operation of the subject entertainment activities for Rachada Thai Cuisine if continued to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and,
- Require that Entertainment Conditional Use Permit (ECUP) Case No. 12, be subject to a compliance review in five (5) years, before December 12, 2027, to ensure the subject entertainment activities are still operating in strict compliance with the conditions of approval as stated within this staff 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

The Rachada Thai Cuisine restaurant, well known locally for its Thai food opened the establishment at 13416 Imperial Highway on August 2002. The Thai restaurant offers lunch and dinner menus, and provides catering services for private parties. In 2003, the family restaurant wanted to provide alcoholic beverages and entertainment to its customers. Concurrently, they applied for an Alcohol Sales Conditional Use Permit and an Entertainment Conditional Use Permit.

The Planning Commission and the City Council initially approved Alcohol Sales Conditional Use Permit (ASCUP) Case No. 20 and Entertainment Conditional Use Permit (ECUP) Case No. 12 at their respective meetings of October 28 and November 14, 2003.

Since the time of the initial approval, several Compliance Reviews have been conducted simultaneously for the Alcohol Sales Conditional Use Permit and the Entertainment Conditional Use Permit, and presented to the Planning Commission with favorable results. This matter is once again before the Planning Commission because another compliance review is now due for the Entertainment Conditional Use Permit Case No. 12 to verify if the premises and the business is being operated in compliance with the City Codes, the Conditions of Approval, and all other pertinent codes.

CALLS FOR SERVICE

As part of the review process, staff checked the calls for service. Police records indicate that there were three (3) calls for service within the last year. None of these calls for service were related to the entertainment provided.

COMPLIANCE REVIEW REPORT

As part of the compliance review process, staff conducted an inspection of the applicant's operation to ensure compliance with the conditions of approval and other regulatory ordinances and codes. Based on the inspection, staff determined that the applicant is currently not offering any entertainment activities. All entertainment was essentially suspended during the COVID19 pandemic. The Applicant currently does not have plans to re-initiate the entertainment activities, but would like to maintain the permit in a valid condition should he want to provide the activities in the near future.

Based on staff's findings, and the "inactive status" of the entertainment activities staff believes that changes to the conditions are not warranted at this time. Therefore, staff is recommending another compliance review of Entertainment Conditional Use Permit Case No. 12 in five years, no later than December 12, 2027.

CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 16, which references the new compliance review date.

1. That the applicant continue to comply with the conditions of approval as listed on companion Alcohol Sales Conditional Use Permit Case No. 20.
2. That the applicant shall continue to maintain video surveillance cameras overlooking the perimeter of the parking lot. Location of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall be of high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-duty manager shall be proficient in the use of the cameras and related recording equipment.

3. That the applicant and his acting 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 request.
4. That mosh pits, mosh dancing or similar types of slam dancing is prohibited and management shall remove any patron(s) from the premise(s) who initiates, or participates in mosh pits or similar type of activities.
5. That no platforms shall be used for dancing or similar forms of entertainment by the entertainment or patrons.
6. That the applicant shall maintain an updated security Plan as required by the Department of Police Services.
7. That the applicant shall be responsible for maintaining control of litter on the subject property.
8. 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 Business and Professions Code.
9. That the security personnel shall not perform any law enforcement functions. 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.
10. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
11. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
12. That the entertainment provided shall not be audible beyond the exterior of the building.
13. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
14. That the applicant shall provide adequate professional security for the entertainment provided.
15. That in the event the owner(s) intend to sell, lease or sublease the subject the

business operation or transfer the subject Permit to another party, 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.

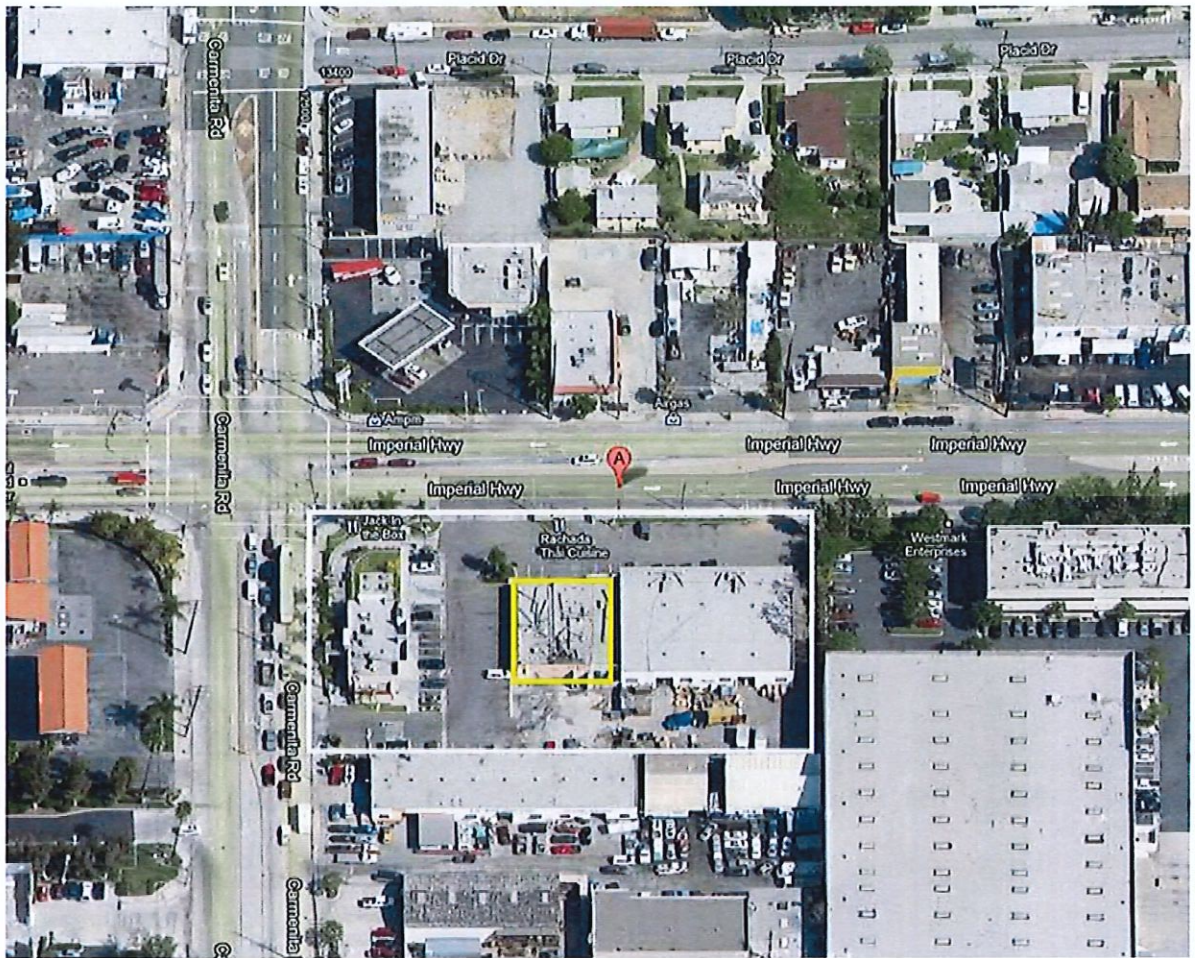
16. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2027, to determine if the entertainment activities are still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
17. That it is hereby declared to 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.
18. 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 Department of Planning and Development.
19. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.



Dino Torres
Director of Police Services

Attachment(s)

1. Location Map
2. Location Picture



Location Map
City of Santa Fe Springs

13416 Imperial Highway
Rachada Thai Cuisine



Location Picture



CONSENT ITEM

Entertainment Conditional Use Permit Case No. 14

Compliance Review Report for Entertainment Conditional Use Permit Case No. 14 involving live performances and other entertainment at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Hani Tabello, Maggie's Pub)

RECOMMENDATION

- Find that the continued operation of the subject entertainment activities associated with Maggie's Pub, if continued to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and,
- Require that Entertainment Conditional Use Permit (ECUP) Case No. 14, be subject to a compliance review in five (5) years, before December 12, 2027, to ensure the subject entertainment activities are still operating in strict compliance with the conditions of approval as stated within this staff 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

Maggie's Pub was constructed in 1987 by Peter Wright. Mr. Wright honored his mother by naming the restaurant after her and provided a British cuisine to commemorate her heritage. In May 2011, Mr. Wright sold the establishment to the Tabello family, but only the ownership changed. The restaurant maintains the original name and continues to provide a menu with a tasty British cuisine.

In 2012, the Tabello Family decided to provide an entertainment element to its customers. This included Karaoke and live band entertainment. In accordance with Section 155.723, the Applicant applied for and was granted Entertainment Conditional Use Permit (ECUP) Case No. 14 by the Planning Commission and the City Council at their respective meetings of June 11, and June 14, 2012. ECUP Case No. 14 was approved subject to a list of conditions of approval. One of those conditions requires a compliance review of the operation and a report of the findings to the Planning Commission. Subsequently, this matter is before the Planning Commission because a new compliance report is due.

CALLS FOR SERVICE

Police records indicated that the restaurant has had calls for service, but they were not recorded as a direct result of the entertainment activities provided by the Applicant.

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 investigated the use in light of its proximity to the adjoining businesses. After conducting said 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 also maintains an Alcohol Sales Conditional Use Permit (Case No. 17) with the City, a Type 47 License (On-Sale General Eating Place), and a Type 58 License (Catering Permit) with the California Department of Alcoholic Beverage Control (ABC). Staff checked with ABC and found that the establishment is in full compliance with all of their regulations.

While the restaurant no longer provides Karaoke as part of the overall entertainment, they still provide live band entertainment, DJ music, and play host by showing major televised athletic events including soccer, football and basketball. In addition, the restaurant is known for the rental of their banquet rooms for private festivities.

Considering this favorable track record, and the fact 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 December 12, 2027.

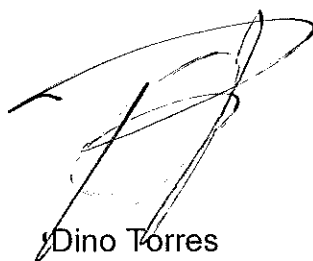
CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 19, which references the new compliance review date.

1. That the Applicant shall comply with all of the conditions of approval as required by the companion Alcohol Sales Conditional Use Permit Case No. 17.
2. That the Applicant shall continue to maintain digital video surveillance cameras overlooking the perimeter of the parking lot. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of videotaping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.

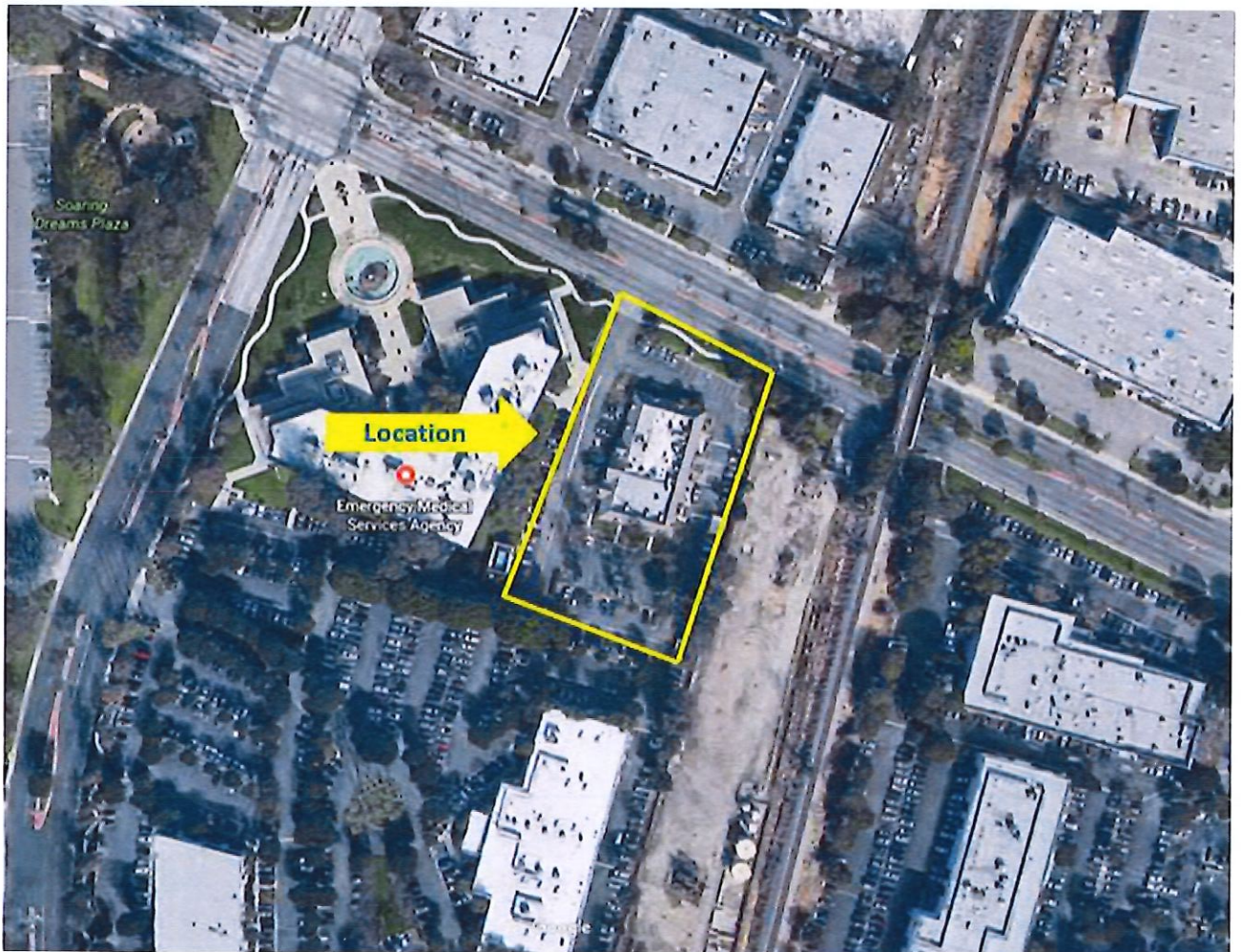
3. That the Applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
4. That mosh pits, mosh dancing and slam-type dancing is prohibited and management shall remove patrons from premise who initiate, or participate in such activity or other similar type of activity.
5. That raised platforms shall not be used for dancing or other similar forms of entertainment by the entertainment or patrons.
6. That equipment, decorations, props or other similar ornaments shall not interfere with door swings, block emergency exits or emergency access at any time.
7. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.
8. That the Applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
9. That, as a minimum standard, between the hours of 8:00 p.m. and 30 minutes after the established closing time, the applicant/licensee shall provide a security guard whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
10. 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 Business and Professions Code.
11. That the security personnel shall not perform any law enforcement functions. 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.
12. That security personnel, as well as the owner, corporate officers and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

13. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
14. That all exit signs shall be maintained and illuminated at all times per the California Fire Codes.
15. That the audible entertainment provided shall not be audible beyond the exterior of the building.
16. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
17. That the Applicant shall provide adequate professional security for the entertainment provided or any special event and/or private parties.
18. That in the event the owner(s) intend to sell, lease or sublease the subject the business operation or transfer the subject Permit to another party, 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.
19. ***That this Permit shall be subject to a compliance review in five years, no later than December 12, 2027, to ensure the entertainment 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.***
20. The 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.
21. That streamers, banners, pennants, whirling devices or similar objects that wave, float, fly, rotate or move in the breeze shall be prohibited unless prior approval is obtained by the Director of Planning and Development.
22. That the owner/operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code and all other applicable codes and regulations.
23. 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 and the privileges granted hereunder shall lapse.

A handwritten signature in black ink, appearing to read 'Dino Torres', is positioned above the printed name and title.

Dino Torres
Director of Police Services

Attachment(s)
Location Map
Location Picture



LOCATION MAP

11900 TELEGRAPH ROAD
MAGGIE'S PUB

Location Picture



Front View of Restaurant



CONSENT ITEM

Conditional Use Permit Case No. 810-2

A compliance review to allow the continued operation and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles on property located at 11811-11831 Florence Avenue (APN: 8009-025-038), within the M-2, Heavy Manufacturing, Zone and adjacent satellite parking located at 10513 -10551 Hathaway Drive (APN: 8009-025-059). (Amazon.com Services LLC)

RECOMMENDATIONS

- Find the continued operation of the subject parcel delivery service use, primarily consisting of step vans, parcel trucks or similar non-trailer vehicles facility and adjacent satellite parking, if conducted in strict compliance with conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit (CUP) Case No. 810, be subject to a compliance review in five (5) years, on or before December 12, 2027, to ensure the parcel delivery service use, primarily consisting of step vans, parcel trucks or similar non-trailer vehicles and adjacent satellite parking are still operating in strict compliance with the conditions of approval as contained within the staff report.

LOCATION/BACKGROUND

On October 12, 2020, the Planning Commission originally approved CUP 810, to allow the establishment, operation, and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles facility on property located at 11811-11831 Florence Avenue and adjacent satellite parking located at 10513 -10551 Hathaway Drive. The CUP was originally approved for a one (1) year period, until October 12, 2021. However, the applicant was unable to initiate business operations due to unexpected delays in the plan review, which pushed out the project completion date. As a result of said delays, the applicant requested and was granted a one (1) year Time Extension by the Planning Commission, from October 18, 2021, until October 18, 2022. Amazon.com Services, LLC is, therefore, seeking approval for the subject CUP's first compliance review to allow the continued operation and maintenance of the parcel delivery service use. It should be noted that the subject use would continue to operate as a parcel delivery service use, primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles on the subject property and adjacent satellite-parking sites.

STAFF CONSIDERATIONS:

As a standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval before bringing the matter back to the Planning Commission. Staff conducted a walk-through inspection on October 13, 2022, and found the parcel delivery service use was operating in full compliance with the existing conditions of approval.

Staff finds that if the subject use continues to operate in strict compliance with the required conditions of approval, it will continue to be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. Staff is therefore recommending that CUP 810 be subject to a compliance review in five (5) years, on or before, December 12, 2027, to ensure the subject parcel delivery service use is still operating in strict compliance with the conditions of approval as contained within the staff report.

CONDITIONS OF APPROVAL – CUP 810:

NOTE: Changes to existing conditions are provided as a strike-through and/or bold.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Elias Garcia 562.868.0511 x 7034)

STREETS

1. That the applicant, Amazon.com Services LLC shall pay a flat fee of \$51,238.50 to reconstruct/resurface the existing street frontage to centerline for Pioneer Boulevard, East Florence Avenue, and Hathaway Drive. **(Complete)**
2. 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 \$2,000.00 to install (10) new signs. **(Complete)**

UTILITIES

3. All buildings shall be connected to the sanitary sewers. **(Complete)**

TRAFFIC

4. Applicant, Amazon.com Services LLC/Developer shall bond for the cost of the design and installation of a traffic signal at East Florence Avenue and Hathaway Drive in the amount of \$250,000. Said bond to remain in effect for a period of 24 months after the initial opening of the proposed Amazon facility. If after 24 months of operation, that traffic conditions at the intersection have not changed significantly and a traffic signal warrant study indicates that a traffic signal is not warranted at the intersection, then the bond will be released. **(Ongoing)**
5. Applicant, Amazon.com Services LLC/Developer shall contribute towards the cost of replacing the Union Pacific Railroad (UPRR) grade crossing preemption/control equipment and railroad warning signals & gates at Florence Avenue w/o Pioneer Boulevard and Pioneer Boulevard n/o Florence Avenue to allow for the placement of three lanes on Florence Avenue e/o & w/o Pioneer Boulevard. The total cost to replace the UPRR equipment is \$500,000. Applicant shall pay the \$500,000 to the Department of Public Works prior to occupying the building. **(Complete)**

DEPARTMENT OF FIRE – RESCUE (FIRE PREVENTION DIVISION)
(Contact Kevin Yang 562. 868.0511 x 3818)

6. That interior gates or fences are not permitted across required Department of Fire-Rescue access *roadways* unless otherwise granted prior approved by the City Department of Fire-Rescue. **(Ongoing)**
7. 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. **(Ongoing)**
8. That 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. **(Ongoing)**
9. That 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. **(Ongoing)**

10. 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. **(Ongoing)**

11. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways. **(Ongoing)**

DEPARTMENT OF FIRE – RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868.0511 x 3812)

12. Permits and approvals. That the applicant, Amazon.com Services LLC 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. **(Ongoing)**

13. That the applicant, Amazon.com Services LLC shall comply with all Federal, State, and local requirements and regulations including 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. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 1850)

14. That the applicant, Amazon.com Services LLC shall submit and obtain approval of a proposed lighting (photometric) 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 plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org **(Complete)**

15. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant, Amazon.com Services LLC 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, Amazon.com Services LLC 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 is issued. **(Ongoing)**

16. That all tenants occupying the premises are to be notified that all respective work shall be conducted inside at all times including, but not limited to, all loading and unloading of line haul trucks, vans, trailers, and other vehicles associated with the delivery process. Items and/or merchandise shall not be left out awaiting loading. Outdoor storage and/or activities are strictly prohibited at all times. **(Ongoing)**

17. That line haul trucks are not to back in from the street or block traffic at any time; drivers are subject to citations. **(Ongoing)**

18. That off-street parking areas shall not be reduced or encroached upon at any time. **(Ongoing)**

19. 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. **(Ongoing)**

20. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking stalls shall not be sectioned off for reserved, VIP, and/or preferred parking. Temporary reduction of parking stalls for building construction materials, repairs, and/or the like is permitted while repairs are being conducted. **(Ongoing)**

21. That prior to storing and/or parking any vans or vehicles related to the distribution activities, the applicant, Amazon.com Services LLC shall repair

- the fence along the railroad property. The fence shall have a minimum height of 10'-0", include slats or privacy screen, and shall not have barbed wire, razor wire, or other similar additions. **(Completed)**
22. That new landscaping shall be installed on the north portion of the property and include a vine-like species to intertwine into the existing fence for screening purposes. **(Ongoing)**
23. That if the applicant, Amazon.com Services LLC implements drone delivery services, drones shall not be deployed from the subject location in an effort to minimize any adverse effects within the neighboring Heritage Park and the adjoining business parks. **(Ongoing)**
24. Delivery trucks entering the subject site shall not stop, park, or queue on Florence Avenue at any time. **(Ongoing)**
25. That the applicant, Amazon.com Services LLC shall provide to the Department of Police Services the name and phone number to the plant manager or person in charge of the facility, and shall provide new information when that person's position is re-staffed. **(Complete)**
26. That vehicles shall not be washed, repaired, or serviced on the property at any time. **(Ongoing)**
27. That delivery vehicles and/or other vehicles associated with the business shall not be stored on the site in an inoperative, wrecked, or abandoned condition at any time. Vehicles in an inoperative, wrecked, or abandoned condition shall not be stored on the property an excess of five days as provided in Section 90.15 of the Santa Fe Springs Municipal Code. **(Ongoing)**
28. That all trucks, vans and personal vehicles associated with the operation shall park on the subject site at all times. Moreover, the applicant, Amazon.com Services LLC shall encourage all personnel association with the operation to park on the subject and not on the street. The City reserves the right to post "No Stopping" signs on the surrounding streets if it believes that street parking is becoming a public nuisance or creating negative impacts to the surrounding businesses. **(Ongoing)**

WASTE MANAGEMENT:**(Contact: Maribel Garcia 562.868.0511 x 7569)**

29. The applicant, Amazon.com Services LLC 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. **(Ongoing)**

30. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Maribel Garcia at (562) 868-0511 x7309. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia Jimenez 562.868.0511 x 7356)

31. Conditional Use Permit Case No. 810 allows the applicant, Amazon.com Services LLC to establish, operate and maintain 24-hours/7 days a week, parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles at 11811 – 11831 E. Florence Avenue (APN 8008-025-038), and adjacent satellite parking at 10513 -10551 Hathaway Drive (APN: 8009-025-059), hereinafter referred to as “subject site”.

Regarding the conditions set forth below in the Planning and Development Department section regarding Applicant operations, it is the intent of the City to allow for operational flexibility related to the number of vehicles and employees at the Subject Site, for both Steady and Peak State Operations, so long as the increased number of vehicles and employees and any changes in timing can be served by on-site parking spaces and such increases do not cause a negative impact to properties in the immediate vicinity or offsite traffic flow on adjacent streets. **(Ongoing)**

32. The number of sortation associates, station managers, and DSP owners during steady state shall not exceed 123 employees within 24 hours. The associate’s work will be divided into five (5) shifts per day, ranging between 4 to 10.5 hours per day and up to 35 hours per week. Additionally, employees shall enter and exit the site of East Florence Avenue Pioneer Boulevard, and Hathaway Drive. **(Ongoing)**
33. The number of sortation associates, station managers, and DSP owners during peak state shall not exceed 235 employees within 24 hours. **(Ongoing)**
34. The maximum daily DSP step vans shall be 94 during the steady state period. The departure and arrival schedule identified below shall be in effect 7 days per week. Additionally, DSP step van loading shall be limited to 30 minutes and departures shall be limited to van groups of no more than 27 vans, every 20-30 minutes. **(Ongoing)**

35. Steady State - DSP drivers shall not begin arriving at the delivery station until 9:30 am with the first wave of drivers departing no earlier than 10:00 am and returning to the station by 9:00 pm. **(Ongoing)**
36. Peak State - DSP vans will operate in two (2) shifts. Peak state is expected to occur during July, November, and December. The applicant, Amazon.com Services LLC shall be responsible for informing the Director of Planning of any expected change outside of this Peak State norm. **(Ongoing)**
37. Peak State - DSP drivers shall not begin arriving at the delivery station until 6:30 am with the first wave of drivers departing no earlier than 7:00 am and returning to the station by 10:00 pm. **(Ongoing)**
38. The maximum daily DSP step vans shall be 249 during the peak state period. Additionally, DSP step vans loading time shall be limited to 30 minutes and departures shall be limited to van groups of no more than 27 vans every 20-30 minutes.

Departure Waves

Shift 1: 7:00 am – 8:30 am; 81 vans in waves of 27

Shift 2: 10:00 am – 12:00 pm; 150 vans in waves of 30

Return Hours:

4:30 pm – 10:00 pm; arrivals will occur in waves that correspond to each group's departure time.

The maximum number of daily Flex drivers shall be 30 during the steady and peak state period. Additionally, Flex drivers loading time shall be limited to 30 minutes with an arrival time of 4:00 pm and departure time of 5:00 pm. **(Ongoing)**

39. Line haul trucks must enter and exit off Florence Avenue only. During steady state, seven (7) line hauls will deliver packages to the station each day. During peak state, nineteen (19) line haul trucks will deliver packages to the station each day. **(Ongoing)**
40. That the applicant, Amazon.com Services LLC shall not allow line haul trucks to queue on East Florence Avenue, Pioneer Boulevard, or Hathaway Drive, use said streets as a staging area, or back up onto the street from the subject site. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
41. That the applicant, Amazon.com Services LLC understands that all employees and step van parking shall be limited to the subject site at all

times. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holidays). **(Ongoing)**

42. That the proposed distribution center use shall otherwise remain substantially in accordance with the proposed site plan submitted by the applicant and on file with the case. Any deviations that still meet the intent of this conditional use permit will be substantially in conformance with this approval, however, any material deviations shall be approved by the Planning Commission. **(Ongoing)**

43. That all new parking stalls shall be striped as shown on the proposed site plan prior to the commencement of activities. All line haul trucks and van stalls shall be further identified by having the words "truck stall" and "van stall" or comparable wording legibly written on the pavement, wheel stop, on a visible sign, or on a map that is both provided to on-site security personnel and also distributed to all drivers. **(Ongoing)**

44. That line haul truck, trailer, van, and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case. **(Ongoing)**

45. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type, pop-up tents, or for special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall. **(Ongoing)**

46. That all vehicles associated with the businesses on the subject site shall be parked on the subject site at all times. No on-street parking by employees, or patrons is permitted on either East Florence Avenue, Pioneer Boulevard or Hathaway Drive, and violations of this rule would result in the reconsideration of privileges granted under this Permit. **(Ongoing)**

47. That the applicant, Amazon.com Services LLC understands the proposed line haul truck, trailer, and van storage areas shall be completely screened from public view. Prior to occupancy, the applicant shall provide plans to the Planning Department to demonstrate that said storage areas will be adequately screened. **(Ongoing)**

48. That the applicant, Amazon.com Services LLC shall submit plans and obtain all necessary approvals prior to installing any washing equipment or otherwise washing any vehicles on-site. **(Ongoing)**

49. 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. **(Ongoing)**
50. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to monitor the subject site. The applicant is to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues. **(Ongoing)**
51. That the applicant, Amazon.com Services LLC shall ensure the subject site is continually maintained in a proper, safe, and aesthetically pleasing manner at all times; any such landscape, equipment, structure, parking area, etc. in need of paint, repair, or replacement as determined by the Planning Director (or designee) shall be resolved in a timely manner. **(Ongoing)**
52. That the applicant, Amazon.com Services LLC shall ensure that the site is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner. **(Ongoing)**
53. 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. **(Ongoing)**
54. That the cars and vans that are in queue waiting to load shall not remain idling and engines turned off. **(Ongoing)**
55. That the applicant, Amazon.com Services LLC shall provide outdoor trash and refuse storage areas sufficient to provide adequate, safe, and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on the property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall, or structure a minimum of five feet in height and shall be located to be readily accessible to users and collection personnel. **(Ongoing)**
56. That the proposed distribution facility 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 Amazon.com Services LLC shall take whatever measures necessary to reduce or otherwise eliminate said noise source from the operation immediately. **(Ongoing)**

57. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the building. **(Ongoing)**
58. That all unloading shall be performed within the building, directly from line haul trucks parked at approved loading docks, and that all material and product inventories shall be stored within the building. **(Ongoing)**
59. That the total number of line haul truck loading docks identified on the site plan shall match the total identified on the floor plans in the Building set of plans. In no event shall trucks be parked outside of the truck loading area. **(Ongoing)**
60. That Electric Vehicle Charging Stations shall be installed as shown on the site plan. Any changes shall be reviewed by Planning Director or designee. **(Ongoing)**

SATELLITE PARKING

61. As mentioned previously, this approval allows the applicant, Amazon.com, Services LLC, to establish, operate and maintain a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles. The approval includes the use of satellite parking on the property located at 10513 – 10551 Hathaway Drive (APN # 8009-025-059). **(Ongoing)**
62. Based on the plans provided for the satellite parking site, the applicant will be providing 62 outdoor stalls and an additional 35 indoor stalls for a total of 97 satellite parking stalls at 10513 Hathaway Avenue. The northerly building at 10513 Hathaway Drive will be exclusively used by Amazon to park their step vans and employee parking during peak state. The southerly building at 10551 Hathaway Drive, will continue to be occupied by Agri-Turf Distribution, Inc. and a total of 47 parking stalls will remain designated and available for said tenant. The required number of parking stalls for APN #8009-025-059 is 114, and the provided number of stalls is 144. **(Ongoing)**
63. That the applicant, Amazon.com Services LLC understands that all employees and step van parking will be limited to the satellite parking identified in condition #62. This requirement also applies to the number of employees and step vans that will be required at peak operational periods (i.e. holidays). Any changes to the satellite parking site shall require prior approval from the City's Planning Commission. **(Ongoing)**

64. That the satellite parking site shall otherwise be substantially in accordance with the proposed parking plan submitted by the applicant and on file with the case. **(Ongoing)**
65. That all new parking stalls shall be striped as shown on the proposed site plan prior to the commencement of activities. All stalls shall be further identified by having the words "van stall" and "employee stall" or comparable wording legibly written on the pavement, wheel stop, or on a visible sign. **(Ongoing)**
66. That all vans and automobile parking shall only be conducted within the designated area or stalls as shown on the proposed site plan submitted and on file with the case. **(Ongoing)**
67. That no portion of the off-street parking and driveway areas shall be used for outdoor storage of any type or special-event activities, unless prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall. **(Ongoing)**
68. That no vending machines, publication racks, telephones, kiosks, donation bins, and similar items shall be permitted outside of the building. **(Ongoing)**
69. That no employee shall loiter or otherwise congregate outside the building unless a designated area is assigned and prior written approval is obtained from the Planning Director, Director of Police Services, and the Fire Marshall. **(Ongoing)**
70. That no stacking of shipping containers, pallets, or similar storage containers shall be permitted. **(Ongoing)**
71. That the operator shall provide rideshare and transit information to its employees. **(Ongoing)**
72. That all designated vehicles associated with the business shall be parked on the satellite site at all times. No on-street parking by employees or patrons is permitted on either Hathaway Drive, East Florence Avenue, or Pioneer Blvd, and violations of this rule may result in the reconsideration of privileges granted under this Permit. **(Ongoing)**
73. That the applicant, Amazon.com Services LLC shall not allow step vans, flex drivers, and employee vehicles to queue on Hathaway, use the street as a staging area, or back up onto the street. In addition, any vehicles associated with the use shall not obstruct or impede any traffic. The applicant understands that violations of this rule may result in the reconsideration of

privileges granted under this Permit.

74. That the applicant, Amazon.com Services LLC shall provide 24-hour on-site security to continually monitor the satellite parking area. The applicant is to have personnel on-site to monitor and ensure proper vehicle movement occurs to help avoid potential accidents and queuing issues. **(Ongoing)**
75. That the applicant, Amazon.com Services LLC shall ensure that the satellite parking area is continually maintained free of trash, junk, debris, etc., and in an otherwise neat and orderly manner. **(Ongoing)**
76. That the applicant, Amazon.com Services LLC shall submit necessary plans, obtain approval, and thereafter make necessary improvements to allow vehicles to be used or otherwise stored inside the satellite building. **(Ongoing)**
77. That the satellite parking area shall be subject to review, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. The applicant, Amazon.com Services LLC understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. **(Ongoing)**

GENERAL PLANNING CONDITIONS

78. 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, the 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. **(Complete)**
79. 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. **(Ongoing)**
80. That all fences, walls, gates, and similar improvements for the subject site, and satellite parking area shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
81. That the applicant, Amazon.com Services LLC shall comply with the City's

"Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909. **(Ongoing)**

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

83. That the applicant, Amazon.com Services LLC 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 construction activities associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain 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 ~~Claribel~~ the Finance Department ~~-Catalan, Business License Clerk~~, at (562) 868-0511, extension ~~7527 7520~~ for additional information. A business license application can also be downloaded at www.santafesprings.org. **(Revised)**

84. That CUP Case No. 810 shall be subject to review in ~~one~~ **five (4) (5) years**, on or before, ~~October 12, 2022~~, **December 12, 2027**, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands. Future compliance reviews will be conducted every five (5) years, provided the use has been continuously 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 be less than five (5) years. Regardless of the above date, the applicant understands that at any point that the city finds and determines that satellite parking use has become an issue, the applicant shall immediately begin working with the planning staff to mitigate the problem as expeditiously as possible. Solutions may include, but are not limited to, the following potential mitigation measures:

- a) Adjust shift change times so that the parking demand during the peak periods (during shift changes) is lessened.
- b) Provide carpool incentives for the employees.
- c) A virtual job fair must be held to facilitate the hiring of local residents as a means to reduce worker commutes and further reduce potential parking demand.
- e) Initiate a vanpool program as an alternative means for employees and contractors to commute to work.
- f) Secure other additional satellite parking sites.
- g) Reduction of the workforce (employees and/or contractors)

(Revised)

85. That the applicant, Amazon.com Services LLC shall indemnify, protect, defend, and hold harmless, the City of Santa Fe Springs, 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 use, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedures Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulations, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, and agencies, for any Court costs and attorney's fees that 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. The city shall promptly notify the applicant of any such claim, action, or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

86. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized or where some form of construction pursuant to the issuance of a building permit has not commenced within 12 months from the effective date of October 12, 2020, shall become null and void. Also, the abandonment or nonuse of a conditional use permit for 12 consecutive months shall terminate said conditional use permit, and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action. The Planning Commission may extend this period for one (1) year upon receipt of an application for a Time Extension request submitted by the applicant at least thirty days before the expiration date of this approval.

(Complete)

87. 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 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.

(Ongoing)

88. Prior to occupancy of the property/building, the applicant, and/or his 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 at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's website (www.santafesprings.org). **(Complete)**

89. That it is hereby declared 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.

(Ongoing)



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Photos
3. Compliance Review Request Letter

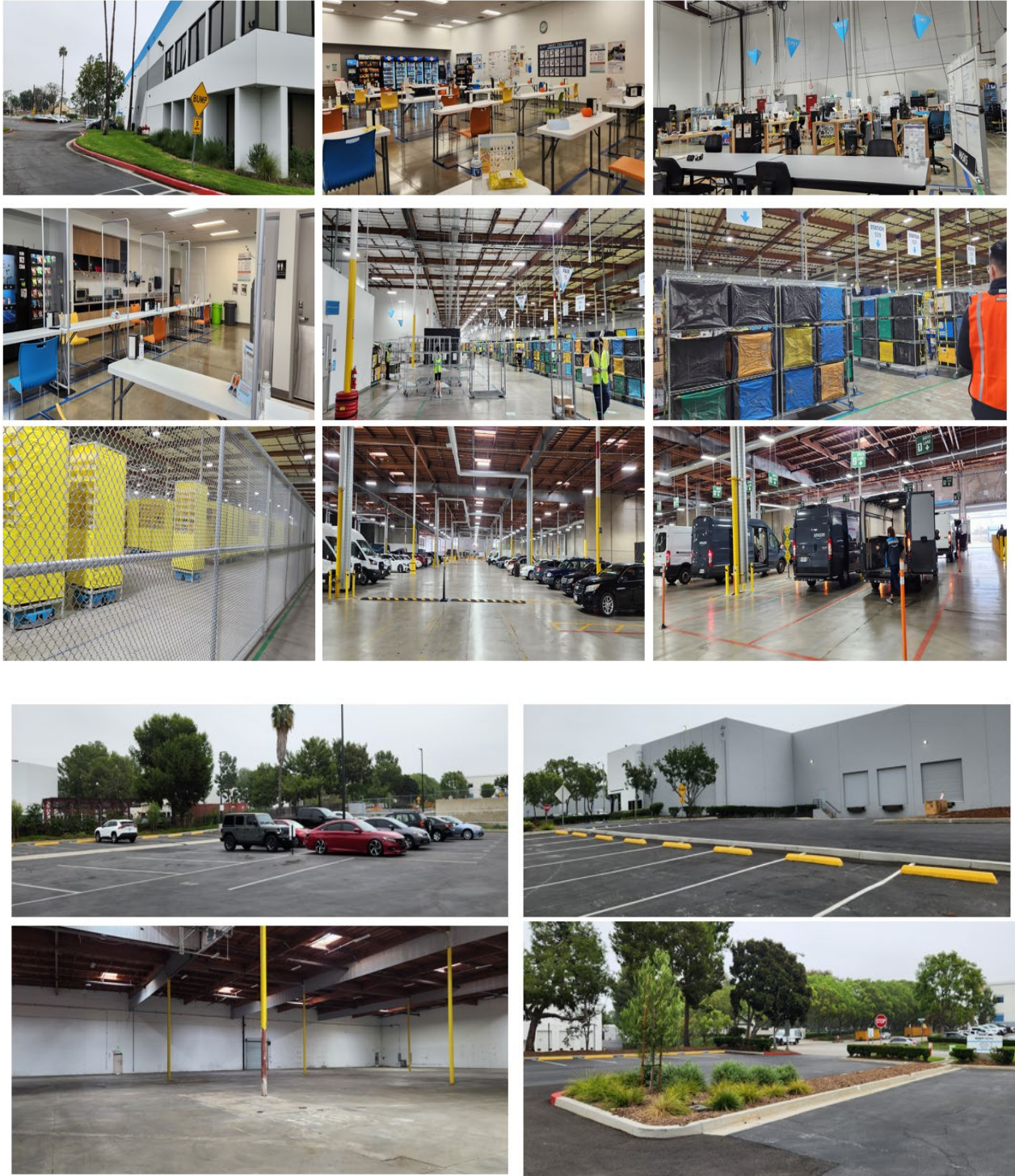
Aerial Photograph



Conditional Use Permit (CUP) Case No. 810-02
Subject Property: 11811-11831 Florence Avenue
APN: 8009-025-038

Satellite Parking: 10513 Hathaway Drive
Applicant: Amazon.com Services LLC
APN: 8009-025-059

Site Photos



Compliance Review Request Letter



September 29, 2022

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

Dear Mr. Morrell,

On October 12, 2020, the Santa Fe Springs Planning Commission approved Conditional Use Permit (CUP) Case No. 810 pursuant to Resolution No. 173-2020. The entitlements permitted the establishment of an Amazon last-mile distribution center at 11811 E Florence Avenue (APN: 8008-025-038), and an adjacent satellite parking facility at 10513 Hathaway Drive (APN: 8009-025-059). Condition of Approval (COA) No. 84 stated as follows:

That CUP Case No. 810 shall be subject to review in one (1) year, on or before October 12, 2021, to verify compliance with the established conditions and also analyze the satellite parking area provided for employees, step vans, as well as their related vehicles to meet the parking demands.

The delivery station did not commence operations prior to the October 21, 2021 deadline stipulated by COA No. 84. Consequently, Amazon requested a one (1) year time extension of CUP Case No. 810. The one-year extension was granted by the Santa Fe Springs Planning Commission on October 18, 2021.

The delivery station launched operations on November 2, 2021. Therefore, the site has utilized CUP Case No. 810 within the required time limits.

Pursuant to a letter from the Department of Planning and Development dated August 17, 2022, a letter requesting review for compliance of the subject permit must be submitted by October 12, 2022. At minimum, the letter shall contain a brief statement describing the current activities and, more importantly, any particular changes or alterations to the use since the last review of the subject permit. We therefore timely submit this letter to request review for compliance with the subject permit.

Since its initial launch, Amazon has operated and maintained a parcel delivery service use conducted within a completely enclosed building and primarily consisting of step vans, parcel trucks or similar non-trailer vehicles, as authorized by CUP Case No. 810 and related conditions. To date, no changes or alterations have been undertaken to the approved use and/or activities. The site continues to be substantially in accordance with the approved plans on file with the case.

The satellite parking area provided for employees and vans, as well as related vehicles, has adequately met the parking demands of the facility throughout its operation, including during peak operational periods. No changes to the satellite parking area have been made.

Sincerely,

Amita Poole
Amazon.com Services LLC