



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, MARCH 10, 2025
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

PLANNING COMMISSION

Jay Sarno, Chairperson
Gabriel Jimenez, Vice Chairperson
David Ayala, Commissioner
Isabel Cervantes, Commissioner
Joseph Flores, Commissioner

DIRECTOR OF COMMUNITY
DEVELOPMENT
Cuong Nguyen

ASSISTANT CITY
ATTORNEY
Susie Altamirano

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Consultant
Planning Commission Secretary
Administrative Intern
Administrative Intern

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Laurel Reimer
Esmeralda Elise
Cynthia Alvarez
James Kamstra

NOTICES

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

https://www.santafesprings.gov/city_council/city_council_commissions_committees/planning_commission/index.php

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 Commission Secretary’s Office. 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.

SB 1439: Effective January 1, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of \$500 or more from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Public Comment: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Commission Secretary. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

Please Note: Staff reports and supplemental attachments are available for inspection at the office of the Planning Commission Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

1. MINUTES OF THE FEBRUARY 11, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 33 – TARGET

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 33; and
- 2) Require that this matter be brought back before March 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

3. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 54 – SPECIALTY CELLARS

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 54; and
 - 2) Require that this matter be brought back before March 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.
4. **A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1003 TO ALLOW THE CONSTRUCTION OF A NEW 57,489 SQ. FT. CONCRETE TILT UP INDUSTRIAL BUILDING LOCATED AT 13007 TELEGRAPH RD (APN:8011-005-013) WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for DPA Case No.1003 (until March 10, 2026), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable.

PUBLIC HEARING

5. **PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1013 TO CONSTRUCT EIGHT (8) NEW 53’ TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON; MODIFICATION PERMIT (“MOD”) CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD; AND DETERMINATION OF CEQA EXEMPTION.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Development Plan Approval (“DPA”) Case No. 1013 and Modification Permit (“MOD”) Case No. 1366, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures) of the California Environmental Quality Act (“CEQA”), the project Categorically Exempt; and
- 3) Approve DPA Case No. 1013 and MOD Permit Case No. 1366, subject to the conditions of approval as contained within Resolution No. 282-2025; and

- 4) Adopt Resolution No. 282-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 5) Take such additional, related action that may be desirable.
6. **PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 852 – TO ALLOW A NEW WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING LATTICE TOWER, AND DETERMINATION OF CEQA EXEMPTION.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit ("CUP") Case No. 852, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Approve CUP Case No. 852, subject to the conditions of approval as contained within Resolution No. 283-2025; and
- 4) Adopt Resolution No. 283-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Take such additional, related action that may be desirable.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Esmeralda Elise, Planning Commission Secretary for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.gov; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.



Esmeralda Elise
Planning Commission Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Esmeralda Elise, Executive Assistant

SUBJECT: MINUTES OF THE FEBRUARY 11, 2025 MEETING

DATE: March 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve the minutes as submitted.

FISCAL IMPACT:

N/A

BACKGROUND/DISCUSSION:

Staff has prepared minutes for the following meeting:

- February 11, 2025 Planning Commission Meeting

ANALYSIS:

N/A

ENVIRONMENTAL:

N/A

DISCUSSION:

N/A

SUMMARY

N/A

ATTACHMENT(S):

1. Minutes of the February 11, 2025 Planning Commission Meeting

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

February 11, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon audience member Juan to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Paloma McEvoy, Assistant City Attorney
Cuong Nguyen, Director of Community Development
Vince Velasco, Senior Planner
Jimmy Wong, Associate Planner
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. 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.

1. MINUTES OF THE JANUARY 27, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT CASE NO. 751-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF DIGITAL BILLBOARD AT 15718 MARQUARDT AVENUE IN THE M-2-FOZ, HEAVY MANUFACTURING - FREEWAY OVERLAY ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 1 and 2.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item Nos 1 and 2, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, and Sarno
Nays: None
Absent: None

Chairperson Sarno read the City's appeal process.

7. PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 84502: TO SUBDIVIDE AN EXISTING 26.77-ACRE PARCEL (APN: 8005-015-051) INTO TWO PARCELS AND CREATING A NEW CUL-DE-SAC AT THE EASTERN END OF HAWKINS STREET; DEVELOPMENT PLAN APPROVAL CASE NO. 1006: TO CONSTRUCT A NEW ±298,373 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PARCEL 1; AND DPA CASE NO. 1007: TO CONSTRUCT A NEW ±286,305 SQUARE-FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PARCEL 2; AND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT.

Recommendation:

Chair Sarno called upon Associate Planner Jimmy Wong to present this item.

Chair Sarno opened the Public Hearing at 6:05 p.m. and asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had questions for both and a discussion ensued.

The following people spoke in favor of this item:

Dan Plangent
Ernest Guadiana
Frankie Rodriguez

Commissioners requested two additional conditions to be added in before approving this item.

Having no questions or comments, Chair Sarno closed the Public Hearing at 6:47 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Flores to approve requested TPM No. 84502, DPA Case No. 1006, and DPA Case No. 1007, and adopt Resolution No. 281-2025, which incorporates the Planning Commission's findings and actions regarding this matter and added conditions, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, and Sarno
Nays: None

Absent: None

Chairperson Sarno read the City's appeal process.

8. ANNOUCEMENTS

- Staff

Planning Commission Secretary presented information on the 2025 Planning Commissioners Academy happening March 5-7, 2025 in Santa Rosa, CA. She would oversee the registration process, if Commissioners wished to attend.

- Commissioners

Commissioner Cervantes invited everyone to the Quartermania that is hosted by the Little Lake Educational and Achievement Foundation that was happening February 21.

All the Commissioners thanked the Union workers for showing up for Item #3.

9. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:50 p.m.

ATTEST:

Esmeralda Elise
Planning Commission Secretary

Chair Sarno

Date



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: **Kristen Haining, Code Enforcement Supervisor**

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 33 – TARGET**

DATE: March 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 33; and
2. Require that this matter be brought back before March 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Target has operated and maintained a retail store within the Gateway Plaza shopping center located at 10621 Carmenita Road since 1978. Target strives to help all families find joy in everyday life by providing a large variety of consumer products.

In accordance with Section 155.628, Target applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 33 by the Planning Commission and the City Council at their respective meetings on February 10, 2004 and February 12, 2004, to allow for the operation and maintenance of an alcohol beverage sales use for off-site beer and wine consumption. In an effort to include distilled spirits for off-site consumption, Target applied for and was granted approval by the Planning Commission and the City Council at their respective meetings on August 10, 2009, and August 27, 2009, to allow

for the operation and maintenance of an alcohol beverage sales use for off-site beer, wine, and distilled spirits consumption.

Target maintains a Type 21 License (Off-sale general) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, City codes, and the Conditions of Approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the on-site sale of alcoholic beverages.

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any incidents or undesirable activities to require further investigation.

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff is recommending another Compliance Review of ASCUP Case No. 33 in five years, before March 10, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before March 10, 2030.

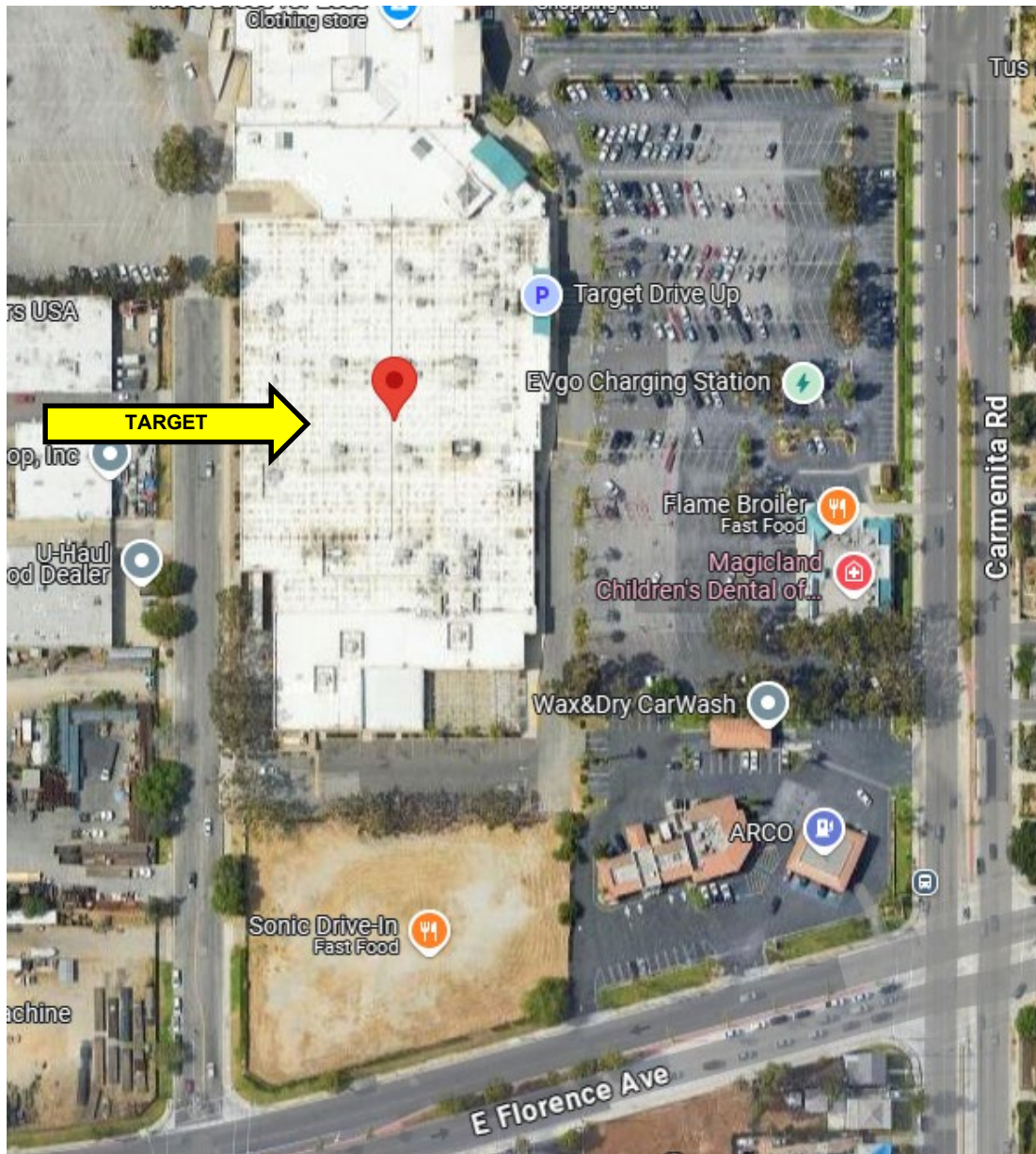
ATTACHMENT(S):

- A. Attachment A – Location Aerial
- B. Attachment B – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 33

TARGET

10621 Carmenita Rd.
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. That any graffiti directly on the property located at 10621 Carmenita Road shall be removed within 24 hours of the graffiti being reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 21 Alcoholic Beverage Control license allowing off-site sale of general sales of beer, wine, and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverage purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. 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 Section 25602(a) of the State Business and Professions Code.
7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607(a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658(a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.

11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. 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 Department and shall maintain signage, approved by the Department of Police Services, prohibiting loitering.
13. That the owner, corporate officers, and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
14. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.
15. 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.
16. ***That ASCUP Case No. 33 shall be subject to a Compliance Review in five (5) years, no later than March 10, 2030, 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.***
17. 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.
18. That it is hereby declared to be the intent that if any provision of this permit is in violation or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be subject to the revocation process if the voluntary corrective action is not implemented.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Chairperson and Planning Commission Members

FROM: Arlene Salazar, Director of Police Services

BY: **Kristen Haining, Code Enforcement Supervisor**

**SUBJECT: COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 54 – SPECIALTY CELLARS**

DATE: March 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

1. Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 54; and
2. Require that this matter be brought back before March 10, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

BACKGROUND

Specialty Cellars operates and maintains a storage and distribution warehouse at 13017 La Dana Court, in the City of Santa Fe Springs. Specialty Cellars is an importer and wholesaler of fine wine and craft beer products.

In accordance with Section 155.628, Specialty Cellars applied for and was granted Alcohol Sales Conditional Use Permit (ASCUP) Case No. 54 by the Planning Commission and the City Council at their respective meetings on August 8, 2011, and August 25, 2011, to allow for the operation and maintenance as an alcoholic beverage importer and wholesaler.

Specialty Cellars maintains a Type 09 License (beer and wine importer), Type 10 License (beer and wine importer's general), Type 12 License (distilled spirits importer), Type 17

License (beer and wine wholesaler), Type 18 License (distilled spirits wholesaler), and Type 20 License (off-sale beer and wine) with the California Department of Alcoholic Beverage Control (ABC). This matter is before the Planning Commission because a Compliance Review Report is due.

DISCUSSION

As part of the permit compliance review process, Staff conducted a walk-through inspection of the subject site and found the premises in compliance with all regulatory ordinances, City codes, and the Conditions of Approval enacted for the approval of this Permit. Staff has not received any complaints stemming from the on-site sale of alcoholic beverages.

Staff further checked with ABC and found that the establishment is in full compliance with all of their regulations and that there has not been any incidents or undesirable activities to require further investigation.

Based on Staff's findings, Staff does not believe changes to the Conditions of Approval are warranted at this time. Staff is recommending another Compliance Review of ASCUP Case No. 54 in five years, before March 10, 2030.

SUMMARY/NEXT STEPS

Receive and file this Compliance Review Report and request Staff to perform and provide another Compliance Review Report on or before March 10, 2030.

ATTACHMENT(S):

- A. Attachment A – Location Aerial
- B. Attachment B – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

ATTACHMENT A

LOCATION AERIAL



Alcohol Sales Conditional Use Permit Case No. 54

SPECIALTY CELLARS
13017 La Dana Court
Santa Fe Springs, Ca 90670

ATTACHMENT B

CONDITIONS OF APPROVAL

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control.
2. That the applicant shall store all alcoholic beverages in a secured area of the warehouse designated only for the storage of alcohol.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets, and trash on the subject property.
4. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, equipment, or any other related material.
5. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
6. That the alcoholic beverages shall not be sold to the general public from the subject site at any time.
7. That the alcoholic beverages shall be shipped to the applicant's customers by the applicant's commercial trucks and/or other licensed commercial transportation companies.
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 Section 25602(a) of the State Business and Professions Code.
9. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to sell under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
10. 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.
11. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

12. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to a party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
13. ***That ASCUP Case No. 54 shall be subject to a Compliance Review in five years, no later than March 10, 2030, to ensure the alcohol beverage storage activity is still operating in strict compliance with the original Conditions of Approval. At which time, the Applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these Conditions of Approval.***
14. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
15. 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.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Cynthia Alvarez, Administrative Intern

SUBJECT: **A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1003 TO ALLOW THE CONSTRUCTION OF A NEW 57,489 SQ. FT. CONCRETE TILT UP INDUSTRIAL BUILDING LOCATED AT 13007 TELEGRAPH RD (APN:8011-005-013) WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.**

DATE: March 10, 2025

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Approve a one (1) year time extension for DPA Case No.1003 (until March 10, 2026), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the subject compliance review, there is no ongoing fiscal impact.

BACKGROUND:

Project/Applicant Information

Project Location: 13007 Telegraph Road

Project Applicant: Greenleaf XC, LLC
3010 Old Ranch Parkway, Suite 470
Seal Beach, CA 90740

Property Owner: Greenleaf XC, LLC

Time Extension of DPA Case No. 1003

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3010 Old Ranch Parkway, Suite 470
Seal Beach, CA 90740

General Plan Designation: Industrial

Zoning Designation: M-2 (Heavy Manufacturing)

Existing Use on Property: Vacant

The subject site is comprised of two existing parcels – (APN: 8011-005-013 and APN: 8011-005-034), measuring approximately 3.11 acres, and is located at the northeast corner of Telegraph Road and Greenleaf Avenue. The subject site has a General Plan land use designation of Industrial and a zoning designation of M-2, Heavy Manufacturing. Both existing parcels are currently vacant, enclosed and separated by chain-link fencing, and surrounded by various office and industrial uses.

ANALYSIS:

On June 12, 2023, the Planning Commission approved DPA Case No. 1003 for the construction of a ±57,489 sq. ft. concrete tilt-up industrial building on the subject site, along with Lot Line Adjustment (LLA) No. 2023-01 to merge two existing parcels into a single 3.11-acre parcel.

Since the approval of their entitlement, the owner has been implementing the project in accordance with the approved DPA, including, among other things: (i) preparing and submitting project construction plans, and (ii) requesting an extension of their plan check, which is set to expire in September 2025.

Since the approval, the owner has faced challenges, including rising material costs, causing delays in the plan check process and securing building permits. As a result, the owner is requesting a twelve-month extension for DPA 1003, until March 10, 2026. This extension will allow time for market stabilization and the initiation of construction activities. The request is necessary due to ongoing market conditions, rising construction costs, softening lease rates, and increased interest rates, which have affected the project's financial projections and timelines

Time Extension of DPA Case No. 1003

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Code Section:	Expiration:
§155.745	Unless otherwise specified in the action granting development plan approval, said approval, which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. In addition, the abandonment or nonuse of a development plan approval for a period of 12 consecutive months shall terminate said development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

ENVIRONMENTAL:

N/A

SUMMARY/NEXT STEPS:

Staff believes the owner has worked with the city to obtain the necessary construction permits and an extension of their plan check and will continue to act in good faith to complete the development. Extending DPA Case No. 1003 will keep the entitlement valid, allowing the owner to proceed with construction activities and bring the project to market when it is more likely to be actively pursued and leased. A one-year extension will not be detrimental to the surrounding area or the City and aligns with the goals, policies, and programs of the General Plan. Therefore, staff recommends extending DPA Case No. 1003 for an additional twelve (12) months, until March 10, 2026, subject to the conditions of approval (Attachment C).

ATTACHMENT(S):

1. Attachment A – Aerial Photo
2. Attachment B – Time Extension Request Letter
3. Attachment C – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A - Aerial Photo



AERIAL PHOTOGRAPH

LOT LINE ADJUSTMENT NO. 2023-01
DEVELOPMENT PLAN APPROVAL CASE NO. 1003



13007 Telegraph Rd. & 10330 Greenleaf Ave.
(Applicant: Greenleaf XC, LLC)

Attachment B - Time Extension Request Letter



Corporate Headquarters
2100 Ross Avenue, Suite 895 Dallas, TX
75201
Phone
(469) 687-3180
www.XebecRealty.com

City of Santa Fe Springs Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Subject: Request for Extension of Entitlement Approval

Dear Mr. Vince Velasco,

I hope this letter finds you well. I am writing to formally request an extension for the entitlement approval granted for the proposed 57,498 SF Industrial Speculative Building located at 10330 Greenleaf Avenue in the City of Santa Fe Springs. Given current market conditions, escalating construction costs, and softening lease rates, we are facing challenges that necessitate additional time to move forward with the project.

Over the past several months, significant fluctuations in material and labor costs have impacted our financial projections and construction timelines. Additionally, the current market environment, characterized by higher interest rates and shifting tenant demand, has created uncertainties that require us to reassess our development strategy to ensure the project remains financially viable.

In light of these challenges, we respectfully request an extension of a year to allow us sufficient time to secure the necessary commitments to proceed with development. This additional time will enable us to navigate the evolving economic landscape while preserving the integrity of the project and ensuring its long-term success within the City of Santa Fe Springs.

We greatly appreciate the City's support and consideration of this request. Please let us know if there are any additional requirements or documentation needed to facilitate this extension. We remain committed to working closely with the City to bring this project to fruition and contribute positively to the local community.

Sincerely,

Gretchen Kendrick, Chief Operating Officer
Greenleaf XC, LLC

ATLANTA
3715 Northside Pkwy
Building 100 - Suite 102
Atlanta, GA 30327

ORANGE COUNTY
3020 Old Ranch Pkwy, Suite 200
Seal Beach, CA 90740
562.546.0200

NEW JERSEY
101 Hudson St, Suite 2177
Jersey City, NJ 07302

Attachment C – Conditions of Approval

EXHIBIT A – CONDITIONS OF APPROVAL

Lot Line Adjustment No. 2023-01

Development Plan Approval Case No. 1003

13007 Telegraph Road & 10330 Greenleaf Avenue

APN: 8011-005-013 & 8011-005-034

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562-868-0511 x7507)

STREETS

1. That the applicant shall pay a flat fee of \$65,436.90 to reconstruct/resurface the existing street frontage to centerline for Telegraph Road and Greenleaf Avenue.
2. That the applicant shall design and construct a 5-foot-wide meandering sidewalk and dedicate an easement along the Telegraph Road and Greenleaf Avenue Street frontages. The dedicated easements shall be granted to the City per Easement Deed supported by a Legal Platt and Description, prepared by a current California Licensed Land Surveyor or Civil Engineer. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. The applicant shall remove all unused existing driveway approaches along Telegraph Road and Greenleaf Avenue, (4 total). Applicant shall replace them with new sidewalk/curb & gutter per City standard plan R-7 and R-12 (see condition above).
4. The applicant shall construct the two (2) new driveway approaches per City standard plan R-6.4B on Telegraph Road and Greenleaf Avenue.
5. Any unused above ground oil wells, pipelines, tanks, and related lines within the public right-of-way along entire property frontage shall be removed unless otherwise approved by the City Engineer.
6. 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 \$1,200 to install (6) new signs.
7. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic signs, striping, and

pavement markings damaged in conjunction with the development. Work to be done by City forces, unless otherwise specified by City Engineer.

8. That the applicant shall pay to the City \$45,000, the entire cost of design, engineering, installation and inspection of three (3) new Street Lights, two–(2) streetlights on Telegraph Road, and one (1) streetlight on Greenleaf Avenue. The city will design and cause construction of said street light(s).
9. Proposed driveways shall be located to clear existing fire hydrants, streetlights, water meters, etc.
10. The applicant and/or developer shall pay for the design, installation, and inspection of undergrounding any existing overhead utility services into the property along Telegraph Road and Greenleaf Avenue.

Article I. CITY UTILITIES

11. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications for Telegraph Road and Greenleaf Avenue. Storm drain plans shall be approved by the City Engineer.
12. All buildings shall be connected to the sanitary sewers. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by City Building Department in conjunction with LA County Public Works. Applicant to comply with LA County requirements and submit a sewer study (including a sewer flow test) along with the sanitary sewer plans to City Public Works and LA County Public Works for review and approval.
13. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Community Development Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
14. That the applicant shall obtain a Storm Drain Connection Permit (Fee) from the City Public Works Department for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

16. That the proposed driveway on Telegraph Road shall have a minimum 200' separation from the Greenleaf Avenue Centerline to westerly Beginning Curb Return (BCR) of said driveway.
17. That the proposed driveway centerline on Greenleaf Avenue shall align with the centerline of the most north easterly entry driveway of 12949 Telegraph Road. Noncompliance will result in the city prohibiting left turns out onto south bound Greenleaf Avenue, and the Applicant/Developer will be required to install a permanent "NO LEFT TURN" sign at the proposed driveway.

Article II. FEES

18. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee of \$33,814.05 determined by the City Engineer for off-site transportation improvements.
19. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

Article III. MISCELLANEOUS

20. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
21. That a hydrology study shall be submitted to the City and reviewed by the City Engineer for approval. The study shall be prepared by a Professional Civil Engineer.
22. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4

Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Eric Scott 562.868.0511 x 3812

23. That prior to issuance of building permits, the applicant shall comply with the applicable conditions below and **obtain notification in writing** from the Santa Fe Springs Department of Fire-Rescue Environmental Protection Division (EPD) that all applicable conditions have been met:
 - a. At a minimum, the applicant must conduct an All-Appropriate Inquiries (AAI) Investigation (formerly called a Phase I Environmental Site Assessment) in accordance with ASTM Standard E1527-05. The applicant shall provide the EPD with a copy of the AAI investigation report for review and approval. If the AAI investigation identifies a release, or potential release at the site, the applicant must comply with part b.
 - b. An environmental site assessment may be required based on the information presented in the AAI investigation report. The environmental site assessment report must be reviewed and approved by the EPD in writing. Should the report indicate that contaminate levels exceed recognized regulatory screening levels, remedial action will be required. A remedial action work plan must be approved by the authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved by the oversight agency.
 - c. Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and a contingency plan for addressing previously unidentified contamination discovered during site development activities may be required. If required, the SMP shall be submitted to the EPD for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the EPD for final written approval. Building plans will not be approved until the SMP report has been approved by the EPD in writing.
24. 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.
25. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
26. 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.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):
(Contact: Kevin Yang 562.868.0511 x 3818)

27. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
28. Prior to issuance of Certificate of Occupancy or Building Final, the applicant shall install a monitored manual/automatic fire alarm system in accordance with California Fire Code Section 907. Plans shall be submitted and approved by the Santa Fe Springs Department of Fire-Rescue prior to installation.
29. Prior to issuance of Building Permit, the applicant shall provide the Santa Fe Springs Department of Fire-Rescue with a site plan for fire lanes and signage.
30. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
31. Prior to issuance of Building Permit, the applicant shall furnish one copy of the water system plans to the Santa Fe Springs Department of Fire-Rescue for review.
32. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Santa Fe Springs Department of Fire-Rescue prior to beginning construction. They shall be maintained accessible.
33. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock.
34. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study or Methane Mitigation System, prior to issuance of building permits.
35. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Santa Fe Springs Department of Fire-Rescue.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining at 562.868.1850 x 3302)

36. That the applicant 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 in conjunction with the submittal of the Parking Electrical Plans. PDF formatted plans are acceptable and shall be emailed to kristenhaining@santafesprings.gov.
37. The applicant shall provide an emergency phone number, and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Kristen Haining) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to Whittier Police Department.
38. In order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Section Code 22658 that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department (562) 945-8250). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
39. All tenants occupying the proposed industrial buildings 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 trucks and trailers. Items and/or merchandise shall not be left outside of the building awaiting loading. Outdoor storage and/or activities is prohibited unless prior approval has been obtained from the City.
40. 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.

41. The proposed buildings, including any lighting fixtures, fences, walls, cabinets, and utility 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 such cause shall be repaired within 5-days of occurrence, weather permitting, to minimize dangerous conditions and/or visual blight.
42. It shall be the responsibility of the job supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta-potties, or equal, shall not be visible from the public street and serviced (emptied) on a regular basis.
43. All construction debris shall be placed in trash/recycle bins at the end of every workday and shall not be left out visible from public view.
44. The property owner and/or lease agent shall notify any potential tenants and/or customers that they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
45. The property owner and/or lease agent shall notify any potential tenants that the parking areas and their respective aisles and/or Fire Lanes shall not be reduced or encroached upon with outdoor storage.
46. All parking stalls and/or designated parking areas shall be continuously available to all employees and customers during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking.
47. Trucks and/or trailers shall not back-up onto the street, park, stage, or queue on the street at any time. The Applicant and/or the acting site manager shall be responsible for making sure that this condition is complied with at all times.
48. The Applicant and/or his tenant be aware that SFSMC §72.16 prohibits the parking of semi-trailers or trailers on any street or alley unless such vehicle is, at all times while parked, attached to a truck or vehicle capable of moving such semi-trailer or trailer upon public streets and highways.
49. The on-site paving shall be maintained free of potholes or other similar damage and the Applicant shall make repairs within 72-hours of identifying any pavement deficiencies.
50. Parking markings (parking striping, directional arrows, etc.) shall be maintained at all times and re-painted when they become faded.

WASTE MANAGEMENT :

(Contact : Joe Barrios 562.868.0511 x 3601)

51. 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.
52. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, MuniEnvironmental at (562) 432-3700.
53. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:

(Contact: Vince Velasco 562.868.0511 x7053)

54. This approval shall allow the applicant to construct, operate, and maintain a new ±57,489 sq. ft. concrete tilt-up industrial building on the subject property located at 13007 Telegraph Road (APN: 8011-005-013) and 10330 Greenleaf Avenue (APN: 8011-005-034).
55. Approval of the subject Development Plan Approval (DPA) Case No. 1003 is still contingent upon the approval of Lot Line Adjustment (LLA) No. 2023-01, to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8011-005-013 & 034), into a single parcel measuring ±3.11-acres.
56. The applicant shall provide at no cost to the City, one Notarized Conformed Copy of the recorded lot line adjustment from the County of Los Angeles Department of Public Work, P.O. Box 1460, Alhambra, CA 91802-146, Attention: Bill Slenniken (626) 458-5131.
57. That the applicant shall submit a \$75 check made out to “L.A. **County** Registrar-**Recorder/County** Clerk” to the Community Development Department to file a Categorical Exemption from California Environmental Quality Act prior to or within two (2) days of Planning Commission approval.
58. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
59. The subject property is located within the “Methane Zone”. As a result the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly printed with a minimum front size of 20 point.
60. To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication, and electrical

penetrations, must be sealed with an appropriate material per the recommendation of the methane study.

61. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
62. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 - a. Name of the development/project.
 - b. Name of the development company.
 - c. Address or address range for the subject site.
 - d. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.)
63. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
64. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft.
65. It shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient levels as identified in the City's Zoning Ordinance.
66. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.
67. The applicant shall submit Mechanical plans that include a roof plan that shows the location of all roofs mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Community Development or designee.
 - a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment.

- ii. Elevations of all existing and proposed mechanical equipment; and
- iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.

- 68. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground.
- 69. Applicant shall provide for appropriate cable television systems and for communication systems, including but not limited to, telephone and internet services to the subject property. The applicant is responsible for complying with this requirement and shall make necessary arrangements with each of the serving utilities, including licensed cable television operators and other video service providers for the installation of these facilities.
- 70. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Community Development Department.
- 71. Sufficient number of approved outdoor trash enclosures shall be provided for the development, subject to the approval of the Director of Community Development or designee (*Calculations are subject to change*). All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).
- 72. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property.
- 73. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
- 74. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
- 75. The Department of Community Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and

shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.

76. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted “forest green.” Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure Standard W-20.
77. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)
78. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
79. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
80. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting should also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
81. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Community Development or designee. The electrical transformer shall be

screened with shrubs consistent with Southern California Edison's Guidelines which requires three-foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Community Development Department.)

82. The applicant or future owner shall be responsible for continually ensuring that future tenants do not allow commercial vehicles, trucks and/or truck tractors to queue on Telegraph Road or Greenleaf Avenue, use Telegraph Road or Greenleaf Avenue as a staging area, or to back-up onto the street from the subject property.
83. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services and the Fire Marshall.
84. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. Unless the overall office area exceeds 15% of the building area, a minimum of 90 parking stalls shall be provided and continually maintained on-site at all times.
85. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
86. The Department of Community Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale. All signs shall be installed in accordance with the sign standards of the City's Zoning Ordinance and the Sign Guidelines of the City.
87. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. The applicant shall provide a written covenant to the Community Development Department that, except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California

Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

2. The applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of the applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. The applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - c. The applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. The applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
88. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A business license application may be completed online at <https://santafesprings.hdlgov.com>. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License, and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. For answers to questions or inquiries surrounding the business license process, please call (562) 264-5219 to speak to a customer service representative.
89. Prior to occupancy of the property/building, the applicant, and/or their tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com/>).

90. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Community Development or his/her designee.
91. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Community Development.
92. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site is in accordance with the approved landscape and irrigation plan.
93. 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.
94. The applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
95. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans shall be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
96. All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
97. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also, the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.

98. 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.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Alejandro De Loera, AICP, Assistant Planner

SUBJECT: **PUBLIC HEARING – DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1013 TO CONSTRUCT EIGHT (8) NEW 53’ TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON; MODIFICATION PERMIT (“MOD”) CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD; AND DETERMINATION OF CEQA EXEMPTION.**

DATE: March 10, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Development Plan Approval (“DPA”) Case No. 1013 and Modification Permit (“MOD”) Case No. 1366, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures) of the California Environmental Quality Act (“CEQA”), the project Categorically Exempt; and
- 3) Approve DPA Case No. 1013 and MOD Permit Case No. 1366, subject to the conditions of approval as contained within Resolution No. 282-2025; and
- 4) Adopt Resolution No. 282-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the DPA and MOD application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

On October 9, 2024, Emily Murray on behalf of Airgas USA LLC ("Applicant") submitted a request for a Development Plan Approval (DPA Case No. 1013) and Modification Permit (MOD Case No. 1366) to construct and partially screen eight (8) 53' tall metal tanks for the storage of liquid argon at their existing industrial facility located at 8832 Dice Road ("Project Site"). The proposed project requires the following entitlements:

Development Plan Approval Case No. 1013: To construct eight (8) new 53' tall metal tanks; and

Modification Permit Case No. 1366: To not fully screen the proposed metal tanks.

Previously Approved Entitlements

- Conditional Use Permit Case No. 485 – approval for the continued operation of a compressed gas repackaging facility (liquid and gas supplier use); and
- Development Plan Approval Case No. 594 – approval of a 3,400 square foot addition to an existing 4,000 square foot building.

The proposed project does not violate or affect any of the existing approved entitlements for the site.

Project/Applicant Information

Project Site:	8832 Dice Road (APN: 8168-013-008, -027)
Project Applicant:	Emily Murray on behalf of Airgas USA LLC
Property Owner:	Airgas USA LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Industrial gas and liquid supplier

Business Background

Airgas USA LLC has operated at their current location for over 50 years and provides industrial oxygen, nitrogen, argon, hydrogen, and helium to customers across the greater Los Angeles area and the southwestern United States.

Surrounding Land Uses

Direction	Zone District	General Plan	Use
West	M-2 – Heavy Manufacturing, Zone	Industrial	Chemical supply and recycling
East	M-2 – Heavy Manufacturing, Zone	Industrial	Towing yard
North	M-2 – Heavy Manufacturing, Zone	Industrial	Warehouse/ Manufacturing
South	M-2 – Heavy Manufacturing, Zone	Industrial	Gas & liquid supplier

ANALYSIS:

Project Site

The Project Site is located north of South Pacific Railroad, west of Sorensen Avenue and east of Dice Road. It is comprised of two parcels (APN: 8168-013-008, -027) and spans 6.68 acres. The area is surrounded by heavy industrial uses.

Business Plan

The Applicant is proposing to continue operating the existing industrial liquid and gas supplier use. The addition of metal tanks for argon storage will not change or affect the current use of the site.

Many industrial gasses, including argon, are almost exclusively produced on the Gulf Coast and shipped nationwide by rail. The proposed argon storage tanks will help ensure a reliable supply chain for customers and avoid potential disruptions caused by supply chain or rail transportation issues in the future.

Argon is a naturally occurring element in the atmosphere and is obtained through the fractional distillation of liquid air. In its liquid form, argon is a non-flammable, non-toxic, odorless, and inert, making it a safe component in industrial and manufacturing processes. It is widely used as an inert shielding gas in welding and high-temperature operations, including the production of light bulbs, neon lights, microchips, and batteries, where elevated temperatures can cause typically non-reactive substances, such as nitrogen, to become reactive.

Ensuring the availability of liquid argon is critical to industrial operations within the City and the broader Los Angeles region. Liquid argon can be safely stored in uncovered metal

tanks without posing health or safety risks to employees or nearby residents. Over the past decade, demand for liquid argon has increased, necessitating additional storage capacity to meet customer needs. This growing demand is often regarded as an indicator of a strong, innovative, and technologically advanced manufacturing sector, reinforcing the importance of reliable argon storage solutions.

Site Plan

The Applicant proposes the installation of eight (8) proposed tanks, each standing 53' tall. These tanks will be placed approximately 400' from Dice Road and approximately 600' from Sorensen Avenue. The placement was carefully selected to:

- Maintain compliance with existing fire access requirements;
- Preserve all required parking stalls;
- Reduce visual impact from both Dice Road and Sorensen Avenue;
- Optimize proximity to the existing rail spur for efficient loading and offloading of argon shipments.

The Project does not include any proposed changes to the existing buildings on site.

Floor Plan

The Project does not include any proposed changes to the existing floor plan.

Elevation

The proposed tanks will each stand 53' tall and be placed approximately 400' from Dice Road and approximately 600' from Sorensen Avenue. The proposed location of the tanks towards the center of the site provides visual relief from the scale of the structures. Due to the height and location, effective screening is not feasible. As a result, MOD Case No. 1366 has been requested to address this constraint. The tanks will be painted white to blend in with the existing industrial setting.

Parking

The proposed tanks will not impact parking and are not located within any required parking areas. A total of 74 parking stalls will remain on-site, including 71 standard stalls and 3 accessible stalls. The site has a total floor area of 44,700 square feet, primarily for industrial use with limited office space, requiring 73 total parking stalls. The existing 74 parking stalls therefore provides a surplus of one (1) stall.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Land Use	Policy LU-2.1: Diverse Industrial Activities. Strengthen the diversity of industrial uses, emphasizing manufacturing,	The proposed argon storage will allow Airgas to maintain a critical supply of liquid argon, that is widely utilized in industrial and manufacturing processes. Its primary

	biotechnology, technology, commercial innovation, research and development, and clean industries.	applications includes serving as an inert shielding gas in welding and high-temperature operations, including the production of light bulbs, neon lights, microchips, and batteries.
	Policy LU-2.2: Expanding Industrial 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.	The proposed project supports Airgas, an existing Santa Fe Springs business, in expanding their operations to better serve the needs of the local community and broader Los Angeles County region. This expansion will help retain a key industrial business within the City.

ENVIRONMENTAL:

Upon review of the proposed project, staff has made a preliminary determination that the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). Specifically, the project falls under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures), as the proposed metal tanks are ancillary to the existing use and primary structures existing on-site. The project does not include additional building square footage, and the site's use will remain unchanged. Therefore, no additional environmental analysis is required under CEQA. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

Furthermore, the project site is not included on a Cortese list and is not identified on the EPA's EnviroFACTS database.

DISCUSSION:

Development Plan Approval

Authority of the Planning Commission

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

Criteria for Granting a Development Plan Approval

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

- (A) That the proposed project is in conformance with the overall objectives of this chapter.
- (B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- (D) That consideration be given to landscaping, fencing and other elements of the proposed project to ensure that the entire development is in harmony with the objectives of this chapter.
- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- (F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.
- (G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.

Modification Permit

Authority of the Planning Commission

When it is found that a strict or literal interpretation of the property development standards set forth in this chapter would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter, the Planning Commission shall

have the authority, in accordance with the procedures of this subchapter, to grant modifications from the requirements of said property development standards.

Criteria for Granting a Modification Permit

The Commission should note that in accordance with Section 155.695 of the City's Zoning Code, before granting a Modification Permit, the Commission shall give consideration to the following:

- (A) That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.
- (B) That the subject property cannot be used in a reasonable manner under the existing regulations.
- (C) That the hardship involved is due to unusual or unique circumstances.
- (D) That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.

In addition to the considerations identified in Section 155.695 of the City's Zoning Code, the Commission shall also give consideration to the following factors identified in Section 155.696:

- (A) That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.
- (B) That the purpose of the modification is not based exclusively on the financial advantage to the owner.
- (C) That the alleged difficulties were not created by any person presently having an interest in the property.
- (D) That the conditions involved are not generally applicable to most of the surrounding properties.
- (E) That the requested modification would not diminish property values in the neighborhood.
- (F) That the proposed modification will not increase congestion or endanger the public safety.

Written findings for each of the aforementioned criteria are provided in Resolution No. 282-2025 (Attachment D).

SUMMARY:

Conditions of Approval

On February 13, 2025, the Community Development Department distributed a project summary and all application materials related to the DPA and MOD request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment D. It should be noted that the applicant has reviewed, acknowledged, and agreed to all conditions of approval prior to the Planning Commission meeting.

Public Notification

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

Legal notice of the Public Hearing was sent by first class mail on February 27, 2025, to all property owners listed on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the Project Site. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on February 28, 2025, as required by the State and City Zoning regulations.

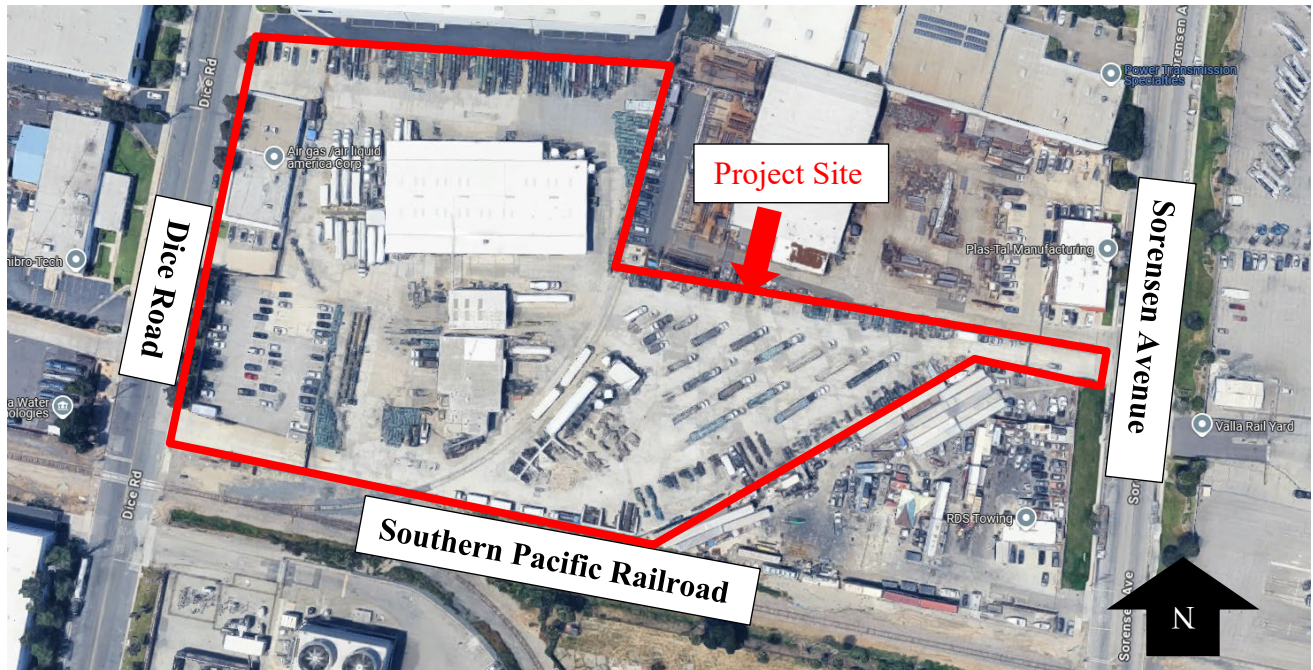
To date, staff has not received any public inquiries regarding the DPA or MOD request.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Full Set of Plans
- D. Resolution No. 282-2025
 - a) Exhibit A – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A
Aerial Photograph



8832 Dice Road (APN: 8168-013-027, -008)
Development Plan Approval (DPA) Case No. 1013
Modification Permit (MOD) Case No. 1366

Attachment B
Public Hearing Notice

FILE COPY


CITY OF SANTA FE SPRINGS

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.gov
"A great place to live, work, and play"

NOTICE OF PUBLIC HEARING
DEVELOPMENT PLAN APPROVAL CASE NO. 1013
MODIFICATION PERMIT CASE NO. 1366

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

DEVELOPMENT PLAN APPROVAL CASE NO. 1013: To construct eight (8) new 53' tall metal tanks for the storage of liquid argon.

MODIFICATION PERMIT CASE NO. 1366: To allow partial screening of the proposed metal tanks.

PROJECT LOCATION/APPLICANT: 8832 Dice Road (APN: 8168-013-008 & -027)/Airgas USA LLC

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, March 10, 2025 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will determine whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – Class 3 (New Construction or Conversion of Small Structures) and Section 15311 – Class 11 (Accessory Structures) of the CEQA Guidelines.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and provide input on the items listed above. Please note that if you challenge these items in court, you may be limited to issues raised during the Public Hearing or submitted in writing to the office of the Commission, on or before the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Alejandro De Loera, Assistant Planner, via e-mail at: AlejandroDeLoera@santafesprings.gov or by phone at: (562) 868-0511 ext. 7358.

quadrant
CORPORATION
\$000.01
02/27/2025 ZIP 90670
043M31222321
US POSTAGE

Attachment C
Full Set of Plans

CLIENT

Airgas.
an Air Liquide company

Airgas

8832 Dice Rd
Santa Fe Springs, CA 90670

ARGON RAIL DEPOT

LOCATION
Airgas
8832 Dice Rd, Santa Fe Springs, CA 90670

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK ARE STRICTLY PROHIBITED. UNLESS UNDER A WRITTEN PERMISSION BY SGE.



August 30, 2024

SGE JOB No. 524.044.267

AIRGAS SFS LAR PHASE 1 - SITE PLAN

REVISIONS

REV	DATE	DESCRIPTION	BY	APP'D
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DATE: August 30, 2024

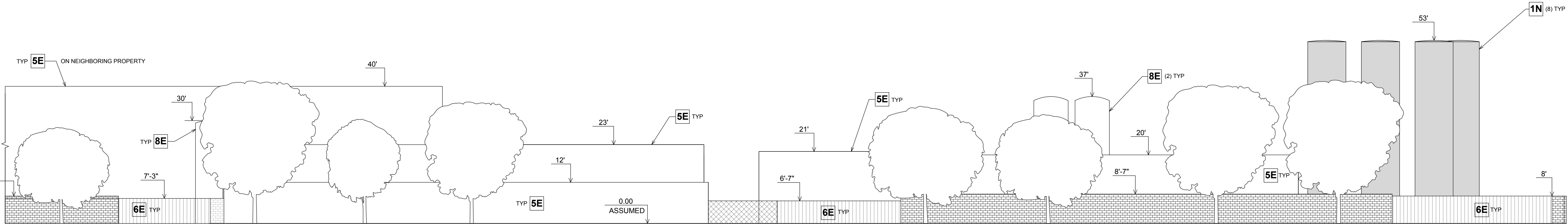
DESIGNED BY JM

APPROVED BY VSG

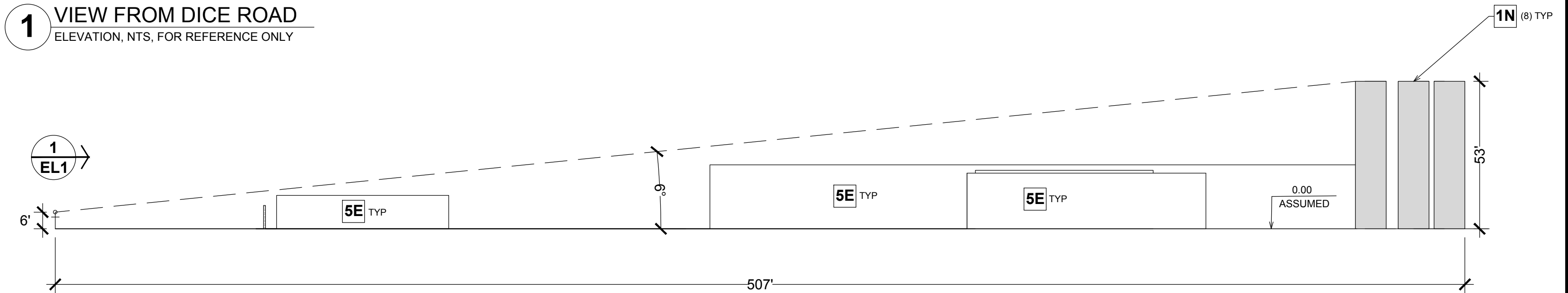
TOTAL SITE PLAN & ELEVATION SHEETS - 3

**ELEVATIONS &
LINE OF SIGHT
DIAGRAMS**

EL1



1 VIEW FROM DICE ROAD
ELEVATION, NTS, FOR REFERENCE ONLY

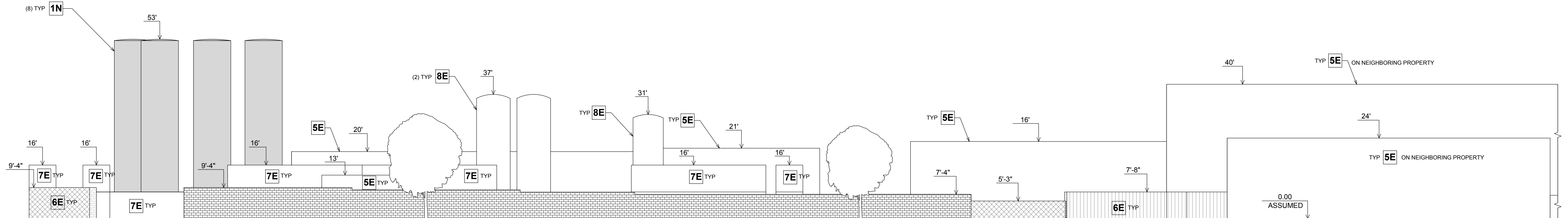


2 LINE OF SIGHT DIAGRAM FROM ACROSS DICE ROAD
FOR REFERENCE ONLY

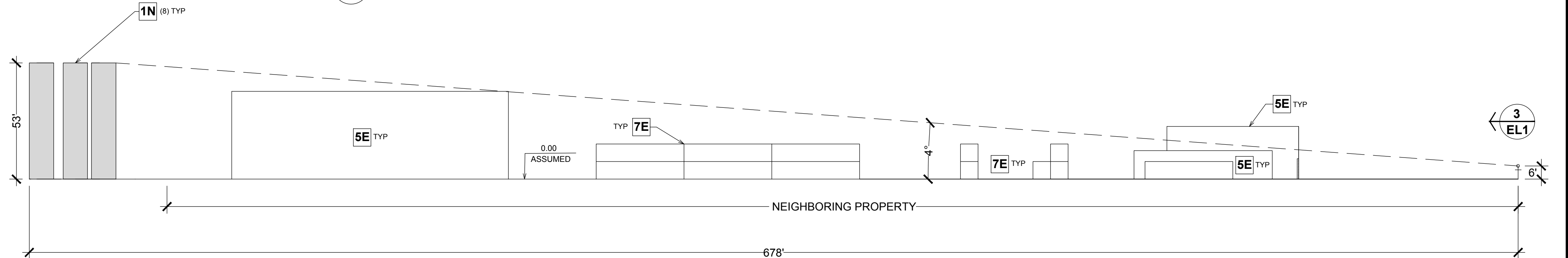


1A VIEW FROM DICE ROAD
GOOGLE MAPS

KEYNOTES			
EXISTING (E), NO CHANGE BY OTHERS, NIC		NEW (N)	
5E	BUILDING	1N	25,000-GALLON LIQUID ARGON TANK
6E	WALL, FENCE, OR GATE		
7E	STORAGE		
8E	TANK		



3 VIEW FROM SORENSEN AVENUE
ELEVATION, NTS, FOR REFERENCE ONLY



4 LINE OF SIGHT DIAGRAM FROM ACROSS SORENSEN AVENUE
FOR REFERENCE ONLY



3A VIEW FROM SORENSEN AVENUE
GOOGLE MAPS



1 VIEW FROM SORENSEN ROAD
PHOTO SIMULATION, FOR REFERENCE ONLY



2 VIEW FROM DICE ROAD
PHOTO SIMULATION, FOR REFERENCE ONLY

CLIENT


an Air Liquide company

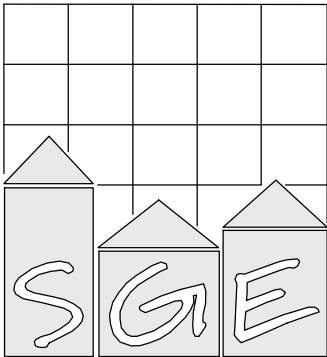
Airgas

8832 Dice Rd
Santa Fe Springs, CA 90670

ARGON RAIL DEPOT

LOCATION
Airgas
8832 Dice Rd, Santa Fe Springs, CA 90670

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S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES (SGE), INC.
2081 Business Ctr Dr., Ste. 105, Irvine, CA 92612
TEL: (949) 552-5244 FAX: (949) 552-5243

August 30, 2024

SGE JOB No. 524.044.267
AIRGAS SFS LAR PHASE 1 - PHOTO SIMULATIONS

REVISIONS

REV	DATE	DESCRIPTION	BY	APP'D

DATE: August 30, 2024

DESIGNED BY JM

APPROVED BY VSG

TOTAL SITE PLAN & ELEVATION SHEETS - 3

PHOTO SIMULATIONS

PS1

Attachment D

Resolution No. 282-2025
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 282-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL (DPA) CASE NO. 1013; AND
MODIFICATION PERMIT (MOD) CASE NO. 1366**

WHEREAS, a request was filed for DPA Case No. 1013 to construct eight (8) 53' tall metal tanks for the storage of liquid argon; and

WHEREAS, a request was filed for MOD Case No. 1366 to partially screen the proposed metal tanks; and

WHEREAS, the subject property is located on the east side of Dice Road, at 8832 Dice Road, with Assessor Parcel Numbers of 8168-013-008, -027, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Airgas USA LLC. 259 North Radnor Chester Road, PA 19087; and

WHEREAS, the applicant is Emily Murray, on behalf of Airgas USA LLC.; and

WHEREAS, the proposed project which includes DPA Case No. 1013 and MOD Case No. 1366 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on information provided by the applicant and staff's assessment, it was determined that the project will not have significant adverse effect on the environment, and therefore the project qualifies for a categorical exemption from CEQA, specifically under CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures); and

WHEREAS, the City of Santa Fe Springs Community Development Department on February 28, 2025 published a legal notice in the *Los Cerritos Community Newspaper*, a local newspaper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 27, 2025 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 package, 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 March 10, 2025 concerning DPA Case No. 1013 and MOD Case No. 1366.

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. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct and expressly incorporates them as substantive findings into this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

pursuant to Sections 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the proposed project involves the construction and partial screening of eight (8) 53-foot metal tanks for the storage of liquid argon. Additionally, the proposed metal tanks are ancillary to the existing use and primary structures on-site. No additional building square footage is proposed, and the use will remain unchanged. 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. Therefore, no additional environmental analysis is required under CEQA.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject Development Plan Approval. Based on the available information, the City of Santa Fe Springs Planning Commission hereby makes the following findings:

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

The proposed project is located within the M-2 (Heavy Manufacturing) Zone. Pursuant to Section 155.240 of the Zoning Code, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses."

The proposed project demonstrates consistency with the objectives of the M-2 Zone through the following points:

1. The proposed project demonstrates consistency with the objectives of the M-2 Zone primarily by reaffirming the site as a heavy industrial use that is appropriate for the zone.
2. The proposed metal tanks are sited appropriately at a location that is surrounded by other M-2 zone properties and provides appropriate safeguards from any sensitive land uses.
3. The proposed project is unlikely to negatively impact any existing or proposed industrial developments or to decrease property values.

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

The proposed metal tanks will have a neutral design and be painted a white tone. Any additional changes to enhance the visual design of the tanks could compromise the safety of the liquid argon or the structural integrity of the metal tanks. The applicant has proposed a location on the site that aligns with the chapter's intent to enhance the general appearance of the area by minimizing the visual impact of the tanks from the public view.

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

The proposed metal tanks selected were selected based on their suitability to safely contain and store liquid argon. They have been strategically placed approximately 400' from Dice Road and approximately 600' from Sorensen Avenue, ensuring a considerable distance from public view. These setbacks will reduce the visual scale of the tanks and create more harmony with the surrounding area.

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

The applicant has carefully considered the location and design of the proposed tanks. Additionally, typical screening methods are not practical for this project due to the tanks' limited visibility from the public right-of-way. The proposed tanks have been strategically placed approximately 400' from Dice Road and approximately 600' from Sorensen Avenue, ensuring a considerable distance from public view. Furthermore, additional landscape screening is not practical for the site, though the existing landscaping along Dice Road will provide some visual relief. As a result, painting the tanks in a neutral white tone is the most viable solution. As

such, the overall project will be in harmony with the existing development and aligns with the objectives of this chapter.

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

The subject metal tanks will be painted a white tone to maintain a cohesive design. The project does not involve the construction of new buildings and/or walls. As a result, the proposed improvements will blend with the existing building and surrounding area.

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

As evident from previous findings, there have been considerable discussions with the applicant regarding the placement and screening of the proposed metal tanks to ensure they blend with the existing building and surrounding area while minimizing any adverse effects on nearby properties. The Planning Commission believes the applicant has made a noteworthy effort to design and position tanks in a manner that would help minimize their view from the public right-of-way.

- (G) *As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development Pursuant Cal. Health and Safety Code § 50106.*

The Planning Commission finds that the proposed project is not a residential development; therefore, the requirements pertaining to low-income units do not apply.

SECTION IV: MODIFICATION PERMIT FINDINGS

Pursuant to Section 155.695 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject Modification Permit. Based on the available information, the City of Santa Fe Springs Planning Commission hereby make the following findings:

- A) *That the granting of the modification would not grant special privileges to the applicant not enjoyed by other property owners in the area.*

The Planning Commission would not be granting special privileges to the applicant since similar requests have been granted in the past. The chart provided below

identifies similar Modification Permits granted for partial screening of storage equipment.

Previous Metal Tank Screening Modifications

Case No.	Site Address	Request	Date Approved
MOD 1322	10747 Patterson Pl.	Screening Reduction	May 2020
MOD 1260	9051 Sorenson Ave.	Screening Reduction	February 2016
MOD 1259	10643 Norwalk Blvd.	Screening Reduction	February 2016

- B) *That the subject property cannot be used in a reasonable manner under the existing regulations.*

If the same volume of tanks were configured differently to allow for better screening (e.g., horizontal instead of vertical), the site would be unable to comply with required fire access requirements, maintain the necessary number of parking stalls, and ensure proper proximity of the tanks to the existing rail spur. Requiring the applicant to fully comply with the screening regulations of the Zoning Code could result in unreasonable operational constraints, such as tanks encroaching on fire access lanes or designated parking areas.

- C) *That the hardship involved is due to unusual or unique circumstances.*

The property's unique location adjacent to a railroad crossing, combined with the storage requirements for liquid argon, limits the applicant's ability to further screen the proposed tanks from view. To minimize visual impacts, the tanks are proposed at the center of the site, which provides the least intrusive placement. Existing landscaping along the Dice Road frontage will also help screen the tanks from public view.

While the proposed location and existing landscaping provide significant screening, a portion of the tanks will remain visible. Additional screening, such as landscaping or structural coverings, is not feasible. Although liquid argon can be safely stored in the proposed metal tanks, enclosing them could create a suffocation risk. Furthermore, tank manufacturers do not recommend attaching, welding, or affixing any structures or coverings to the tanks.

- D) *That the modifications, if granted, would not be detrimental to other persons or properties in the area nor be detrimental to the community in general.*

If approved, this modification would allow the proposed metal tanks to be constructed without screening. The tanks will not cause any negative impacts on neighboring properties or the community. Liquid argon is a safe, non-reactive, and non-flammable substance that poses no health or safety risks when stored

properly. The additional storage is intended to ensure a reliable supply of industrial coolant for local customers in event of supply chain disruptions. As the tanks align with the industrial character of the area and do not create significant visual impacts, the modification would not have any unreasonable effects on the surrounding environment.

In addition, pursuant to Section 155.696 of the City's Zoning Code, the Commission shall also take into consideration the following factors in making a determination as to whether or not there are practical difficulties or hardships involved:

- A) *That there are particular physical circumstances due to the shape or condition of the property which result in a hardship under the existing regulations, as distinguished from a mere inconvenience.*

The property's unique location adjacent to a railroad crossing, combined with the storage requirements for liquid argon, limits the applicant's ability to further screen the proposed tanks from view. To minimize visual impacts, the tanks are proposed at the center of the site, which provides the least intrusive placement. Existing landscaping along the Dice Road frontage will also help screen the tanks from public view.

- B) *That the purpose of the modification is not based exclusively on the financial advantage to the owner.*

The modification is requested primarily because of safety reasons, not financial ones. While the proposed location and existing landscaping provide significant screening, a portion of the tanks will remain visible. Additional screening, such as landscaping or structural coverings is not feasible due to safety concerns. Although liquid argon can be safely stored in the proposed metal tanks, enclosing them could create a suffocation risk. Furthermore, tank manufacturers advise against attaching, welding, or affixing any structures or coverings to the tanks, as this could compromise their integrity and safety.

- C) *That the alleged difficulties were not created by any person presently having an interest in the property.*

The requirements for the safe storage of liquid argon and the use of metal tanks are not determined by the applicant but rather by regulatory and safety standards. The applicant has designed the proposed project to comply with regulations from the City's Community Development and Fire-Rescue Departments, industry standards for argon storage, and the manufacturing specifications of the selected metal tanks.

- D) *That the conditions involved are not generally applicable to most of the surrounding properties.*

The property is unique in that it must prioritize access and circulation of for both people and vehicles around the proposed chemical storage tanks and throughout the site. The site also has an existing rail spur that disrupts other alternative circulation patterns, further limiting placement options. As such, the applicant has few viable locations where they can locate the proposed metal tanks. The selected location is the best suited spot to minimize the impact of the tanks on existing site operations.

E) *That the requested modification would not diminish property values in the neighborhood.*

The site is located in a heavy industrial area surrounded by properties that also contain various forms of chemical storage. The proposed partially screened metal tanks have been strategically placed near the center of the site to minimize their visibility from public areas. Additionally, existing tree coverage along Dice Road will provide further visual relief. Given these factors, the project is not expected to negatively impact property values in the surrounding area.

F) *That the requested modification will not increase congestion or endanger the public safety.*

The proposed modification does not remove any existing parking stalls, add building area, or expected to increase the need for additional employees. Therefore, the proposed project will not impact traffic or contribute to congestion.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 282-2025, to find and determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures); approve Development Plan Approval Case No. 1013; and Modification Permit Case No. 1366, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of March 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Resolution No. 282-2025 – Attachments:
Exhibit A - Conditions of Approval

Exhibit A – Conditions of Approval
Development Plan Approval (DPA) Case No. 1013 &
Modification Permit (MOD) Case No. 1366

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

1. Prior to issuance of Building Permit, the applicant shall provide the Santa Fe Springs Department of Fire-Rescue with a site plan for fire lanes and signage.
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.
3. That interior gates or fences are not permitted across required access roadways unless otherwise granted prior approval by the Santa Fe Springs Department of Fire-Rescue.
4. Prior to construction, all traffic calming designs/devices must be approved by the Santa Fe Springs Department of Fire-Rescue.

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

5. 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.
6. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
7. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562.409.1850 x3302)

8. That the Applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. The security plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
9. That the Applicant shall submit an Emergency Notification Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
10. That in order to facilitate the removal of unauthorized vehicles parked on the property, the Applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Whittier Police Department 562-567-9240). The lettering within the sign shall not be less than one inch in height. The Applicant shall contact the Police Services Center for an inspection no later than thirty (30) days after the project has been completed and prior to the occupancy permit being issued.
11. Parking facilities, including parking lot, parking stalls, and driveways, shall be properly maintained at all times. The paving on the site shall be maintained free of pot-holes or other similar damage. The Applicant shall make repairs within 72-hours of identifying any pavement deficiencies, wear, or deterioration. All parking markings (striping and directional arrows, etc.) shall be legible at all times. Should any markings become faded or illegible, Applicant must re-paint and/or repair accordingly. Ensure off-street parking areas are not reduced or encroached upon at any time.
12. Property must be properly maintained at all times. Ensure trash enclosure is secured, and trash container lids are closed at all times. All trash must be disposed of in approved containers.
13. Maintain landscaping on the property at all times. Perform routine maintenance to ensure all landscaped areas are in compliance with SFSMC §155.549.

WASTE MANAGEMENT:

(Contact: Joe Barrios 562.868-0511 x7342)

14. 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.

15. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
16. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

COMMUNITY DEVELOPMENT DEPARTMENT:
(Contact: Alejandro De Loera 562.868-0511 x7358)

17. The development shall otherwise be substantially in accordance with the plot plan and elevations submitted by the applicant and on file with the case.
18. The final plot plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Community Development Director.
19. All other requirements of the City's Zoning Code, 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.
20. The applicant shall obtain all necessary Building Permits and related approvals from the Building, Community Development and Fire-Rescue Departments for the proposed improvements.
21. Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
22. All lighting, fences, walls, and tanks shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
23. Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and

penalties are paid in full. A business license application can be accessed online at <https://santafesprings.hdlgov.com>.

24. Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
25. The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
26. Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - a. Covenants.
 1. Applicant shall provide a written covenant to the Community Development Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 2. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - b. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this

approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- c. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
- 27. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Community Development, Director of Police Services, and Fire Marshall.
 - 80. A minimum of 73 off-street parking stalls shall be provided and continually maintained at all times.
 - 28. Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
 - 29. 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.

30. That the applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
31. That the applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
32. Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
33. If there is evidence that these 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 Community Development Director may refer the DPA and/or MOD back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the DPA and/or MOD



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Director of Community Development

BY: Jimmy Wong, Associate Planner

SUBJECT: PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 852 – TO ALLOW A NEW WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING LATTICE TOWER, AND DETERMINATION OF CEQA EXEMPTION.

DATE: March 10, 2025

RECOMMENDATION(S)

It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 852, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Approve CUP Case No. 852, subject to the conditions of approval as contained within Resolution No. 283-2025; and
- 4) Adopt Resolution No. 283-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

FISCAL IMPACT:

Aside from the processing fees collected for the CUP application, there is no ongoing fiscal impact anticipated.

BACKGROUND:

Project/Applicant Information

Project Site:	8636 Sorensen Avenue (APN: 8168-012-810)
Project Applicant:	Smartlink obo AT&T Wireless
Property Owner:	Union Pacific Railroad Company
Wireless Carrier:	New Cingular Wireless PCS, LLC dba AT&T Mobility
General Plan Designation:	Industrial
Zoning Designation:	M-2 (Heavy Manufacturing) Zone
Existing Use on Property:	Railyard

Business Plan

The applicant, on behalf of AT&T, proposes to install an unmanned industrial wireless telecommunications facility on an existing 84'-2" Union Pacific-owned lattice tower along the westerly property line. The installation also includes a 10-foot height extension to the tower, with associated equipment cabinets placed within a 27' x 13' fenced area previously used by another carrier.

ANALYSIS:

The project site, approximately 22.65 acres (APN: 8002-013-002), is located at 8636 Sorensen Avenue on the east side of Sorensen Avenue. It is currently operated by Union Pacific Railroad as a railyard and includes an office building and a lattice tower.

This site was selected because AT&T's radio-frequency (RF) engineers identified a significant coverage gap within the surrounding community, as demonstrated by the planned 4G-LTE coverage map (Attachment C). The proposed installation aims to enhance service quality and reliability for customers in the area.

As part of the proposed new wireless telecommunications facility, the applicant will include the following scope of work:

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- Installation of twelve (12) new 8-foot panel antennas mounted on the extended portion of the lattice tower (three per sector), painted to match the lattice tower and existing antennas:
 - (4) CCI TPA-45R-BU8BB-K
 - (4) Ericsson AIR 6472 B77G B77M
 - (4) CommScope NNH4-45C-R4
- Installation of twelve (12) new RRUs mounted behind the panel antennas, painted to match the lattice tower and existing antennas:
 - (4) Ericsson RRUs-4890 B25/B66
 - (4) Ericsson RRUs 4490 B5/B12A
 - (4) Ericsson RRUs 4494 B14
- Installation of four (4) DC9 Surge Suppression Units mounted near the RRUs, painted to match the lattice tower and existing antennas, to prevent surge suppression.
- Installation of sixteen (16) DC power trunks routed on a cable tray to the antenna area on the lattice tower.
- Installation of four (4) fiber trunks routed on a cable tray to the antenna area on the lattice tower.
- Installation of three (3) antenna mounting kits with stiffener arms mounted on the lattice tower (one per sector), painted to match the lattice tower and existing antennas.
- Demolition of a portion of the existing wall to accommodate a new single-swing chain-link access gate.
- Construction of a new 13' x 27' x 7'-3" high chain-link fence enclosure with privacy slats. The fence height will match the existing CMU wall and will not be visible to the public.
- Installation of one (1) 20KW Generac standby AC generator with a 105-gallon tank (considered a single unit).
- Installation of one (1) walk-up cabinet mounted on a concrete pad.
- Installation of two (2) strings of 185Ah batteries and eleven (11) rectifiers inside

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the DC power plant/system and battery bay.

- Installation of one (1) 6672 Baseband Unit inside the equipment bay.
- Installation of one (1) PTLC with ATS/MTS and Camlock mounted on the new walk-up cabinet.
- Installation of one (1) DC50 Surge Suppressor Unit mounted on the new walk-up cabinet to prevent surge suppression for ground equipment.
- Installation of two (2) fiber management boxes mounted on the existing CMU wall inside the enclosure.
- Installation of one (1) Telco Box and one (1) Ciena Box mounted on the existing CMU wall inside the enclosure.
- Installation of one (1) GPS antenna mounted on the walk-up cabinet.
- Installation of one (1) meter pedestal mounted on a concrete pad.
- Installation of one (1) fiber pull box (Meet-Me-Point).
- Installation of a new wall-mounted cable tray as per plan.
- Installation of a new cable ladder on the lattice tower as per plan

Elevation

The proposed wireless telecommunications facility includes a 10-foot height extension to the existing 84'-2" lattice tower to accommodate AT&T's 6-foot-wide antennas, resulting in a total height of 94'-2". The proposed antennas remain within the 20-foot threshold for height and width increases, as defined in Chapter 157 of the Municipal Code and by the Federal Communications Commission (FCC).

Additionally, the applicant will utilize the existing equipment cabinets within a 27' x 13' fenced area previously used by another carrier, ensuring no modifications to the equipment area.

Zoning Requirement

In accordance with Section 157.04 of the City's Municipal Code, all wireless telecommunications facilities require a Conditional Use Permit and subject to Planning Commission approval.

General Plan Consistency

General Plan Element	Policy	Project Consistency
Safety	Policy S-1.7: Infrastructure Resilience: Establish City plans and work with utility providers to ensure programs and systems are in place for continued functionality of water, sewer, electric power, natural gas, and communications infrastructure during and after a major earthquake.	This site was selected because AT&T's radio-frequency engineers identified a significant gap in coverage within the surrounding community. The project is intended to enhance service quality and reliability while also strengthening communication resilience during major earthquakes. This aligns with Policy S-1.7: Infrastructure Resilience, which emphasizes the need for plans and systems to maintain functionality of communications infrastructure during and after such events.
	Policy LU-4.8: Experiential Enhancement. Encourage and support the use of technology to enhance customer experience, including but not limited to virtual reality, location-based computing, robotics, and internet connectivity and communications.	The proposed wireless telecommunications facility aligns with Policy LU-4.8 by enhancing internet connectivity and communication in the community. This facility will support high-speed data services and emerging technologies, enhancing the overall user experience.

ENVIRONMENTAL:

Upon review, staff has made a preliminary determination that the proposed project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project involves installing a new wireless telecommunications facility on an existing lattice tower, including a 10-foot height extension and a 6-foot-wide antenna. This modification is considered a minor alteration to an existing structure under CEQA guidelines, as it falls within the 20-foot threshold for height and width increases, as defined in Chapter 157 of the City's Municipal Code and by the Federal Communications Commission. If the Planning Commission concurs, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk.

DISCUSSION:Authority of the Planning Commission

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Code, to grant a CUP when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's Zoning Code. The Commission may grant, conditionally grant, or deny a CUP based on the evidence submitted and upon its 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 an CUP

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject CUP.

- A. 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.

Criteria for Granting an CUP for a Wireless Telecommunication Facility

Pursuant to Section 157.05 of the City of Santa Fe Springs Zoning Code, the Planning Commission shall consider the following findings in their review and determination of the subject CUP for a Wireless Telecommunication Facility.

- A. The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- B. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.
- C. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.
- D. The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

Written findings for each of the aforementioned criteria are provided in Resolution No. 283-2025 (Attachment F).

SUMMARY:

Conditions of Approval

On December 11, 2024, the Community Development Department provided a project summary and all application materials related to the CUP request to various City departments for review, comments, and conditions of approval. The comprehensive list of conditions is included as Exhibit A in Attachment F. The applicant has acknowledged and agreed to all conditions of approval prior to the Planning Commission meeting.

Conditional Use Permit Case No. 852

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Public Notification

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

A legal notice of the Public Hearing for the proposed project was sent by first class mail on February 27, 2025, to all property owners within 500 feet of the exterior boundaries of the subject property, as listed in the latest County Assessor's Roll. Additionally, the legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on February 28, 2025, as required by the State Zoning and Development Laws and by the City's Zoning Code.

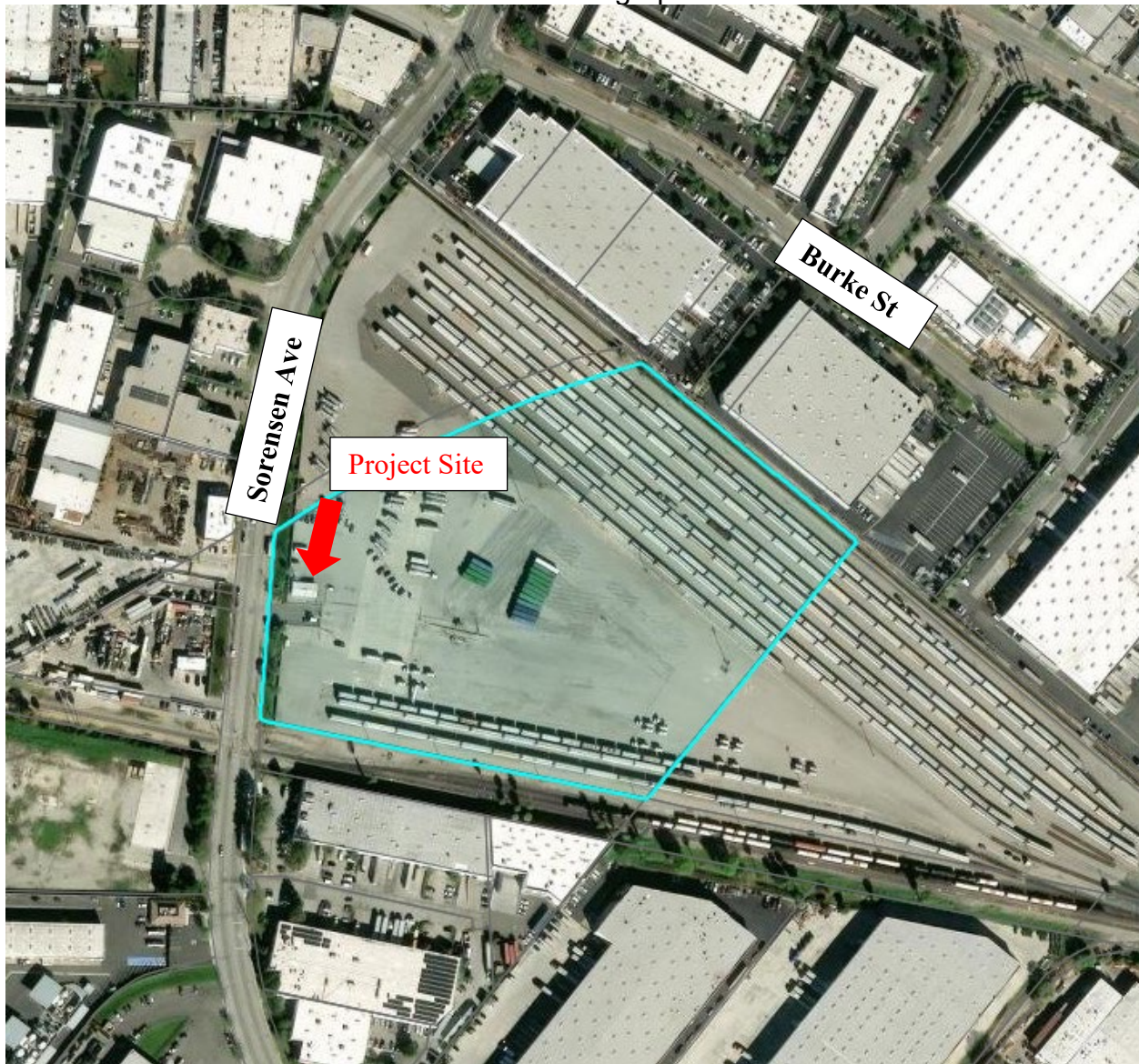
To date, staff has not received any public inquiries regarding the CUP request.

ATTACHMENT(S):

- A. Aerial Photograph
- B. Public Hearing Notice
- C. Planned 4G-LTE Coverage
- D. Full Set of Plans
- E. Photo Sims
- F. Resolution No. 283-2025
 - a) Exhibit A – Conditions of Approval

<u>ITEM STATUS:</u>	
APPROVED:	☐
DENIED:	☐
TABLED:	☐
DIRECTION GIVEN:	☐

Attachment A
Aerial Photograph



8636 Sorensen Avenue
(APN: 8168-012-810)

Conditional Use Permit Case No. 852

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Attachment B
Public Hearing Notice

FILE COPY



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



**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 852**

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. 852: To allow a new wireless telecommunication facility on an existing lattice tower.

PROJECT LOCATION/APPLICANT: 8636 Sorensen Avenue (APN: 8168-012-810) / Smartlink obo AT&T Wireless.

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, March 10, 2025 at 6:00 p.m.**

CEQA STATUS: The Planning Commission will determination whether the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA guidelines.

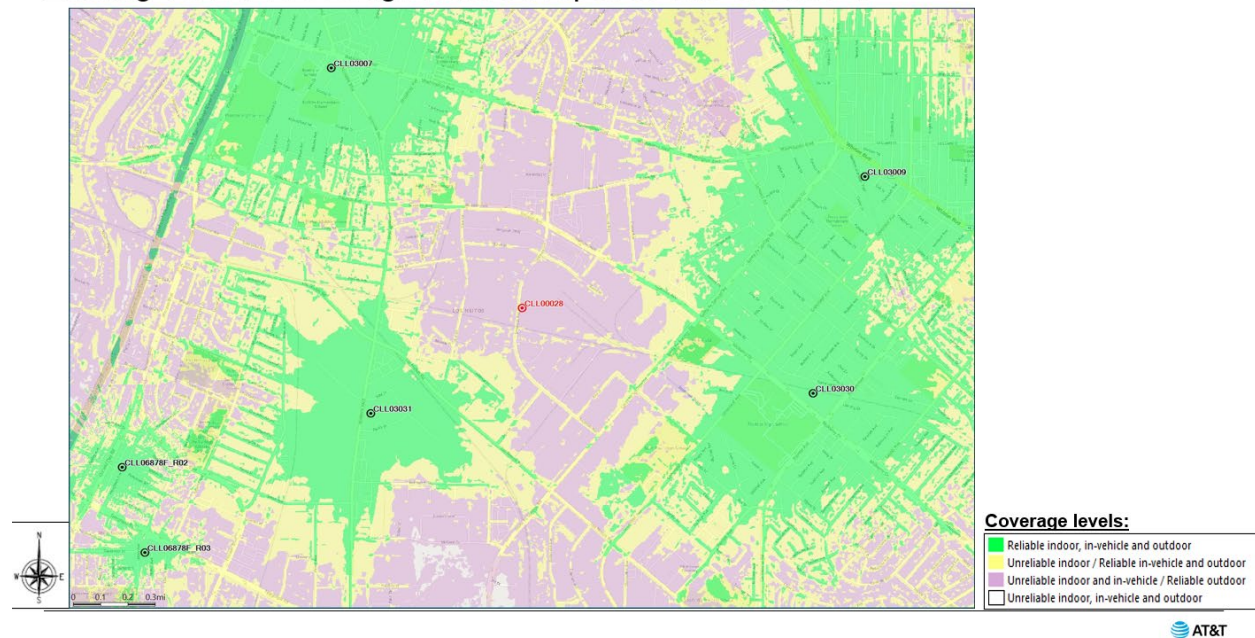
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and provide input on the items listed above. Please note that if you challenge these items in court, you may be limited to issues raised during the Public Hearing or submitted in writing to the office of the Commission on or before the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: esmeraldaelise@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

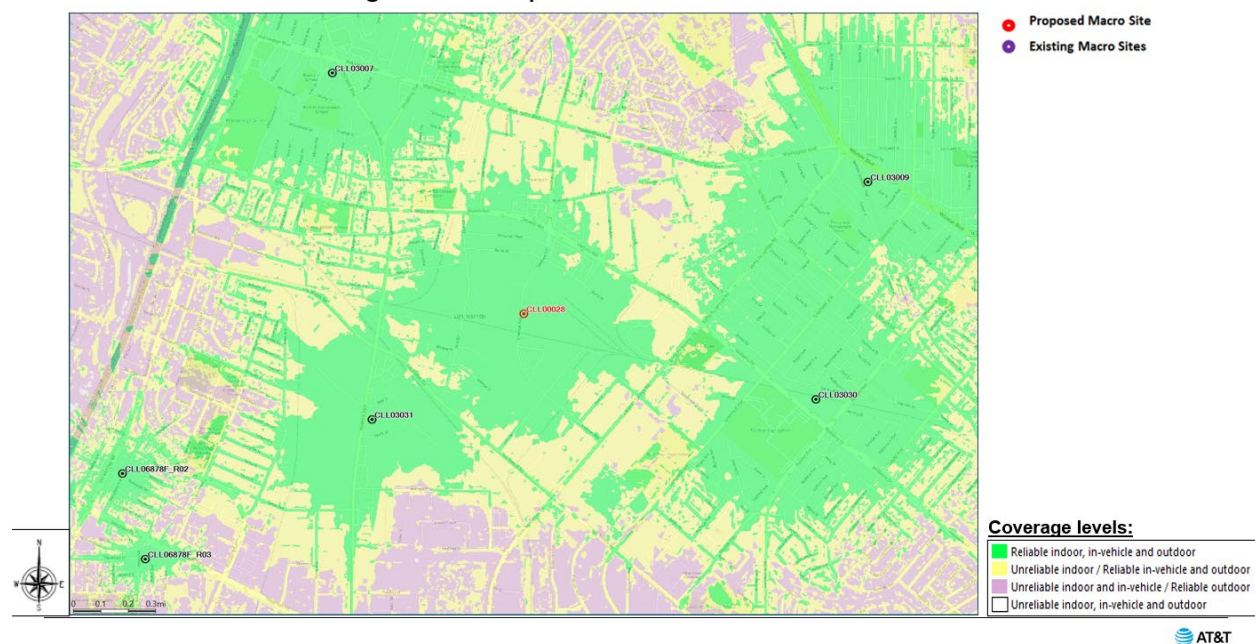
FURTHER INFORMATION on this item may be obtained from Jimmy Wong, Associate Planner, via e-mail at: JimmyWong@santafesprings.gov or by phone at: (562) 868-0511 ext. 7451.

Attachment C
Planned 4G-LTE Coverage

Existing 4G-LTE Coverage Before Proposed Site CLL00028

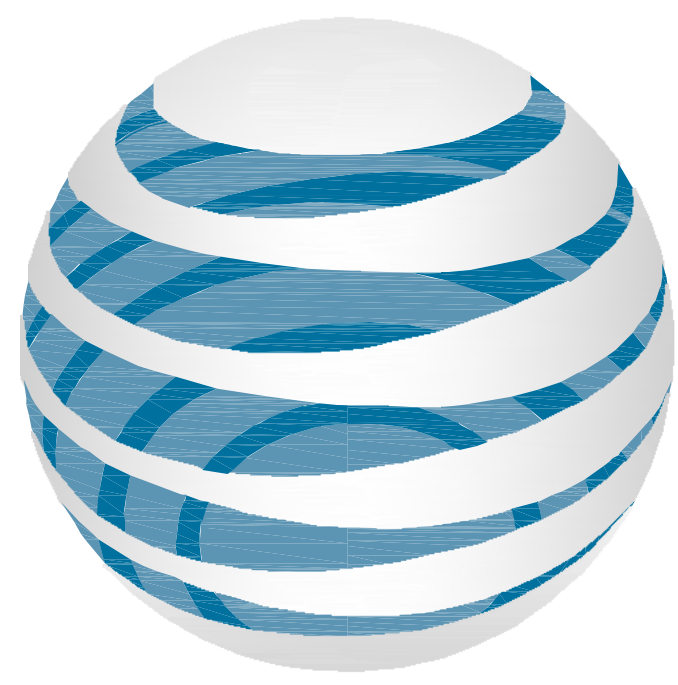


Planned 4G-LTE Coverage With Proposed Site CLL00028 On Air



Attachment D

Full Set of Plans



at&t

SITE NUMBER: CLL00028

SITE NAME: UP VALLA RAIL YARD (2020)

8636 SORENSEN AVENUE, SANTA FE SPRINGS, CA 90670

PACE #: MRLOS022748, USID: 332310, PTN #: 3551A0P3PJ, FA #: 12731310

SITE INFORMATION

PROPERTY OWNER:	SOUTHERN PACIFIC RAILROAD UNION PACIFIC
TOWER OWNER:	SBA TOWER 8051 CONGRESS AVE. BOCA RATON, FL 33487
APPLICANT ADDRESS:	AT&T MOBILITY 1452 EDINGER AVE. TUSTIN, CA 92780
APPLICANT REPRESENTATIVE: ADDRESS:	SMARTLINK 10 CHURCH CIRCLE, ANNAPOLIS, MD 21401
LATITUDE (NAD 83):	33° 57' 33.29" N (33.959247°)
LONGITUDE(NAD 83):	118° 03' 43.14" W (-118.061983°)
GROUND ELEVATION:	148.66' AMSL
OCCUPANCY:	U
APN #:	8168-012-810
ZONING JURISDICTION:	UNION PACIFIC AND CITY OF SANTA FE SPRINGS
CURRENT ZONING:	M2 - HEAVY INDUSTRIAL
NEW USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE AREA:	±351 SQ. FT.
POWER PROVIDER:	SOUTHERN CALIFORNIA EDISON (SCE)
FIBER PROVIDER:	FRONTIER

PROJECT TEAM

AT&T PROJECT MANAGER: AT&T MOBILITY SERVICES LLC CONTACT: IVAN OCEGUEDA PHONE: (562) 210-9855 EMAIL: io109k@att.com	A/E MANAGER: CELLSITE CONCEPTS 16885 VIA DEL CAMPO CT., SUITE 318 SAN DIEGO, CA 92127 CONTACT: SEV FRANCISCO PHONE: (858) 432-4112 EMAIL: sfrancisco@cellsite.net
SMARTLINK PROJECT MANAGER: SMARTLINK CONTACT: STACEY BROWN PHONE: (714) 273-5261 EMAIL: stacey.brown@smartlinkgroup.com	SITE ACQUISITION: SMARTLINK CONTACT: WILL KAZIMI PHONE: (925) 699-2227 EMAIL: willkazimi@smartlinkgroup.com
LAND USE PLANNER: SMARTLINK CONTACT: WILL KAZIMI PHONE: (925) 699-2227 EMAIL: willkazimi@smartlinkgroup.com	CONSTRUCTION MANAGER: JACOBS CONTACT: ROBERTO SERRANO PHONE: (310) 766-2762 EMAIL: roberto.serrano@jacobs.com

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



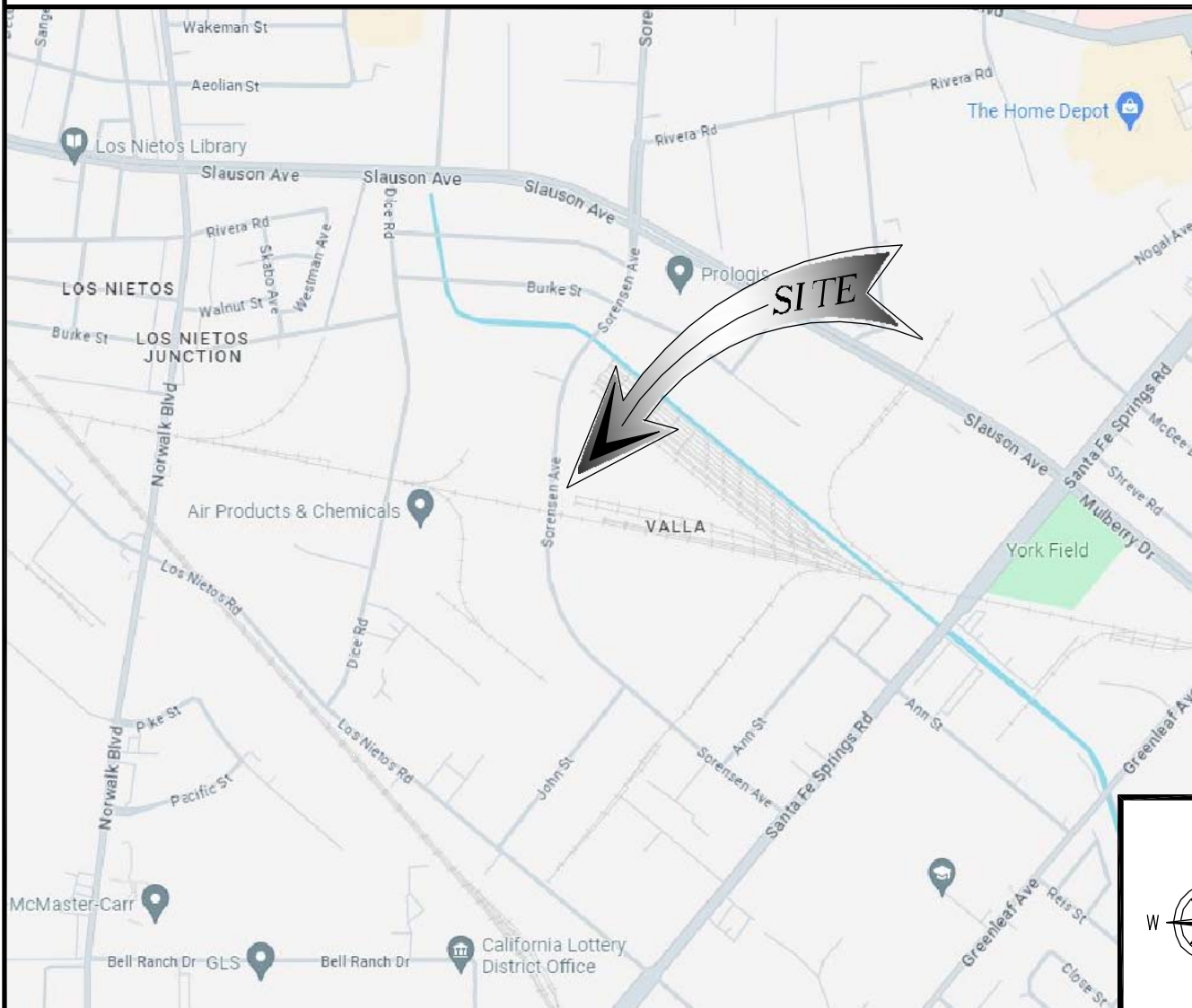
Dig Alert

Know what's below.
Call before you dig.

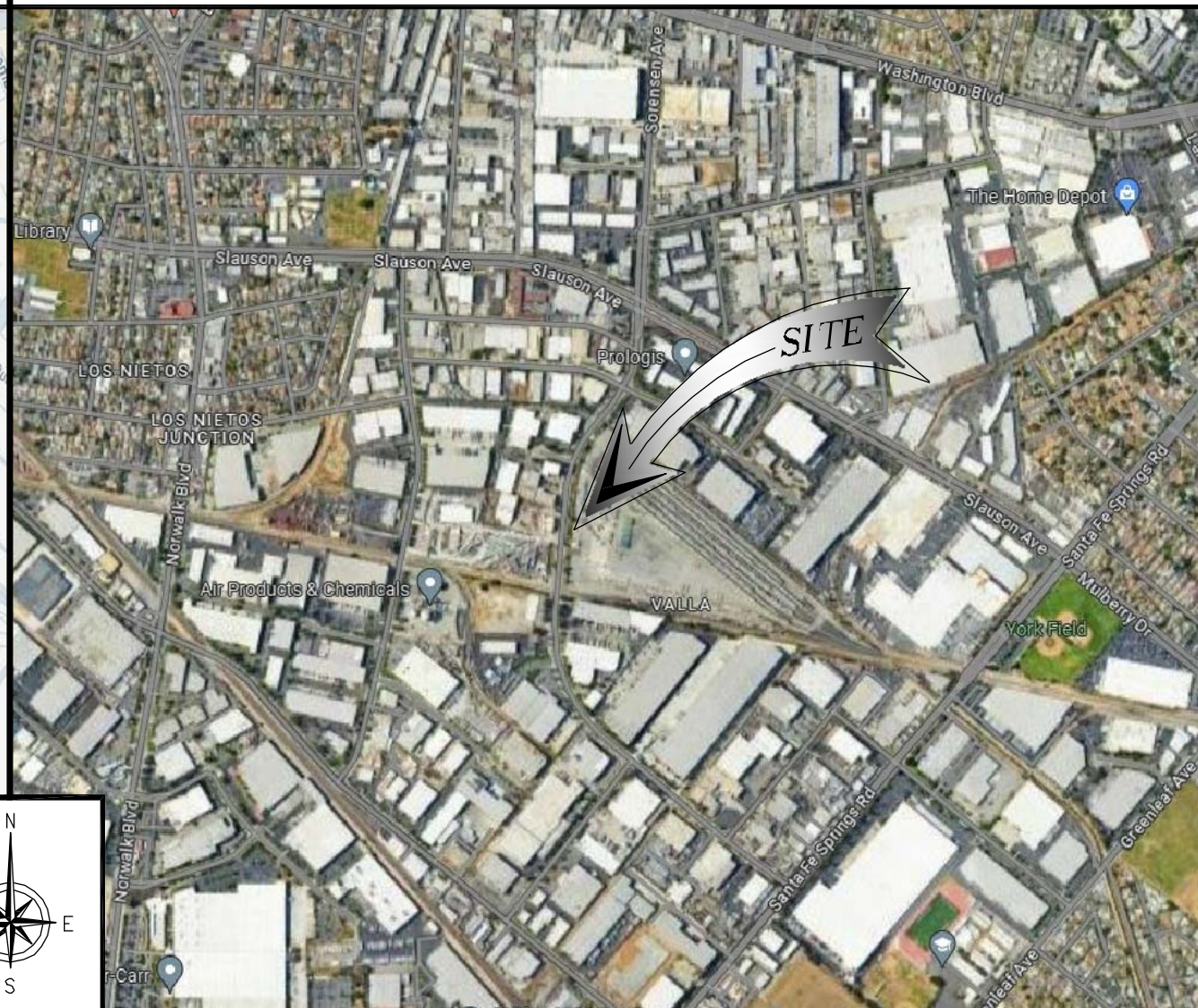
Call Two Working Days Before You Dig!
811 / 800-227-2600
digalert.org

LOCATION MAPS

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTION FROM AT&T OFFICE (1452 EDINGER AVE., TUSTIN, CA 92780):

1. TURN RIGHT TOWARD EDINGER AVE.
2. TURN LEFT ONTO NEWPORT AVE.
3. TURN RIGHT AND TAKE RAMP ONTO CA-55 N (COSTA MESA FWY).
4. TAKE EXIT 10B TOWARD SANTA ANA ONTO I-5 N (SANTA ANA FWY).
5. TAKE EXIT 121 TOWARD NORWALK BLVD/IMPERIAL HWY.
6. TURN RIGHT ONTO NORWALK BLVD.
7. TURN RIGHT ONTO IMPERIAL HWY.
8. TURN LEFT ONTO BLOOMFIELD AVE.
9. CONTINUE TOWARD LAKELAND RD.
10. CONTINUE ON BLOOMFIELD AVE.
11. CONTINUE ON SANTA FE SPRINGS RD.
12. TURN LEFT ONTO SORENSEN AVE.
13. 8636 SORENSEN AVE., SANTA FE SPRINGS, CA 90670, IS ON THE RIGHT.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 LOCAL BUILDING CODE
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- CITY/COUNTY ORDINANCES
- ANSI/TIA-222-H
- LIFE SAFETY CODE NFPA-101

ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2022 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2022 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

ANTENNA LEVEL: [RFDS: RFDS-45282, DATED 01/31/2025]

- EXISTING LATTICE TOWER TO BE EXTENDED BY 10'.
- NEW (8) 8' PANEL ANTENNAS MOUNTED ON EXISTING LATTICE TOWER. (2 PER SECTOR).
- NEW (4) AIR 6472 B77G B77M ANTENNAS ON EXISTING LATTICE TOWER. (1 PER SECTOR).
- NEW (12) RRUS MOUNTED BEHIND PANEL ANTENNAS. (3 PER SECTOR).
- NEW (4) DC9 SURGE SUPPRESSION UNITS MOUNTED NEAR RRUS.
- NEW (16) DC POWER TRUNKS ROUTED ON CABLE TRAY TO ANTENNA AREA ON LATTICE TOWER.
- NEW (4) FIBER TRUNKS ROUTED ON CABLE TRAY TO ANTENNA AREA ON LATTICE TOWER.
- NEW (4) ANTENNA MOUNTING KITS WITH STIFFENER ARMS MOUNTED ON LATTICE TOWER. (1 PER SECTOR).
- NEW (1) ANTENNA FACE MOUNT KIT MOUNTED ON LATTICE TOWER FOR SECTOR "C".

EQUIPMENT LEVEL:

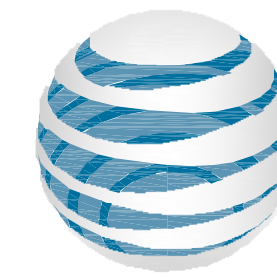
- DEMOLITION OF PORTION OF (E) CMU WALL TO ACCOMMODATE NEW SINGLE SWING CHAIN-LINK ACCESS GATE.
- NEW 13'x27'x7"-3" HIGH CHAIN-LINK FENCE ENCLOSURE WITH PRIVACY SLATS (HEIGHT TO MATCH EXISTING CMU WALL).
- NEW (1) 20KW GENERAC STANDBY AC GENERATOR WITH 105 GALLON FUEL MOUNTED ON NEW CONCRETE PAD.
- NEW (1) WALK-UP CABINET (WUC) MOUNTED ON NEW CONCRETE PAD.
- NEW (2) STRINGS OF 185Ah BATTERIES AND (11) RECTIFIERS INSIDE DC POWER PLANT/SYSTEM AND BATT. BAY.
- NEW (1) 6672 BASEBAND UNIT INSIDE EQUIPMENT BAY.
- NEW (1) PTLC WITH ATIS/MTS AND CAMLOCK MOUNTED ON NEW WALK-UP CABINET (WUC).
- NEW (1) DC50 SURGE SUPPRESSION UNIT MOUNTED ON WALK-UP CABINET (WUC).
- NEW (2) FIBER MANAGEMENT BOXES MOUNTED ON (E) CMU WALL INSIDE ENCLOSURE.
- NEW (1) TELCO BOX AND (1) CIENA BOX MOUNTED ON (E) CMU WALL INSIDE ENCLOSURE.
- NEW (1) GPS ANTENNA MOUNTED ON WALK-UP CABINET (WUC).
- NEW (1) METER PEDESTAL MOUNTED ON CONCRETE PAD.
- NEW (1) FIBER PULLBOX (MEET-ME-POINT).
- NEW WALL MOUNTED CABLE TRAY PER PLAN.
- NEW CABLE LADDER ON LATTICE TOWER PER PLAN.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
T-2	NOTES AND SPECIFICATIONS
T-3	WARNING NOTES AND SIGNAGE
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
LS-4	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	ELEVATIONS
A-8	EQUIPMENT DETAILS
A-9	EQUIPMENT DETAILS
A-10	EQUIPMENT DETAILS
A-11	EQUIPMENT DETAILS
A-12	EQUIPMENT DETAILS
A-13	EQUIPMENT DETAILS
A-14	EQUIPMENT DETAILS
A-15	ANTENNA MOUNTING KIT DETAILS
A-16	CONSTRUCTION DETAILS
E-1	ELECTRICAL SITE PLAN
E-2	EQUIPMENT AND ANTENNA GROUNDING PLAN
E-3	ELECTRICAL NOTES, PANEL SCHEDULE AND SITE LANE DIAGRAM
E-4	DC POWER DIAGRAM
E-5	ELECTRICAL AND GROUNDING DETAILS
E-6	BATTERY SPECS MSDS AND KWH CALCULATION
E-7	PRELIMINARY UTILITY DESIGN (COMPLETED BY OTHERS)
E-8	FINAL POWER DESIGN (BY UTILITY PROVIDER) - PENDING
E-9	FINAL FIBER DESIGN (BY UTILITY PROVIDER) - PENDING

SIGNATURE BLOCK

	PRINT NAME	SIGNATURE	DATE
AT&T RF:			
AT&T PM:			
AT&T CM:			
SMARTLINK PM:			
SMARTLINK ZM:			
SMARTLINK SAQ:			
SMARTLINK CM:			



at&t

1452 EDINGER AVENUE
TUSTIN, CA 92780



10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401

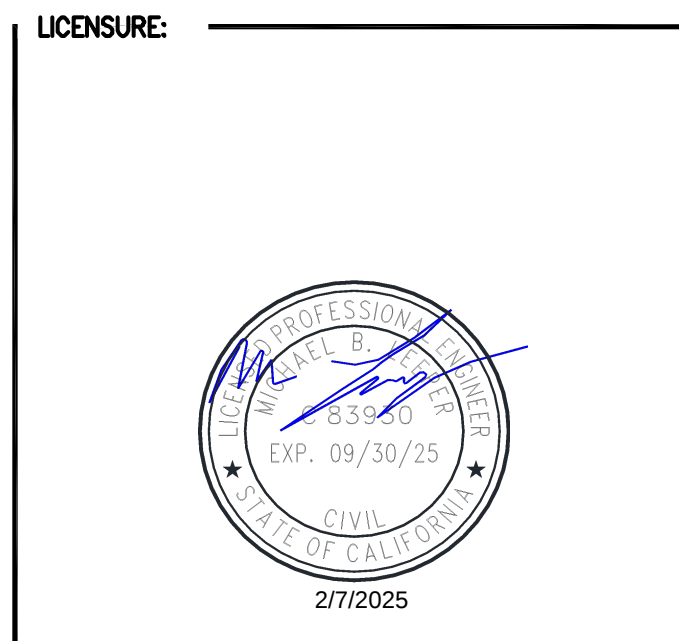


16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD's FOR REVIEW
REV	DATE	DESCRIPTION

ISSUED DATE:	02/07/2025
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ISSUED FOR:	BP SUBMITTAL
-------------	--------------

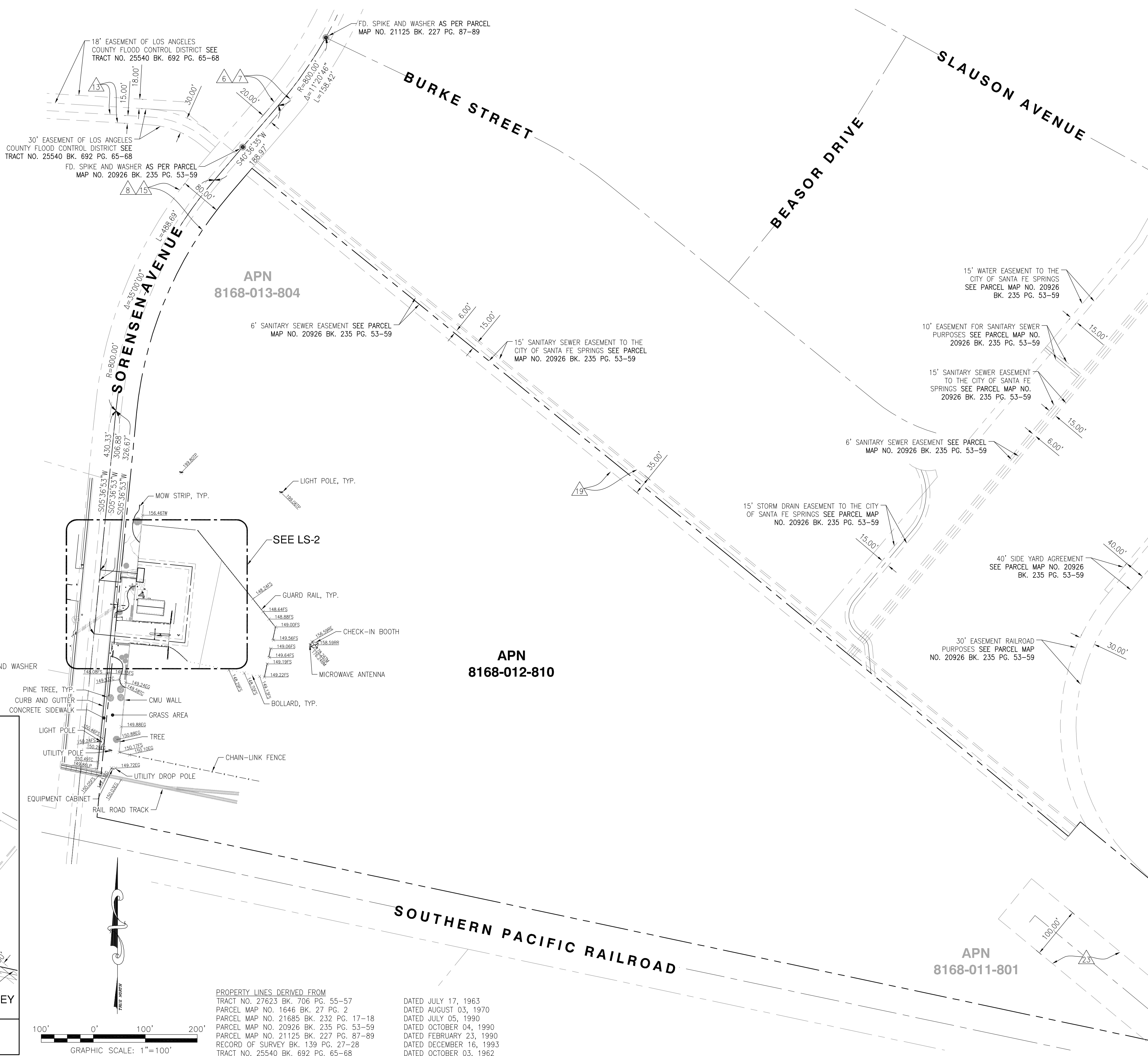
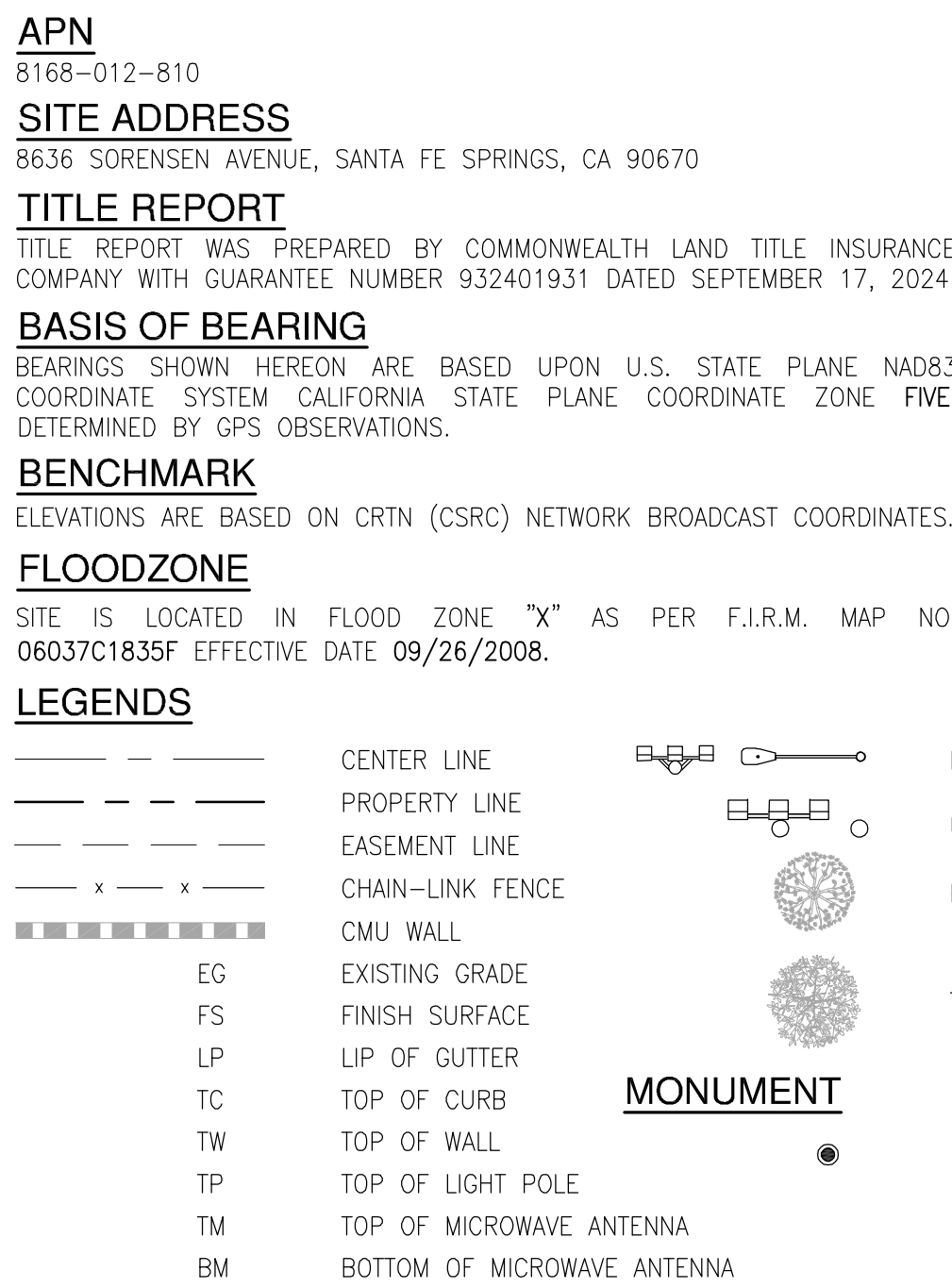


PROJECT INFORMATION:	CLL00028 UP VALLA RAIL YARD (2020) 8636 SORENSEN AVENUE, SANTA FE SPRINGS, CA 90670
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DRAWN BY:	AJYR
CHECKED BY:	SVF

SHEET TITLE:	TITLE SHEET
--------------	-------------

SHEET NUMBER:	T-1
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2	10/21/2024	FINAL SURVEY
1	08/16/2024	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED-DATE: _____
OCTOBER 21, 2024

ISSUED FOR: _____

FINAL SURVEY



PROJECT INFORMATION: _____

CLL00028

UP VALLA RAIL YARD (2020)

8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

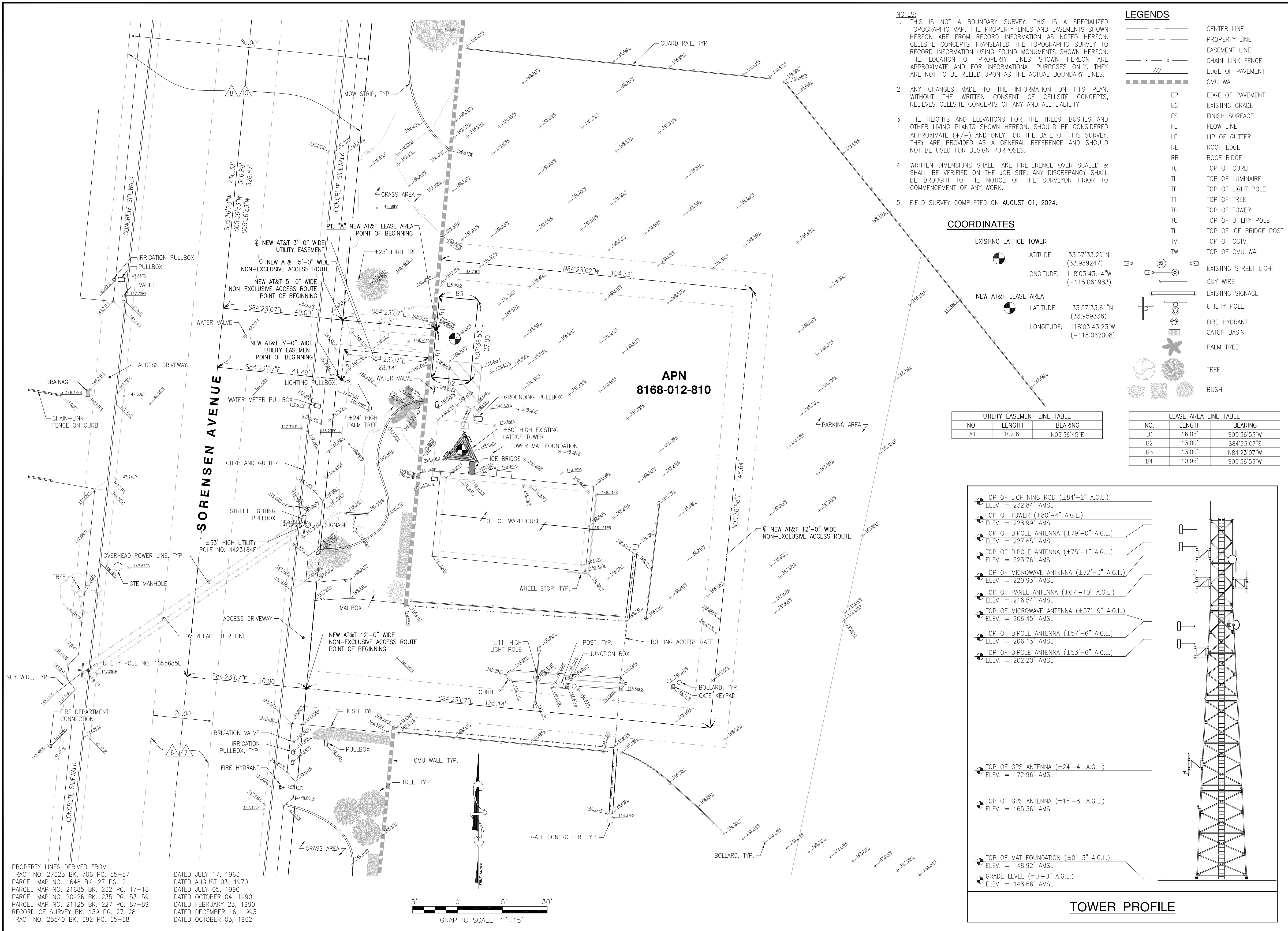
DRAWN BY:	AJA
CHECKED BY:	RH

SHEET-TITLE: _____

TOPOGRAPHIC
SURVEY

SHEET NUMBER: _____

LS-1





1452 EDINGER AVENUE
TUSTIN, CA 92780



10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

2	10/21/2024	FINAL SURVEY
1	08/16/2024	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE: **OCTOBER 21, 2024**

ISSUED FOR: **FINAL SURVEY**

LICENSURE: 

PROJECT INFORMATION: **CLL00028**
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: **AJA**
CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA, AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE FIRST ANGLE POINT IN THE CENTER LINE OF DICE ROAD, 40 FEET WIDE, SOUTHERLY OF SORENSON LANE, SAID ANGLE POINT BEING MARKED BY A COUNTY SURVEYOR'S CONCRETE MONUMENT AS SHOWN IN FIELD BOOK FT 33-366 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, THENCE ALONG SAID CENTER LINE OF DICE ROAD, NORTH 9° 51' 22" WEST 7.10 FEET; THENCE SOUTH 74° 03' 33" EAST 22.21 FEET TO A POINT IN THE EAST LINE OF SAID DICE ROAD, SAID POINT BEING MARKED BY A 2 INCH IRON PIPE, AND BEING DISTANT NORTH 9° 51' 22" WEST 1.23 FEET FROM AN ANGLE POINT IN SAID EAST LINE OF DICE ROAD; THENCE ALONG A LINE WHICH PASSES THROUGH A 2 INCH IRON PIPE SET IN THE NORTHWESTERLY LINE OF THE RIGHT OF WAY, 50 FEET WIDE, OF THE PACIFIC ELECTRIC RAILROAD AS DESCRIBED IN DEED TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAILROAD COMPANY, RECORDED IN BOOK 378, PAGE 284 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 74° 03' 33" EAST 396.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 74° 03' 33 EAST 773.35 FEET TO THE CENTER LINE OF SAID 50 FEET RIGHT OF WAY; THENCE SOUTH 73° 48' 02" EAST 960.53 FEET TO A THREE-FOURTHS INCH IRON PIPE SHOWN AT THE SOUTHWESTERLY END OF A COURSE HAVING A LENGTH OF 198.75 FEET ON A MAP FILED IN BOOK 49, PAGE 44 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTH 38° 49' 16" EAST 198.58 FEET TO A 2 INCH IRON PIPE SHOWN ON SAID LAST MENTIONED MAP AND ON A MAP FILED IN BOOK 65, PAGE 38 OF SAID RECORD OF SURVEYS; THENCE NORTH 50° 30' 43" WEST 1352.54 FEET TO A 3 INCH IRON PIPE AS SHOWN ON SAID MAP FILED IN BOOK 65, PAGE 38 OF RECORD OF SURVEYS; THENCE NORTH 86° 27' 15" WEST 1175.68 FEET TO A 2 INCH IRON PIPE IN THE EASTERLY LINE OF DICE ROAD, 40 FEET WIDE, AS SAID PIPE AND ROAD ARE SHOWN ON THE LAST MENTIONED MAP; THENCE ALONG SAID DICE ROAD, SOUTH 9° 50' 44" EAST 15.28 FEET TO AN ANGLE POINT THEREIN AND SOUTH 79° 52' 16" WEST 40.00 FEET TO AN ANGLE POINT THEREIN; THENCE ALONG SAID DICE ROAD, SOUTH 9° 51' 22" EAST 252.46 FEET TO A POINT THAT IS DISTANT NORTH 9° 51' 22" WEST 231.00 FEET FROM THE ABOVE MENTIONED 2 INCH IRON PIPE THAT IS DISTANT NORTH 9° 51' 22" WEST 1.23 FEET FROM AN ANGLE POINT IN THE EASTERLY LINE OF DICE ROAD; THENCE SOUTH 85° 33' 47" EAST 453.42 FEET; THENCE SOUTH 6° 00' 57" WEST 302.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE ABOVE MENTIONED STRIP OF LAND, 50 FEET WIDE, DESCRIBED IN BOOK 378, PAGE 284 OF DEEDS.

ALSO EXCEPT THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE FIRST ANGLE POINT IN THE CENTER LINE OF DICE ROAD, 40 FEET WIDE, SOUTHERLY OF SORENSON LANE, SAID ANGLE POINT BEING MARKED BY A COUNTY SURVEYOR'S CONCRETE MONUMENT AS SHOWN IN FIELD BOOK FT-33-366, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID CENTER LINE OF DICE ROAD NORTH 9° 51' 22" WEST 7.10 FEET; THENCE SOUTH 74° 03' 33" EAST 22.21 FEET TO A POINT IN THE EAST LINE OF SAID DICE ROAD, SAID POINT BEING MARKED BY A 2 INCH IRON PIPE, AND BEING DISTANT NORTH 9° 51' 22" WEST 1.23 FEET FROM AN ANGLE POINT IN SAID EAST LINE OF DICE ROAD; THENCE ALONG A LINE WHICH PASSES THROUGH A 2 INCH IRON PIPE SET IN THE NORTHWESTERLY LINE OF THE RIGHT OF WAY, 50 FEET WIDE, OF THE PACIFIC ELECTRIC RAILROAD COMPANY AS DESCRIBED IN DEED TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAILROAD COMPANY, RECORDED IN BOOK 378, PAGE 284 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 74° 03' 33" EAST 396.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO THE STANDARD PAPER BOX CORPORATION BY DEED RECORDED IN BOOK 45496, PAGE 49 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF THE LAND SO CONVEYED SOUTH 73° 03' 33" EAST 773.35 FEET TO THE CENTER LINE OF SAID 50 FEET RIGHT OF WAY; THENCE SOUTH 73° 48' 02" EAST 960.53 FEET TO THE THREE-FOURTHS INCH PIPE SHOWN AT THE SOUTHWESTERLY END OF A COURSE HAVING A LENGTH OF 198.75 FEET ON A MAP FILED IN BOOK 49, PAGE 44 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID LAST MENTIONED POINT BEING THE MOST SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO SAID STANDARD PAPER BOX CORPORATION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 38° 49' 16" EAST 198.58 FEET ALONG THE MOST SOUTHEASTERLY LINE OF THE SAID LAND CONVEYED TO STANDARD PAPER BOX CORPORATION BY DEED TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 50° 30' 43" WEST 183.18 FEET ALONG THE NORTHEASTERLY LINE OF SAID LAND TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 183.17 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM SAID MOST SOUTHEASTERLY LINE; THENCE SOUTH 38° 49' 16" WEST 277.04 FEET ALONG SAID PARALLEL LINE TO THE SOUTHERLY LINE OF SAID LAND; THENCE SOUTH 73° 48' 02" EAST 198.44 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THAT STRIP OF LAND 80.00 FEET IN WIDTH AS DESCRIBED IN THAT CERTAIN EASEMENT DEED RECORDED JANUARY 3, 1963 AS INSTRUMENT NO. 4377 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL MINERALS, PETROLEUM, OIL, ASPHALTUM, GAS, AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, AND THAT MAY BE PRODUCED FROM SAID LAND, PROVIDED THAT THE PROSPECTING THEREFOR AND THE DEVELOPMENT THEREOF SHALL BE DONE BY MEANS OF WELLS OR EQUIPMENT LOCATED AND MAINTAINED ON LAND OTHER THAN THAT DESCRIBED HEREIN, AND PROVIDED THAT ANY PENETRATION OF SAID LAND SHALL BE AT A DEPTH OF MORE THAN 500 FEET BELOW THE SURFACE OF THE GROUND, IT BEING UNDERSTOOD THAT SUCH RESERVATION SHALL NOT INCLUDE ANY SURFACE RIGHTS WHATSOEVER, AS EXCEPTED AND RESERVED IN THE GRANT DEED EXECUTED BY STANDARD PAPER BOX CORPORATION DATED AUGUST 7, 1957, RECORDED AS DOCUMENT NO. 1605 ON AUGUST 12, 1957 IN BOOK 55306, PAGE 152 OF OFFICIAL RECORDS, LOS ANGELES COUNTY.

PARCEL 2:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE FIRST ANGLE POINT IN THE CENTER LINE OF DICE ROAD, 40 FEET WIDE SOUTHERLY OF SORENSON LANE, SAID ANGLE POINT BEING MARKED BY A COUNTY SURVEYOR'S CONCRETE MONUMENT AS SHOWN IN FILED BOOK FT-33-366, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID CENTER LINE OF DICE ROAD NORTH 9° 51' 22" WEST 7.10 FEET; THENCE SOUTH 74° 03' 33" EAST 22.21 FEET TO A POINT IN THE EAST LINE OF SAID DICE ROAD, SAID POINT BEING MARKED BY A 2 INCH IRON PIPE AND BEING DISTANT A NORTH 9° 51' 22" WEST 1.23 FEET FROM AN ANGLE POINT IN SAID EAST LINE OF DICE ROAD; THENCE ALONG A LINE WHICH PASSES THROUGH A 2 INCH IRON PIPE SET IN THE NORTHWESTERLY LINE OF THE RIGHT OF WAY, 50 FEET WIDE, OF THE PACIFIC ELECTRIC RAILROAD COMPANY AS DESCRIBED IN DEED TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAILROAD COMPANY, RECORDED IN BOOK 378, PAGE 284 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 74° 03' 33" EAST 396.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO THE STANDARD PAPER BOX CORPORATION BY DEED RECORDED IN BOOK 45496, PAGE 49 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF THE LAND SO CONVEYED SOUTH 74° 03' 33" EAST 773.35 FEET TO THE CENTER LINE OF SAID 50 FEET RIGHT OF WAY; THENCE SOUTH 73° 48' 02" EAST 960.53 FEET TO A THREE-FOURTHS INCH PIPE SHOWN AT THE SOUTHWESTERLY END OF A COURSE HAVING A LENGTH OF 198.75 FEET ON A MAP FILED IN BOOK 49, PAGE 44 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID LAST MENTIONED POINT BEING THE MOST SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO SAID STANDARD PAPER BOX CORPORATION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 38° 49' 16" EAST 198.58 FEET ALONG THE MOST SOUTHEASTERLY LINE OF THE SAID LAND CONVEYED TO STANDARD PAPER BOX CORPORATION BY DEED TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 50° 30' 43" WEST 183.18 FEET ALONG THE NORTHEASTERLY LINE OF SAID LAND TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 183.17 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM SAID SOUTHEASTERLY LINE; THENCE SOUTH 36° 49' 16" WEST 277.04 FEET ALONG PARALLEL LINE TO THE SOUTHERLY LINE OF SAID LAND; THENCE SOUTH 73° 48' 02" EAST 198.44 FEET ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER OCCURRING FIVE HUNDRED FEET (500') BENEATH THE SURFACE THEREOF, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN, OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM; INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL AN CONNECTION THEREWITH, AND OTHER USE THEREOF, WHICH USES MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR TUNNELS TO OTHER LANDS NOT SUBJECT TO THOSE RESERVATIONS AND EASEMENTS, PROVIDED, HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENT THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AND SHALL CONDUCT NO OPERATIONS WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE OF SAID LAND, AS RESERVED BY STANDARD PAPER BOX CORPORATION, A DELAWARE CORPORATION, IN DEED RECORDED AUGUST 6, 1963 AS INSTRUMENT NO. 1667 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF THE 236 ACRE TRACT OF LAND KNOWN AS THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTED TO JOSE SANCHEZ COLIMA AND NICHOLAS S. COLIMA, BY DECREE OF PARTITION ENTERED IN CASE NO. 2542 OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED FROM NICHOLAS S. COLIMA TO JOSE S. COLIMA, RECORDED IN BOOK 15, PAGE 414 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT 198 FEET, MORE OR LESS, SOUTHERLY FROM THE NORTHEAST CORNER THEREOF, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE LAND CONVEYED IN THE DEED FROM JOSE SANCHEZ COLIMA AND WIFE, TO LEANDER SLEEPER AND SARAH SLEEPER, HIS WIFE, RECORDED IN BOOK 13, PAGE 420 OF SAID DEEDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO CONVEYED TO SAID SLEEPER AND HIS WIFE, NORTH 73° 30' WEST TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE 50 FEET WIDE STRIP OF LAND DESCRIBED IN THE DEED DATED JANUARY 15, 1888, TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAILROAD COMPANY, RECORDED FEBRUARY 15, 1888, IN BOOK 391, PAGE 53 OF SAID DEEDS; THENCE SOUTHWESTERLY ALONG LAST SAID SOUTHEASTERLY LINE TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE 100 FEET WIDE STRIP OF LAND DESCRIBED IN THE DEED TO H. E. HUNTINGTON, TRUSTEES, RECORDED IN BOOK 2927, PAGE 14 OF SAID DEEDS; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY TO ITS INTERSECTION WITH SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 15, PAGE 414 OF DEEDS; THENCE NORTH 39° 30' EAST ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHEASTERLY 268.31 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 15, PAGE 414 OF DEEDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND THE MINERALS, IN, UNDER AND THAT MAY BE PRODUCED FROM SAID LAND FOR A PERIOD OF 10 YEARS FROM DATE HEREOF, OR FO SO LONG THEREAFTER AS ANY OIL, GAS, MINERALS OR OTHER HYDROCARBON SUBSTANCES ARE BEING PRODUCED FROM SAID LAND OR FROM ANY COMMUNITY OIL AND GAS LEASE OF WHICH SAID LAND IS A PART, BUT WITHOUT RIGHT OF ENTRY, HOWEVER, TO A DEPTH OF 500 FEET, AS RESERVED BY RUSSELL E. HARRISON AND HILDA H. HARRISON, HUSBAND AND WIFE, IN DEED RECORDED JULY 1, 1955, AS INSTRUMENT NO. 1325 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE REMAINING UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND THAT MAY BE PRODUCED BELOW A PLANE 500 FEET BELOW THE SURFACE THEREOF BUT WITHOUT THE RIGHT OF ENTRY UPON SUCH SURFACE ABOVE SAID 500 FEET PLANE, AS RESERVED IN THE DEED FROM JOHN B. RAUEN AND AGNES E. RAUEN, HUSBAND AND WIFE RECORDED MARCH 10, 1988 AS INSTRUMENT NO. 1301 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIGHTS OF REVERSION OF THE RESERVATION OF RUSSELL E. HARRISON AND HILDA H. HARRISON, HUSBAND AND WIFE, BY DEED RECORDED JULY 1, 1955, AS PROVIDED IN THE DEED LAST ABOVE MENTIONED.

ALSO EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS CONVEYED TO JOHN B. RAUEN, A MARRIED MAN, BY DEED RECORDED SEPTEMBER 15, 1959, AS INSTRUMENT NO. 3753 IN BOOK D602, PAGE 521 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OR SUBSURFACE OF SAID LAND EXCEPT BELOW A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF.

PARCEL 4:

THAT PORTION OF THE 236 ACRE TRACT OF LAND KNOWN AS THE COLIMA TRACT, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTED TO JOSE SANCHEZ COLIME AND NICHOLAS S. COLIMA, BY DECREE OF PARTITION ENTERED IN CASE NO. 2542 OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED FROM NICHOLAS S. COLIMA TO JOSE S. COLIMA, RECORDED IN BOOK 15, PAGE 414 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT 198 FEET, MORE OR LESS, SOUTHERLY FROM THE NORTHEAST CORNER THEREOF, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE LAND CONVEYED IN THE DEED FROM JOSE SANCHEZ COLIMA AND WIFE, TO LEANDER SLEEPER AND SARAH SLEEPER, HIS WIFE, RECORDED IN BOOK 15, PAGE 420 OF SAID DEEDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO CONVEYED TO SAID SLEEPER AND HIS WIFE, NORTH 73° 30' WEST TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE 50-FEET WIDE STRIP OF LAND DESCRIBED IN THE DEED TO THE LONG BEACH, WHITTIER AND LOS ANGELES COUNTY RAILROAD COMPANY, RECORDED IN BOOK 391, PAGE 53 OF SAID DEEDS; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE 100-FEET WIDE STRIP DESCRIBED IN THE DEED TO H. K. HUNTINGTON, TRUSTEE, RECORDED IN BOOK 2927, PAGE 14 OF SAID DEEDS; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY TO ITS INTERSECTION WITH SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 15, PAGE 414 OF DEEDS ; THENCE NORTH 39° 30' EAST ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFORM THAT PORTION THEREOF LYING SOUTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHEASTERLY 268.31 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK 15, PAGE 414 OF DEEDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND THE MINERALS, IN, UNDER, AND THAT MAY BE PRODUCED FROM SAID LAND FOR A PERIOD OF 10 YEARS FROM DATE HEREOF, OR FOR SO LONG THEREAFTER AS ANY OIL, GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES ARE BEING PRODUCED FROM SAID LAND OR FROM ANY COMMUNITY OIL AN GAS LEASE OF WHICH SAID LAND IS A PART, BUT WITHOUT RIGHT OF ENTRY, HOWEVER, TO A DEPTH OF 500 FEET, AS RESERVED BY RUSSELL E. HARRISON AND HILDA H. HARRISON, HUSBAND AND WIFE, IN DEED RECORDED JULY 1, 1955, AS INSTRUMENT NO. 1325 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE REMAINING UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND THAT MAY BE PRODUCED BELOW A PLANE 500 FEET BELOW THE SURFACE THEREOF BUT WITHOUT THE RIGHT OF ENTRY UPON SUCH SURFACE ABOVE SAID 500 FEET PLANE, AS RESERVED IN THE DEED FROM JOHN B. RAUEN AND AGNES E. RAUEN, HUSBAND AND WIFE, RECORDED MARCH 10, 1958 AS INSTRUMENT NO. 1301 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIGHTS OF REVERSION OF THE RESERVATION OF RUSSELL E. HARRISON AND HILDA H. HARRISON, HUSBAND AND WIFE, BY DEED RECORDED JULY 1, 1955 AS PROVIDED IN THE DEED LAST ABOVE MENTIONED.

ALSO EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS CONVEYED TO JOHN B. RAUEN, A MARRIED MAN, BY DEED RECORDED SEPTEMBER 15, 1959 IN BOOK D602, PAGE 521 OF OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OR SUBSURFACE OF SAID LAND EXCEPT BELOW A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF.

PARCEL 5:

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE CITY SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE COLIMA TRACT, OF THE RANCHO SANTA GERTRUDES, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 2, PAGE 345 OF PATENTS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING DESCRIBED AS TWO SEPARATE PARCELS, AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE LAND DESCRIBED IN DEED FROM JUSTIN J. ACCARIAS, ET AL., TO THE SOTAIN COMPANY, A CORPORATION, RECORDED IN BOOK 49964, PAGE 184 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER, WHICH LIES NORTH OF THE NORTH LINE OF THAT CERTAIN 100 FEET WIDE STRIP OF LAND DESCRIBED IN THE DEED DATED NOVEMBER 14, 1906, FROM FRANCISCO A. SANCHES, ET UX., TO H. E. HUNTINGTON, TRUSTEE, AND RECORDED NOVEMBER 22, 1906 IN BOOK 2922, PAGE 30 OF DEEDS, IN THE OFFICE OF SAID RECORDER.

EXCEPT THEREFROM THE NORTHEASTERLY 17 FEET CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDE FEBRUARY 7, 1962 AS INSTRUMENT NO. 3712 IN BOOK D1505, PAGE 599 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND MINERALS, AND OF ALL OIL, GAS AND MINERAL RIGHTS, UPON AND UNDER SAID LAND, WITH NO RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON, AND THEREUNDER, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED IN BOOK 18259, PAGE 99 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED 1/4TH INTEREST, IN AND TO ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, AND ALL MINERALS OF EVERY KIND, AND NATURE IN ON UNDER, OR PRODUCED FROM BELOW 500 FEET THE SURFACE OF SAID LAND, AS RESERVED BY JUSTIN J. ACCARIAS, ET AL., IN THE DEED RECORDED JANUARY 5, 1956 IN BOOK 49964, PAGE 184 OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER TO ENTER IN AND UPON THE SURFACE, OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND, WERE QUITCLAIMED BY JUSTIN J. ACCARIES, ET AL., RECORD OWNERS OF THE SURFACE OF SAID LAND BY A DEED RECORDED FREBRUARY 16, 1961 IN BOOK D1125, PAGE 870 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AND ALL MINERALS OF EVERY KIND AND NATURE, IN OR UNDER, OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WEINGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WEINGART, DECEASED, ET AL RECORDED FEBRUARY 16, 1961 IN BOOK D1125, PAGE 874 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE LAND DESCRIBED IN DEED FROM MARY F. BARLEY, A WIDOW, TO THE DEUTSCH CO., A CO-PARTNERSHIP, RECORDED APRIL 6, 1956, AS INSTRUMENT NO. 1991 IN BOOK 50812, PAGE 170 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WHICH LIES NORTH OF THE NORTH LINE OF THAT CERTAIN 100 FEET WIDE STRIP OF LAND, DESCRIBED IN THE DEED DATED OCTOBER 12, 1906, FROM TOMES L. SANCHES, ET UX., TO H. E. HUNTINGTON, TRUSTEE, AND RECORDED NOVEMBER 21, 1906 IN BOOK 2838, PAGE 243 OF DEEDS, IN THE OFFICE OF SAID RECORDER.

EXCEPT THEREFROM THE NORTHEASTERLY 17 FEET CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 7, 1962 IN BOOK D1505, PAGE 599 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, IN, OR PRODUCED FROM BELOW 500 FEET BELOW THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, AS EXCEPTED, AND RESERVED BY MARY F. BARLEY, A WIDOW, IN THE DEED TO BEN WEINGART, ET AL., RECORDED APRIL 6, 1956 IN BOOK 50812, PAGE 170 OF OFFICIAL RECORDS, WHICH PROVIDES:

"THAT GRANTEE AND GRANTOR SHALL JOINTLY HAVE THE RIGHT TO ENTER INTO LEASES ON THE ABOVE DESCRIBED PROPERTY AND TO DETERMINE THE AMOUNT OF ROYALTIES TO BE RESERVED THEREUNDER NEITHER PARTY, WITHOUT THE CONSENT OF THE OTHER SHALL HAVE THE RIGHT TO DRILL OR MINE THE ABOVE DESCRIBED PROPERTY OR ANY PART THEREOF, OR TO PERMIT OR LICENSE ANYONE ELSE TO DO SO. GRANTOR'S INTEREST IN THE OIL, GAS AND OTHER MINERALS IN UNDER OR PRODUCED FROM THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO A PRO RATE CHARGE FOR THE COSTS OF DEVELOPMENT AND PRODUCTION OF SUCH OIL, GAS AND OTHER MINERALS, BUT GRANTOR SHALL HAVE NO PERSONAL LIABILITY FOR THE PAYMENT OF ANY SUCH COSTS AND GRANTEE'S SOLE RIGHT SHALL BE TO RECOUNP SUCH COSTS OUT OF GRANTOR'S SHARE OF THE PRODUCTION OF OIL, GAS AND OTHER MINERALS".

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND WERE QUITCLAIMED BY MARY F. BARLEY, TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY DEED RECORDED FEBRUARY 16, 1961 IN BOOK D1125, PAGE 872 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, AND ALL MINERALS OF EVERY KIND AND NATURE, IN, OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WEINGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WEINGART, DECEASED, ET AL RECORDED FEBRUARY 16, 1961, IN BOOK D1125 PAGE 874 OF OFFICIAL RECORDS.

APN: 8168-011-801, 8168-012-807 AND 810 AND 8168-013-804

SCHEDULE B (EXCEPTIONS)

ITEMS 1 & 2 ARE TAX RELATED
ITEMS 3 & 30 ARE LIENS RELATED
ITEMS 4 & 28 ARE RIGHTS RELATED
ITEMS 12, 14, 16, 20, 22, 25, ARE COVENANT RELATED
ITEMS 18 & 26 ARE AGREEMENT RELATED
ITEMS 27 & 29 ARE MATTERS RELATED
ITEM 31 IS ADVISORY RELATED
ITEMS 32 & 33 ARE COMPANY RIGHTS RELATED



10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

2	10/21/2024	FINAL SURVEY
1	08/16/2024	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE:

OCTOBER 21, 2024

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJA
CHECKED BY: RH

SHEET TITLE:

TOPOGRAPHIC
SURVEY

SHEET NUMBER:

LS-3

EASEMENTS:

ITEMS 5, 9, 11 & 24 ARE NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

ITEM 21 IS NOT PLOTTED. THE LOCATION OF SAID EASEMENT CANNOT BE SUPPORTED BY THE DOCUMENT INDICATED IN THE EXCEPTIONS' DOCUMENTS.

6 THE EFFECT OF AN EASEMENT FOR SEWER AND WATER PURPOSES OVER A STRIP OF LAND 20 FEET IN WIDTH AS MORE PARTICULARLY DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 177, IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH COVELL, W. ROBERTS PURPORTED TO GRANT TO THE CITY OF SANTA FE SPRINGS BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT NO. 3774, IN BOOK D1887, PAGE 795 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7 THE EFFECT OF AN EASEMENT FOR SEWER AND WATER PURPOSES BENEATH THE SURFACE OF A STRIP OF LAND 20 FEET IN WIDTH, MORE DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 117 IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH PACIFIC CLAY PRODUCTS PURPORTED TO GRANT TO CITY OF SANTA FE SPRINGS, BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT NO. 3775, IN BOOK D1887, PAGE 797 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8 THE EFFECT OF AN EASEMENT FOR STREET, PUBLIC UTILITY AND MUNICIPAL PURPOSES OVER A STRIP OF LAND 80 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 117 IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH UNITED WIRE CORPORATION, A CORPORATION, PURPORTED TO GRANT TO CITY OF SANTA FE SPRINGS BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT 3776, IN BOOK D1887, PAGE 799 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.

10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POLE LINES
RECORDING DATE: NOVEMBER 19, 1947
RECORDING NO.: BOOK 25722, PAGE 261 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: STANDARD PAPER BOX CORPORATION, A CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: AUGUST 12, 1957
RECORDING NO.: 1605, BOOK 55306, PAGE 152 OF OFFICIAL RECORDS
AFFECTS: OVER THAT PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA FE SPRINGS
PURPOSE: STREET, PUBLIC UTILITY AND MINICIPAL PURPOSES
RECORDING DATE: JANUARY 3, 1963
RECORDING NO.: 4377, BOOK D1872, PAGE 970 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: INGRESS AND EGRESS AND FOR POLES
RECORDING DATE: FEBRUARY 21, 1963
RECORDING NO.: 4739, BOOK D1929, PAGE 490 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
PURPOSE: STORM DRAIN
RECORDING DATE: AUGUST 16, 1962
RECORDING NO.: 5117 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

23 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION
PURPOSE: INGRESS AND EGRESS AND PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A BRIDGE
RECORDING DATE: JULY 21, 1966
RECORDING NO.: 2791 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA, AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF BURKE STREET AND SORENSEN AVENUE, ON A FOUND SPIKE AND WASHER, AS SHOWN ON THAT PARCEL MAP NO. 21125 AS PER MAP FILED IN BOOK 227 PAGES 87 THROUGH 89 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 800.00 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 60°43'53" EAST; THENCE SOUTHWESTERLY, 158.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'46"; THENCE SOUTH 40°36'35" WEST A DISTANCE OF 188.97 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY, 488.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00"; THENCE SOUTH 05°36'53" WEST A DISTANCE OF 430.33 FEET; THENCE SOUTHEASTERLY LEAVING SAID CENTERLINE OF SORENSEN AVENUE, SOUTH 84°23'07" EAST A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SORENSEN AVENUE, ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE SOUTH 84°23'07" EAST, A DISTANCE OF 135.14 FEET;
THENCE NORTH 05°36'58" EAST, A DISTANCE OF 146.64 FEET;
THENCE NORTH 84°23'02" WEST, A DISTANCE OF 104.33 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA, AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF BURKE STREET AND SORENSEN AVENUE, ON A FOUND SPIKE AND WASHER, AS SHOWN ON THAT PARCEL MAP NO. 21125 AS PER MAP FILED IN BOOK 227 PAGES 87 THROUGH 89 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 800.00 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 60°43'53" EAST; THENCE SOUTHWESTERLY, 158.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'46"; THENCE SOUTH 40°36'35" WEST A DISTANCE OF 188.97 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY, 488.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00"; THENCE SOUTH 05°36'53" WEST A DISTANCE OF 306.88 FEET; THENCE SOUTHEASTERLY LEAVING SAID CENTERLINE OF SORENSEN AVENUE, SOUTH 84°23'07" EAST A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SORENSEN AVENUE, ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE SOUTH 84°23'07" EAST, A DISTANCE OF 31.31 FEET TO A POINT ON THE WESTERLY LINE OF THE NEW AT&T LEASE AREA REFERRED TO HEREINAFTER AS POINT "A", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-2.

NEW AT&T LEASE AREA DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA, AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A STRIP OF LAND FOR AT&T LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "A";
THENCE SOUTH 05°36'53" WEST, A DISTANCE OF 16.05 FEET;
THENCE SOUTH 84°23'07" EAST, A DISTANCE OF 13.00 FEET;
THENCE NORTH 05°36'53" EAST, A DISTANCE OF 27.00 FEET;
THENCE NORTH 84°23'07" WEST, A DISTANCE OF 13.00 FEET;
THENCE SOUTH 05°36'53" WEST, A DISTANCE OF 10.95 FEET TO THE POINT OF BEGINNING OF THIS NEW AT&T LEASE AREA.

CONTAINING 351 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE AT&T LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SANTA GERTRUDES, BEING ALSO PART OF THE TRACT FINALLY CONFIRMED TO TOMAS SANCHEZ COLIMA, AND KNOWN AS THE COLIMA TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER AND POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF BURKE STREET AND SORENSEN AVENUE, ON A FOUND SPIKE AND WASHER, AS SHOWN ON THAT PARCEL MAP NO. 21125 AS PER MAP FILED IN BOOK 227 PAGES 87 THROUGH 89 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 800.00 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 60°43'53" EAST; THENCE SOUTHWESTERLY, 158.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'46"; THENCE SOUTH 40°36'35" WEST A DISTANCE OF 188.97 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY, 488.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00"; THENCE SOUTH 05°36'53" WEST A DISTANCE OF 326.67 FEET; THENCE SOUTHEASTERLY LEAVING SAID CENTERLINE OF SORENSEN AVENUE, SOUTH 84°23'07" EAST A DISTANCE OF 41.49 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 05°36'45" EAST, A DISTANCE OF 10.06 FEET;
THENCE SOUTH 84°23'07" EAST, A DISTANCE OF 28.14 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 3 FEET WIDE UTILITY EASEMENT ON SHEET LS-2.



10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

2	10/21/2024	FINAL SURVEY
1	08/16/2024	PRELIMINARY SURVEY
REV	DATE	DESCRIPTION

ISSUED DATE:

OCTOBER 21, 2024

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY:	AJA
CHECKED BY:	RH

SHEET TITLE:

TOPOGRAPHIC
SURVEY

SHEET NUMBER:

LS-4

EASEMENTS:

ITEMS 5, 9, 11 & 24 ARE NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

ITEM 21 IS NOT PLOTTED. THE LOCATION OF SAID EASEMENT CANNOT BE SUPPORTED BY THE DOCUMENT INDICATED IN THE EXCEPTIONS' DOCUMENTS.

6 THE EFFECT OF AN EASEMENT FOR SEWER AND WATER PURPOSES OVER A STRIP OF LAND 20 FEET IN WIDTH AS MORE PARTICULARLY DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 177, IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH COVELL W. ROBERTS PURPORTED TO GRANT TO THE CITY OF SANTA FE SPRINGS BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT NO. 3774, IN BOOK D1887, PAGE 795 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7 THE EFFECT OF AN EASEMENT FOR SEWER AND WATER PURPOSES BENEATH THE SURFACE OF A STRIP OF LAND 20 FEET IN WIDTH, MORE DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 117 IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH PACIFIC CLAY PRODUCTS PURPORTED TO GRANT TO CITY OF SANTA FE SPRINGS, BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT NO. 3775, IN BOOK D1887, PAGE 797 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8 THE EFFECT OF AN EASEMENT FOR STREET, PUBLIC UTILITY AND MUNICIPAL PURPOSES OVER A STRIP OF LAND 80 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED IN DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED FEBRUARY 27, 1923, AS INSTRUMENT NO. 117 IN BOOK 1852, PAGE 317 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH UNITED WIRE CORPORATION, A CORPORATION, PURPORTED TO GRANT TO CITY OF SANTA FE SPRINGS BY DEED RECORDED JANUARY 16, 1963, INSTRUMENT 3776, IN BOOK D1887, PAGE 799 OF OFFICIAL RECORDS.

AT THE DATE OF THE RECORDATION OF SAID DEED, SAID GRANTOR HAD NO RECORD INTEREST IN THE HEREIN DESCRIBED LAND.

10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POLE LINES
RECORDING DATE: NOVEMBER 19, 1947
RECORDING NO.: BOOK 25722, PAGE 261 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

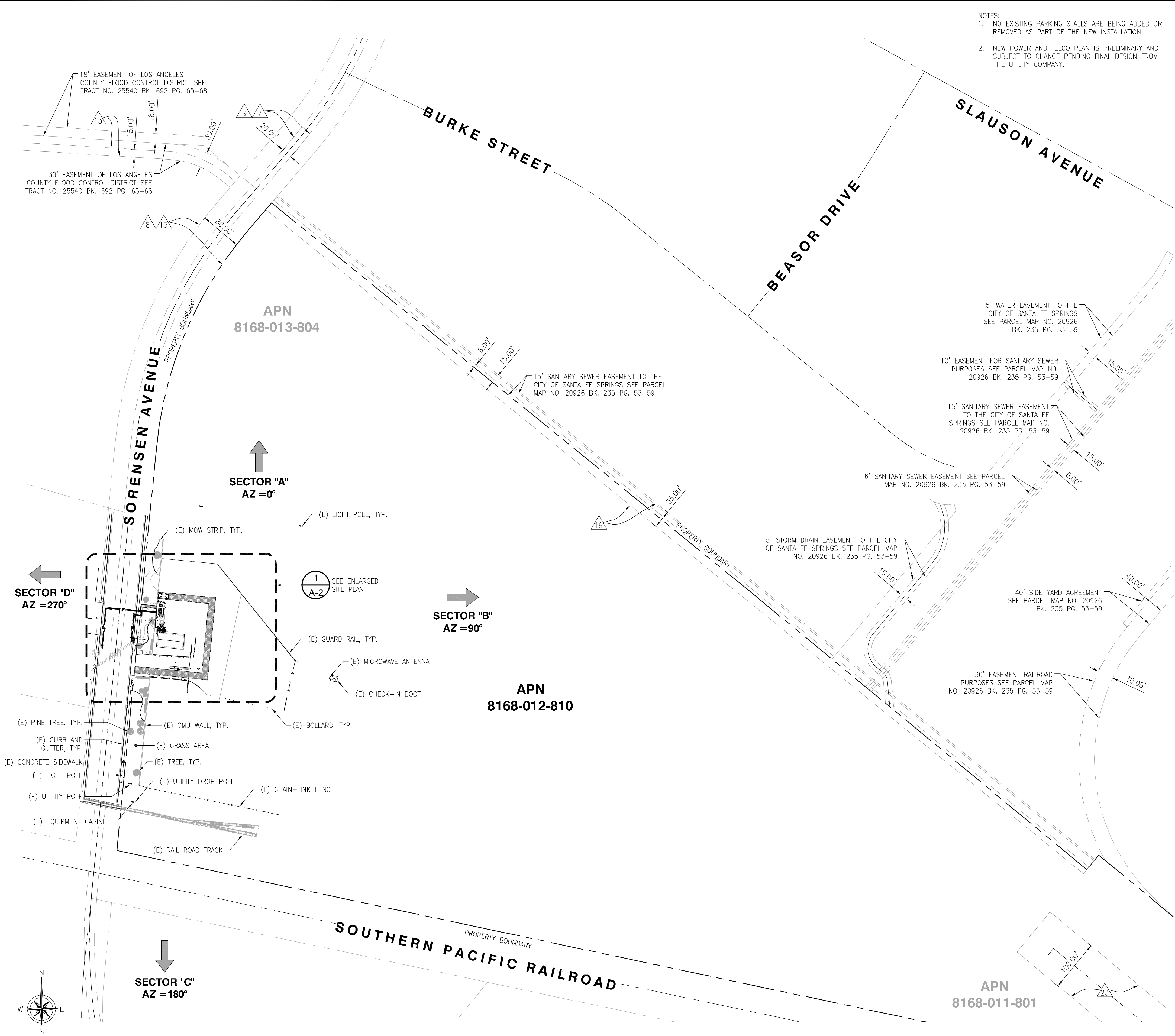
13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: STANDARD PAPER BOX CORPORATION, A CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: AUGUST 12, 1957
RECORDING NO.: 1605, BOOK 55306, PAGE 152 OF OFFICIAL RECORDS
AFFECTS: OVER THAT PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA FE SPRINGS
PURPOSE: STREET, PUBLIC UTILITY AND MINICIPAL PURPOSES
RECORDING DATE: JANUARY 3, 1963
RECORDING NO.: 4377, BOOK D1872, PAGE 970 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: INGRESS AND EGRESS AND FOR POLES
RECORDING DATE: FEBRUARY 21, 1963
RECORDING NO.: 4739, BOOK D1929, PAGE 490 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
PURPOSE: STORM DRAIN
RECORDING DATE: AUGUST 16, 1962
RECORDING NO.: 5117 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

23 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION
PURPOSE: INGRESS AND EGRESS AND PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A BRIDGE
RECORDING DATE: JULY 21, 1966
RECORDING NO.: 2791 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



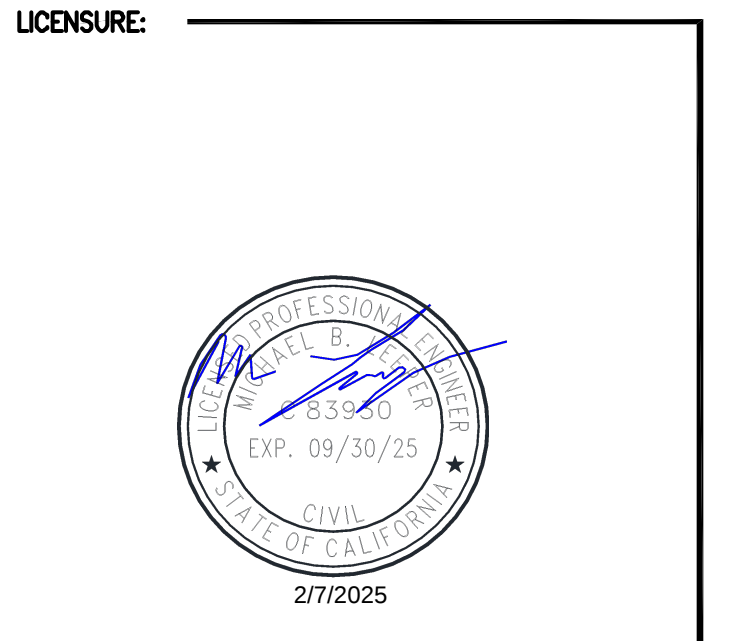
- NOTES:
1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
 2. NEW POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.



REV	DATE	DESCRIPTION
1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD's FOR REVIEW

ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:

CLL00028

UP VALLA RAIL YARD (2020)

8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJYR

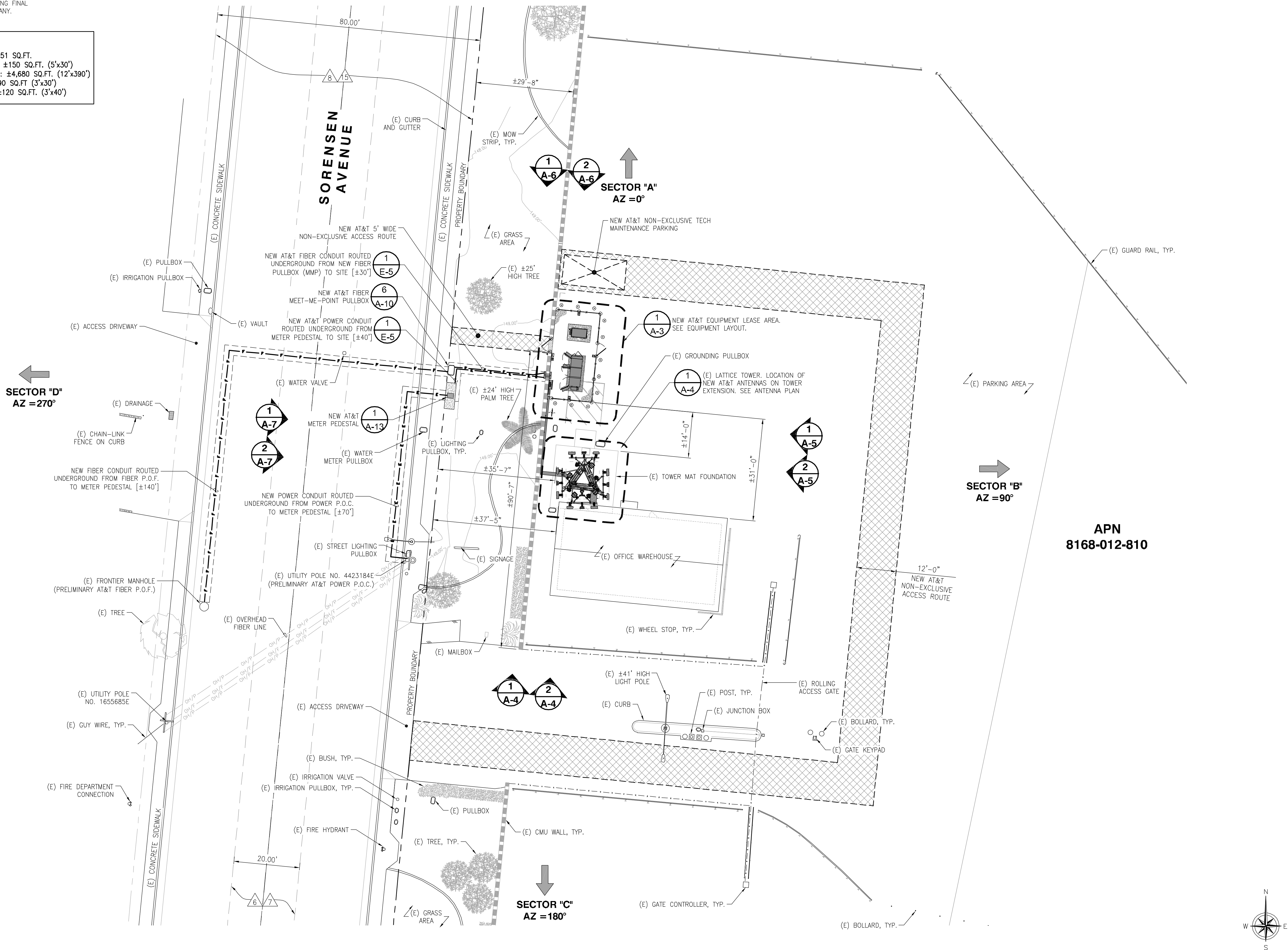
CHECKED BY: SVF

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1

NOTE:
NEW POWER AND TELCO PLAN IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FINAL
DESIGN FROM THE UTILITY COMPANY.

LEASE AREA CALCULATION:
EQUIPMENT LEASE AREA: ±351 SQ.FT.
5' NON EXCLUSIVE ACCESS: ±150 SQ.FT. (5'x30')
12' NON EXCLUSIVE ACCESS: ±4,680 SQ.FT. (12'x390')
FIBER UTILITY EASEMENT: ±90 SQ.FT. (3'x30')
POWER UTILITY EASEMENT: ±120 SQ.FT. (3'x40')



ENLARGED SITE PLAN

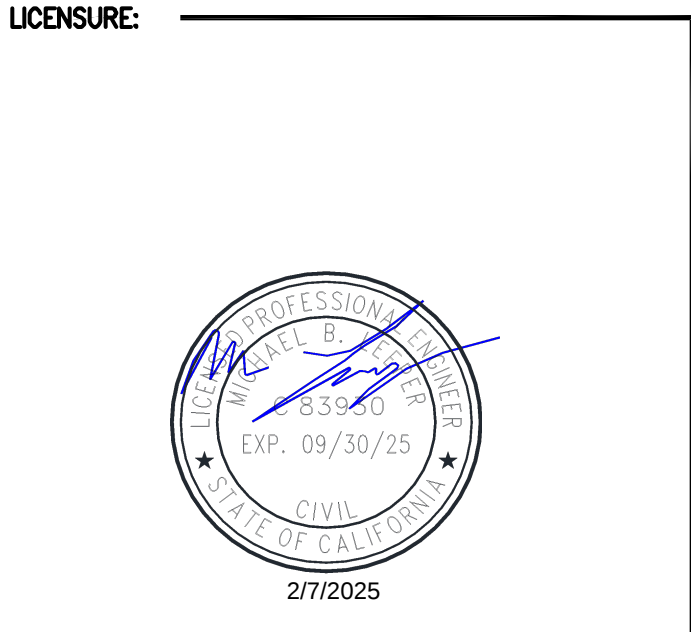
24"x36" SCALE: 1" = 15'-0"
11"x17" SCALE: 1" = 30'-0"
30' 15' 0' 30'



REV	DATE	DESCRIPTION
1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD's FOR REVIEW

ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:
CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJR
CHECKED BY: SVF

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2

[illegible][illegible]

-
- NOTES:**
- THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 - OTHER ANTENNAS ON TOWER NOT SHOWN FOR CLARITY.
 - NEW TOWER EXTENSION, ANTENNAS, CABLING, AND EQUIPMENT WILL NEED TO BE PAINTED TO MATCH EXISTING LATTICE TOWER.
- SECTOR "A"
AZ = 0°**
- TYP. ON ALL SECTORS ±9'-0"
 - TYP. ON ALL SECTORS ±3'-8"
 - TYP. ON ALL SECTORS ±2'-0"
 - TYP. ON ALL SECTORS ±3'-8"
 - TYP. ON ALL SECTORS ±2'-0"
 - ANTENNA FACE PLANE
 - A1
 - A2
 - A3
 - NEW AT&T DC9 SURGE SUPPRESSION UNITS (BELOW) (TOTAL OF 4)
 - (1) A-9
 - (N) AT&T CABLE LADDER
 - (3) A-13
 - (4) A-13
 - (E) ±80' HIGH LATTICE TOWER TO BE EXTENDED [DESIGN BY OTHERS]
 - ±5'-1"
 - ±12" MIN.
 - NEW AT&T RRUS 4490 B5/B12A ON BACK TO BACK MOUNT (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (6) A-8
 - (10) A-8
 - (N) LATTICE TOWER 10' EXTENSION [DESIGN BY OTHERS]
 - (E) CABLE LADDER
 - B1
 - NEW AT&T 8' PANEL ANTENNAS AT POS. 1 (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (1) A-8
 - (2) A-8
 - ANTENNA FACE PLANE
 - B2
 - NEW AT&T AIR 6472 B77G B77M ANTENNA AT POS. 2 (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (5) A-8
 - (2) A-9
 - ±12" MIN.
 - ±5'-0"
 - ±12" MIN.
 - ±5'-5"
 - C3
 - C2
 - C1
 - ANTENNA FACE PLANE
 - NEW AT&T PIPE TO PIPE CLAMP (TYP ON ALL ANTENNAS)
 - (3) A-14
 - D1
 - D2
 - NEW AT&T ANTENNA MOUNTING KIT WITH STIFFENER ARMS (TYP PER SECTOR)
 - (1) A-15
 - NEW AT&T RRUS 4494 B14 ON ANTENNA PIPE MAST (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (7) A-8
 - (9) A-8
 - NEW AT&T TOWER FACE MOUNT FOR SECTOR C (10'-6" IN LENGTH)
 - (2) A-15
 - NEW AT&T 8' PANEL ANTENNAS AT POS. 3 (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (3) A-8
 - (4) A-8
 - NEW AT&T RRUS 4890 B25/B66 ON BACK TO BACK MOUNT (TYP-1 PER SECTOR) (TOTAL OF 4)
 - (8) A-8
 - (10) A-8
 - NEW AT&T CROSSOVER PLATE
 - (2) A-15
- SECTOR "D"
AZ = 270°**
- SECTOR "B"
AZ = 90°**
- SECTOR "C"
AZ = 180°**
- N
W E
S



24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

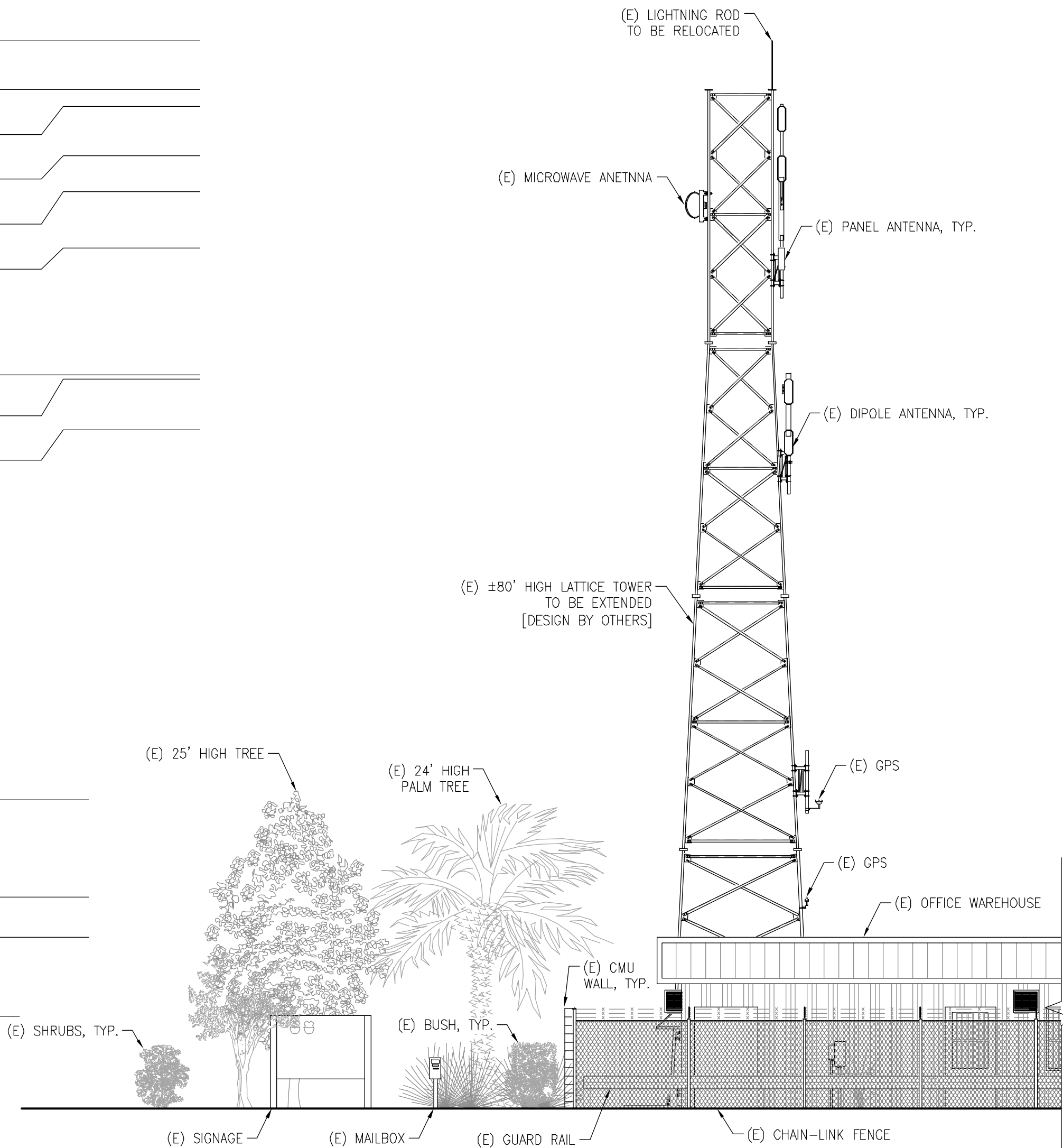
A-3

- TOP OF EXISTING LIGHTNING ROD
ELEV. = ±84'-2" A.G.L.
- TOP OF EXISTING LATTICE TOWER
ELEV. = ±80'-4" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±79'-0" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±75'-1" A.G.L.
- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±72'-3" A.G.L.
- TOP OF EXISTING PANEL ANTENNA
ELEV. = ±67'-10" A.G.L.

- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±57'-9" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±57'-6" A.G.L.
- TOP EXISTING OF DIPOLE ANTENNA
ELEV. = ±53'-6" A.G.L.

- TOP OF EXISTING GPS
ELEV. = ±24'-4" A.G.L.
- TOP OF EXISTING GPS
ELEV. = ±16'-8" A.G.L.
- TOP OF EXISTING OFFICE WAREHOUSE
ELEV. = ±13'-6" A.G.L.

- TOP OF EXISTING CMU WALL
ELEV. = ±7'-3" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.



EXISTING SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



1

NOTES:

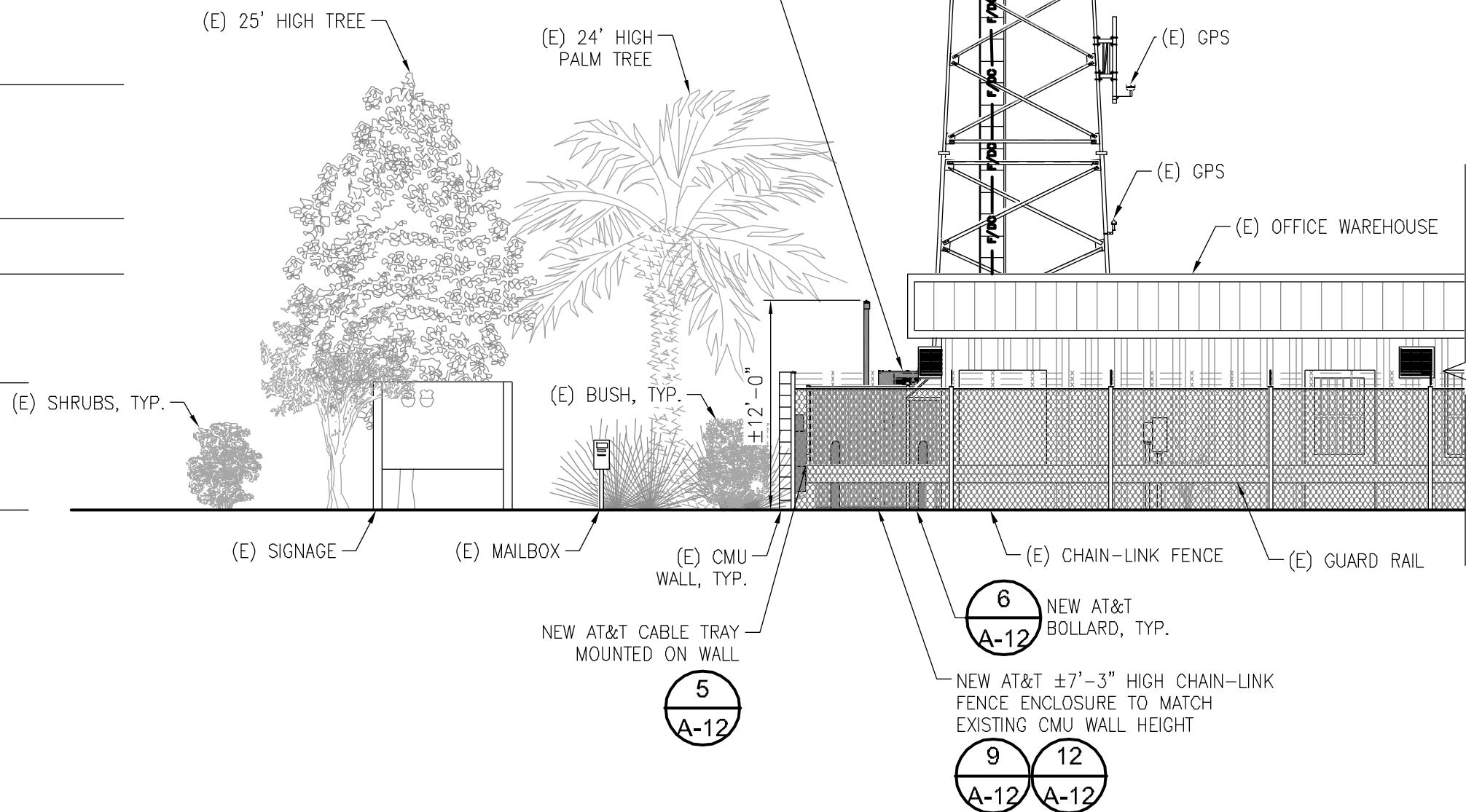
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW TOWER EXTENSION, ANTENNAS, CABLING, AND EQUIPMENT WILL NEED TO BE PAINTED TO MATCH EXISTING LATTICE TOWER.

- TOP OF RELOCATED LIGHTNING ROD
ELEV. = ±94'-2" A.G.L.
- TOP OF NEW LATTICE TOWER EXTENSION
ELEV. = ±90'-4" A.G.L.
- TOP OF NEW AT&T PANEL ANTENNAS
ELEV. = ±90'-0" A.G.L.
- NEW AT&T AIR 6472 B77G B77M RAD. CENTER
ELEV. = ±88'-6" A.G.L.
- NEW AT&T PANEL ANTENNAS RAD. CENTER
ELEV. = ±86'-0" A.G.L.
- TOP OF EXISTING LATTICE TOWER
ELEV. = ±80'-4" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±79'-0" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±75'-1" A.G.L.
- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±72'-3" A.G.L.
- TOP OF EXISTING PANEL ANTENNA
ELEV. = ±67'-10" A.G.L.

- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±57'-9" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±57'-6" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±53'-6" A.G.L.

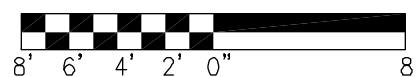
- TOP OF EXISTING GPS
ELEV. = ±24'-4" A.G.L.
- TOP OF EXISTING GPS
ELEV. = ±16'-8" A.G.L.
- TOP OF EXISTING OFFICE WAREHOUSE
ELEV. = ±13'-6" A.G.L.

- TOP OF EXISTING CMU WALL
ELEV. = ±7'-3" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.

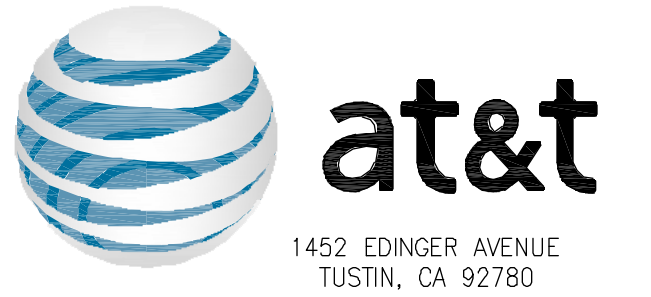


NEW SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



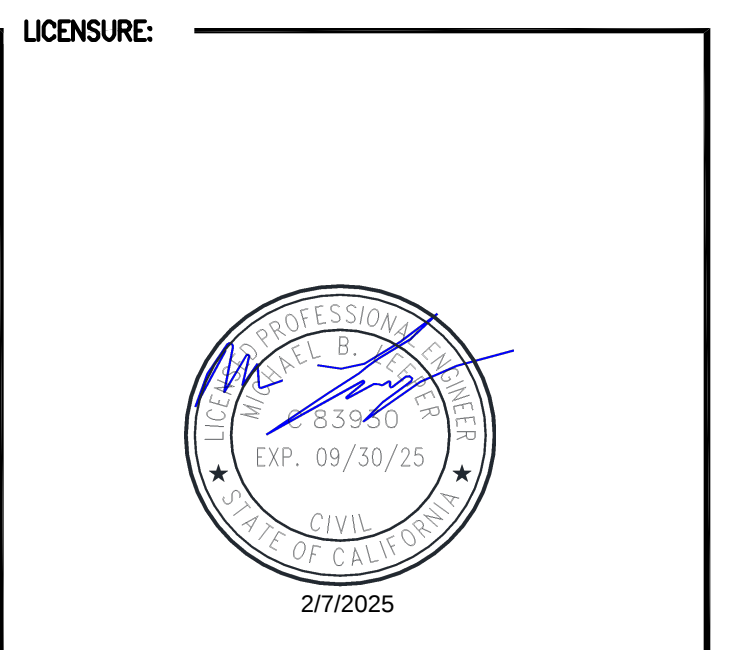
2



REV	DATE	DESCRIPTION
1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD's FOR REVIEW

ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL

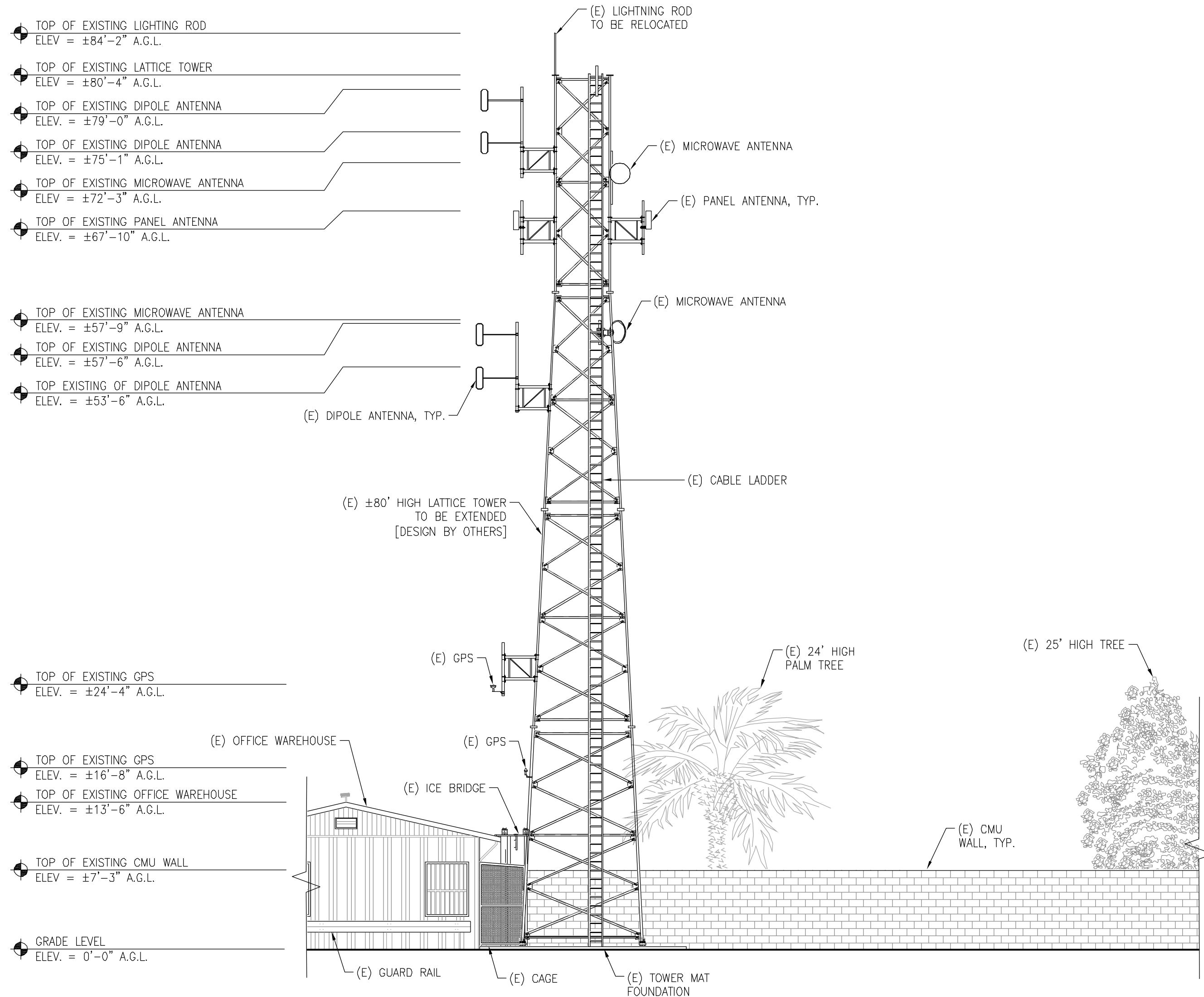


PROJECT INFORMATION:
CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4



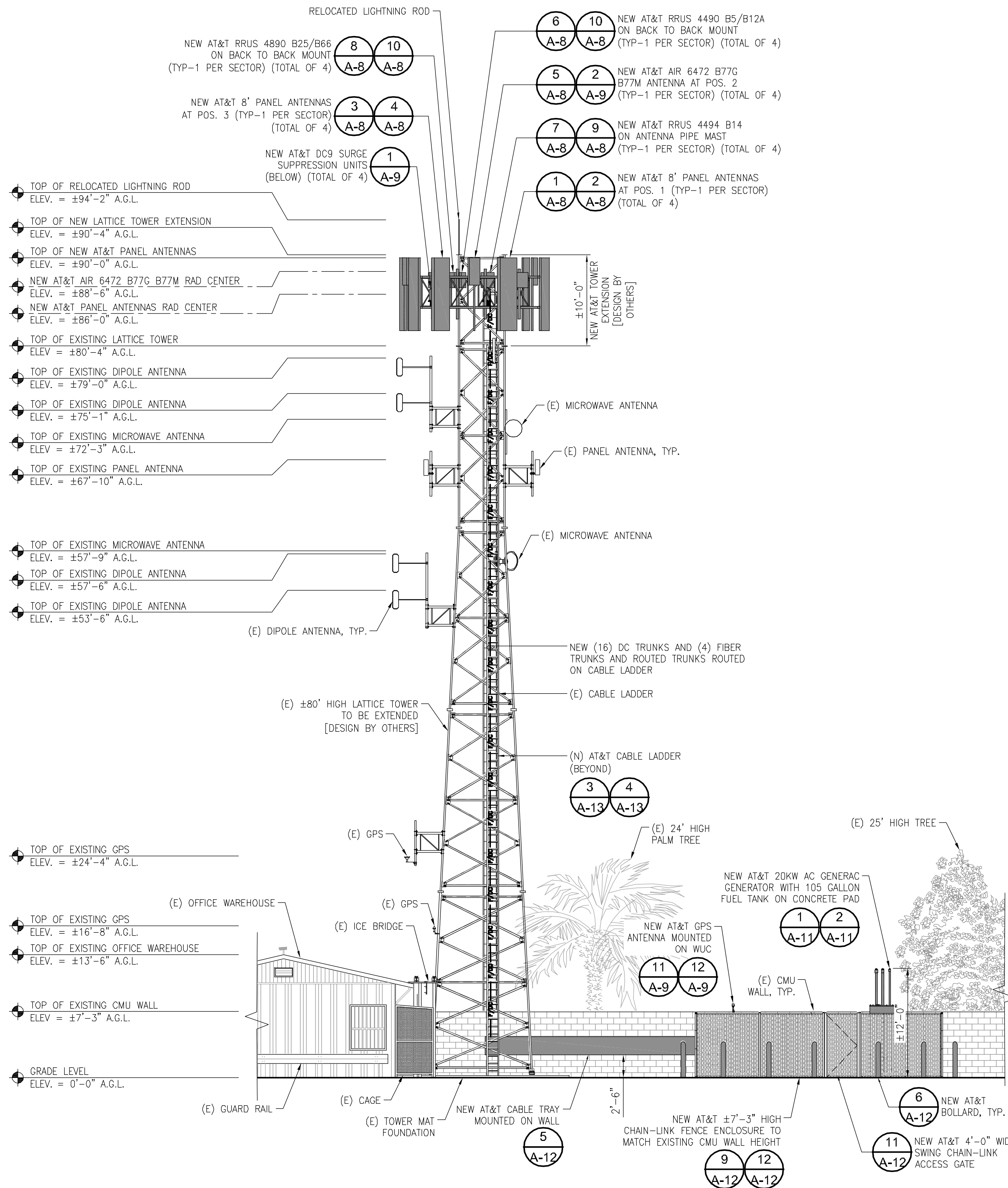
EXISTING EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



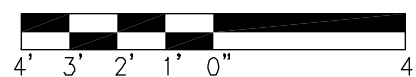
1

- NOTES:
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. NEW TOWER EXTENSION, ANTENNAS, CABLING, AND EQUIPMENT WILL NEED TO BE PAINTED TO MATCH EXISTING LATTICE TOWER.



NEW EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



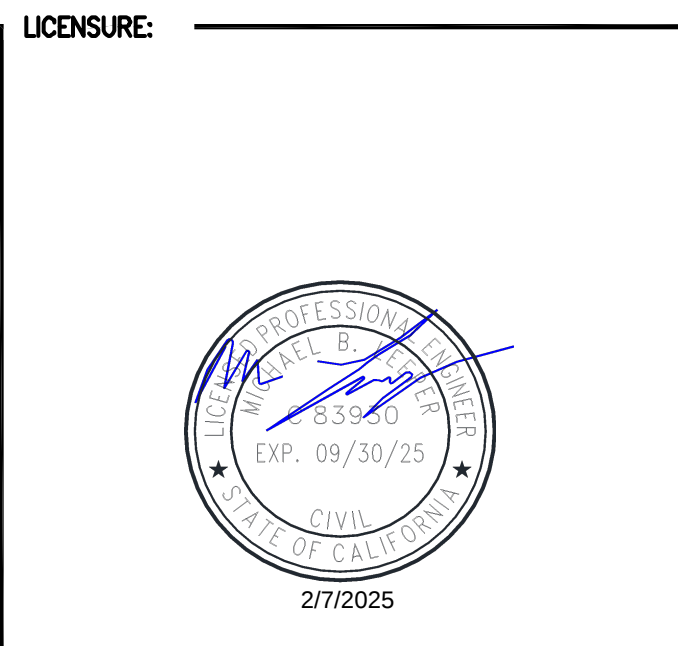
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REV	DATE	DESCRIPTION
1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD'S FOR REVIEW

ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL

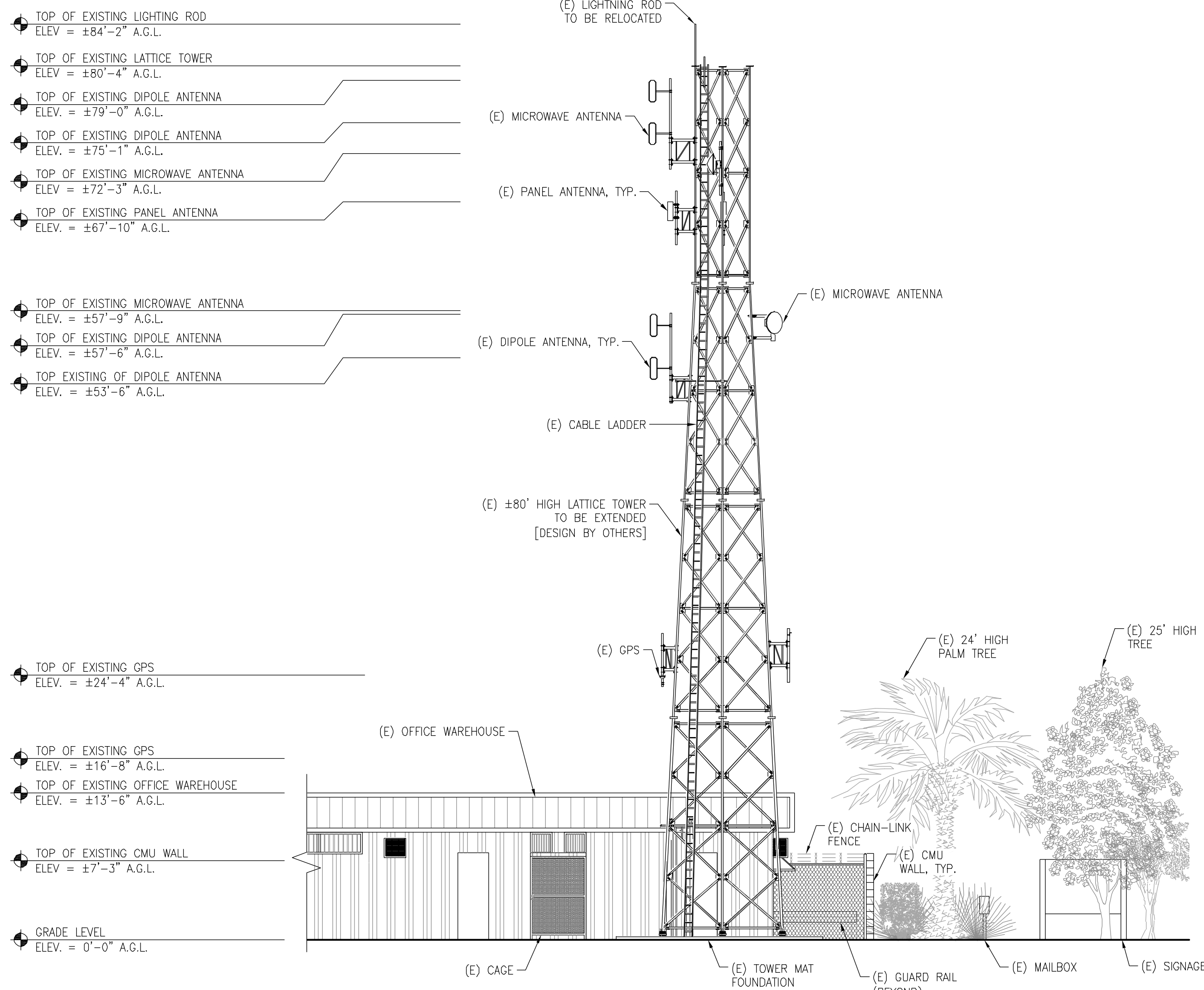


PROJECT INFORMATION:
CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-5



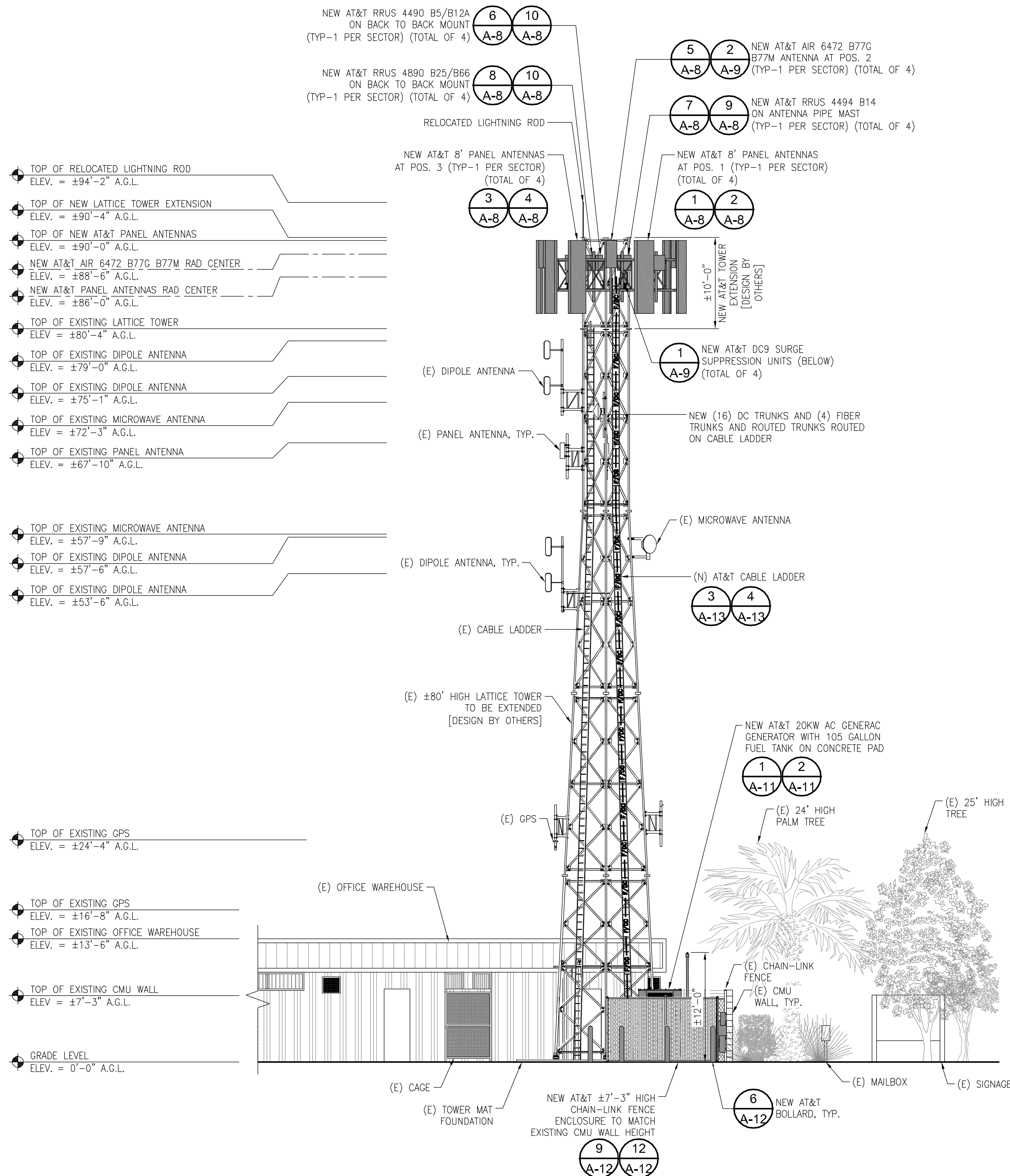
EXISTING NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



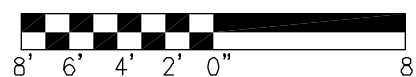
1

- NOTES:
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. NEW TOWER EXTENSION, ANTENNAS, CABLING, AND EQUIPMENT WILL NEED TO BE PAINTED TO MATCH EXISTING LATTICE TOWER.



NEW NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



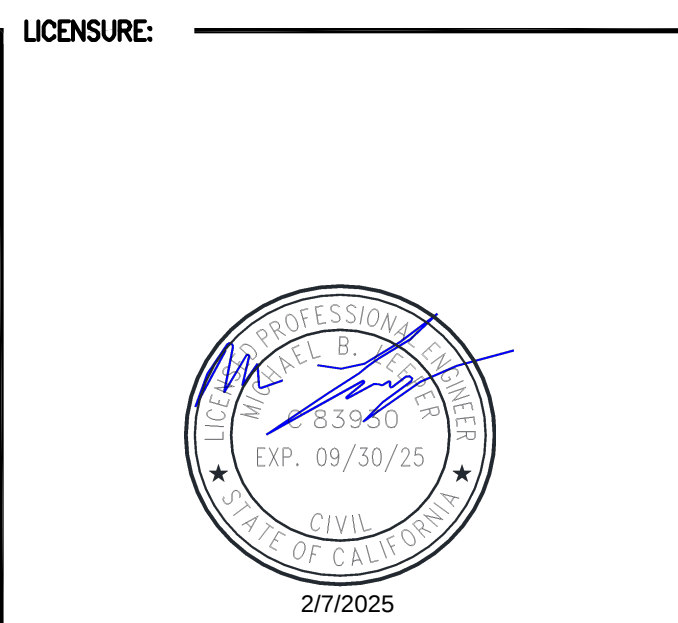
2



REV	DATE	DESCRIPTION
1	02/07/2025	REVISED PER LATEST RFDS
0	10/21/2024	100% CD'S
A	08/26/2024	90% CD's FOR REVIEW

ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:
CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJYR
CHECKED BY: SVF

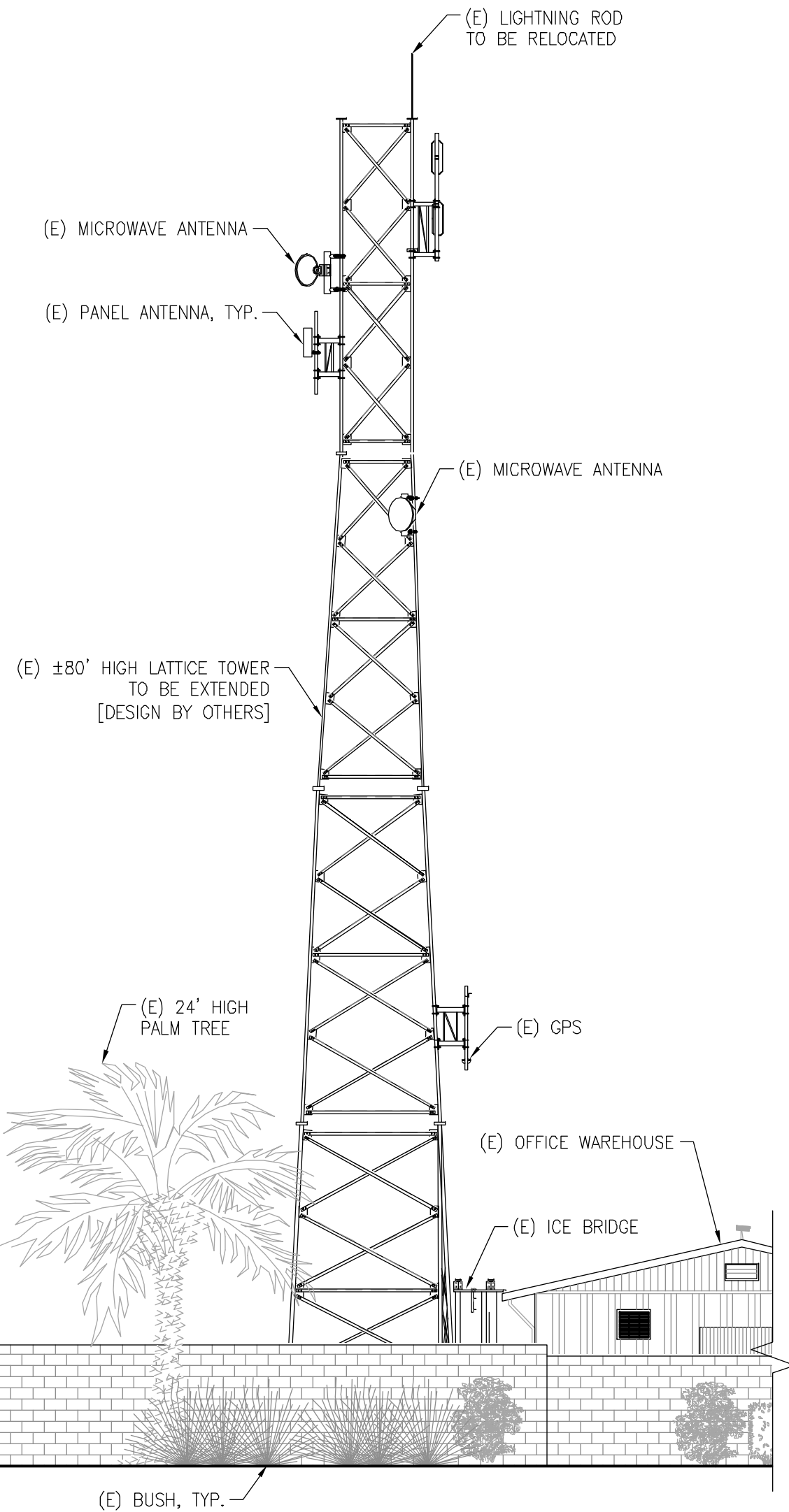
SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-6

- TOP OF EXISTING LIGHTING ROD
ELEV. = ±84'-2" A.G.L.
- TOP OF EXISTING LATTICE TOWER
ELEV. = ±80'-4" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±79'-0" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±75'-1" A.G.L.
- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±72'-3" A.G.L.
- TOP OF EXISTING PANEL ANTENNA
ELEV. = ±67'-10" A.G.L.

- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±57'-9" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±57'-6" A.G.L.
- TOP EXISTING OF DIPOLE ANTENNA
ELEV. = ±53'-6" A.G.L.

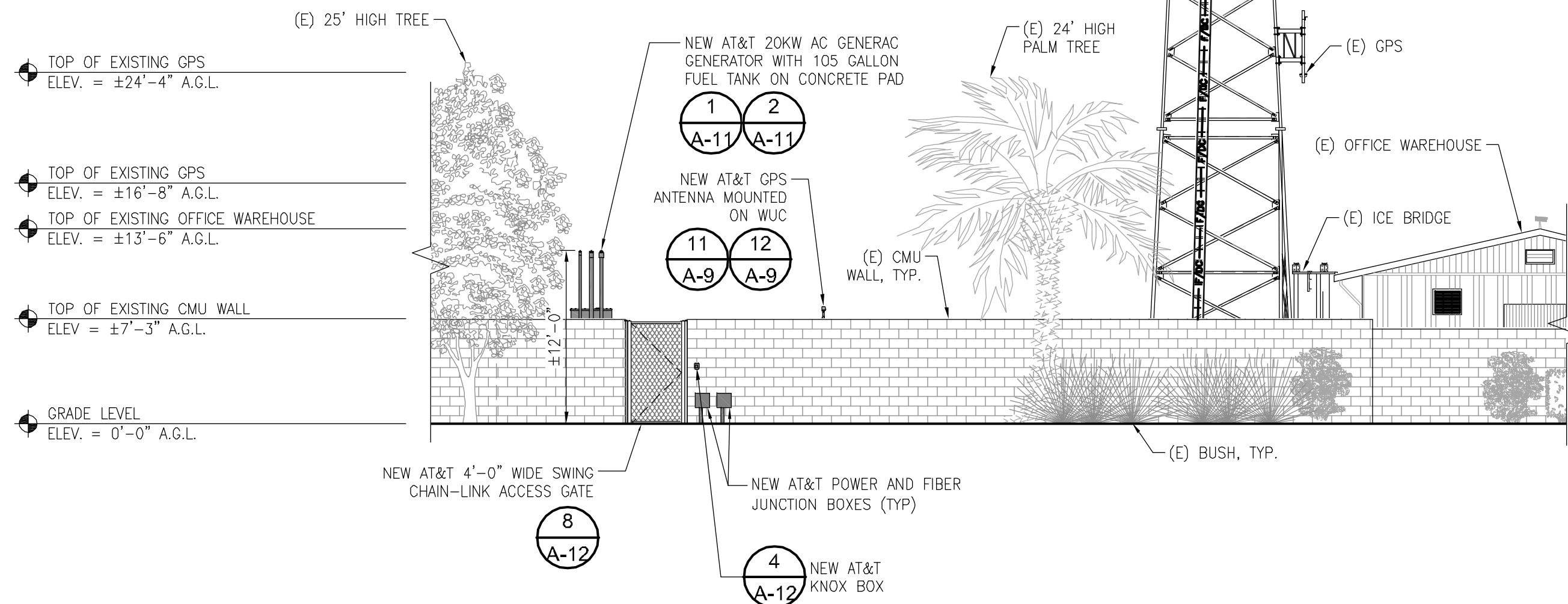
- TOP OF EXISTING GPS
ELEV. = ±24'-4" A.G.L.
- TOP OF EXISTING GPS
ELEV. = ±16'-8" A.G.L.
- TOP OF EXISTING OFFICE WAREHOUSE
ELEV. = ±13'-6" A.G.L.
- TOP OF EXISTING CMU WALL
ELEV. = ±7'-3" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.



- NOTES:
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. NEW TOWER EXTENSION, ANTENNAS, CABLING, AND EQUIPMENT WILL NEED TO BE PAINTED TO MATCH EXISTING LATTICE TOWER.

- TOP OF RELOCATED LIGHTNING ROD
ELEV. = ±94'-2" A.G.L.
- TOP OF NEW LATTICE TOWER EXTENSION
ELEV. = ±90'-4" A.G.L.
- TOP OF NEW AT&T PANEL ANTENNAS
ELEV. = ±90'-0" A.G.L.
- NEW AT&T AIR 6472 B77G B77M ANTENNA AT POS. 2
ELEV. = ±88'-6" A.G.L.
- NEW AT&T PANEL ANTENNAS RAD CENTER
ELEV. = ±86'-0" A.G.L.
- TOP OF EXISTING LATTICE TOWER
ELEV. = ±80'-4" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±79'-0" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±75'-1" A.G.L.
- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±72'-3" A.G.L.
- TOP OF EXISTING PANEL ANTENNA
ELEV. = ±67'-10" A.G.L.

- TOP OF EXISTING MICROWAVE ANTENNA
ELEV. = ±57'-9" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±57'-6" A.G.L.
- TOP OF EXISTING DIPOLE ANTENNA
ELEV. = ±53'-6" A.G.L.

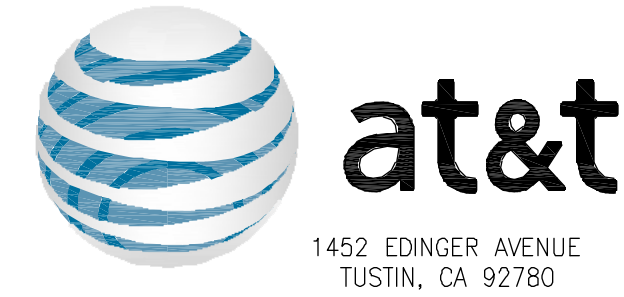


EXISTING WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

NEW WEST ELEVATION

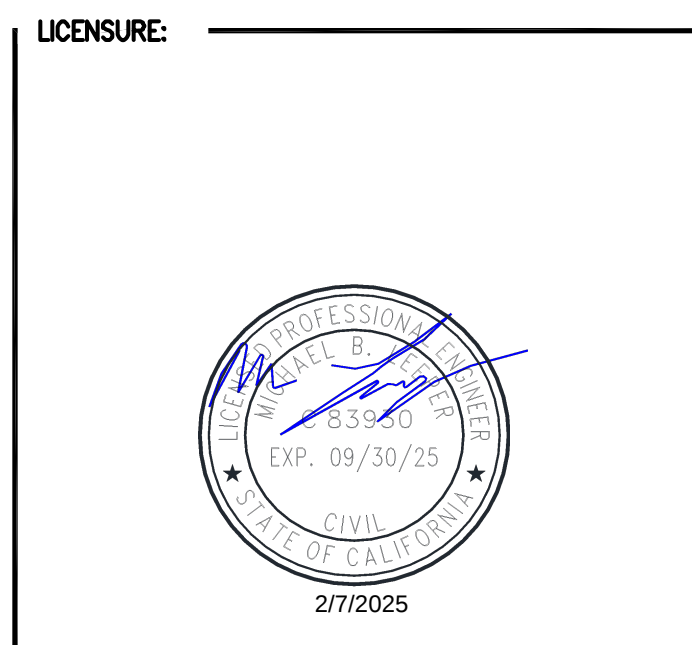
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



REV	DATE	DESCRIPTION
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ISSUED DATE: 02/07/2025

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:
CLL00028
UP VALLA RAIL YARD (2020)
8636 SORENSEN AVENUE,
SANTA FE SPRINGS, CA 90670

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-7

Attachment E
Photo Sims



Attachment F

Resolution No. 283-2025

Exhibit A – Conditions of Approval

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION
RESOLUTION NO. 283-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS, APPROVING CONDITIONAL USE PERMIT
("CUP") CASE NO. 852 – TO ALLOW A NEW WIRELESS
TELECOMMUNICATION FACILITY ON AN EXISTING LATTICE TOWER
AT 8636 SORENSEN AVENUE, AND DETERMINATION OF CEQA
EXEMPTION**

WHEREAS, an application was filed for a Conditional Use Permit (CUP Case No. 852) to allow a new wireless telecommunication facility on an existing lattice tower within the M-2 (Heavy Manufacturing) Zone; and

WHEREAS, the subject property is located at 8636 Sorensen Avenue, Santa Fe Springs, CA 90670, and an Assessor's Parcel Number of 8168-012-810, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Union Pacific Railroad Company, 1400 Douglas Street, Omaha, NE 68179; and

WHEREAS, the project applicant is Smartlink obo AT&T Wireless, 10 Church Circle, Annapolis, MD 21401; and

WHEREAS, the proposed CUP is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and the provided written and oral staff reports, 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 15301, Class 1 (Existing Facilities); and

WHEREAS, on February 28, 2025, the City of Santa Fe Springs Community Development Department published a legal notice in the Los Cerritos Community Newspaper, a local paper of general circulation, indicating the date and time of the public hearing, and

WHEREAS, on February 27, 2025, the Community Development Department mailed the public hearing notice on to all property owners 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 reviewed and considered the application, the written and oral staff report, the General Plan and zoning of the subject property, as well as the testimony, written comments, and other materials presented at the Planning Commission Meeting on March 10, 2025, regarding CUP Case No. 852.

NOW, THEREFORE, the Planning Commission of the City of Santa Fe Springs hereby finds, declares, and resolves as follows:

SECTION I. RECITALS

Based on staff presentations, testimony, and all other evidence presented to the Planning Commission during the noticed public hearing of this matter, the Planning Commission hereby finds and declares that the foregoing recitals are true and correct and expressly incorporates them as substantive findings into this Resolution.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The proposed CUP qualifies as a project under the California Environmental Quality Act (CEQA) and is subject to the City's environmental review process. However, it is categorically exempt under Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). The project involves the installation of a new wireless telecommunications facility on an existing lattice tower, including a 10-foot height extension and a 6-foot-wide antenna. This modification meets the criteria for a minor alteration of an existing structure under CEQA guidelines, as it falls within the 20-foot threshold for substantial change, as defined in Chapter 157 of the City's Municipal Code and by the Federal Communications Commission.

Lastly, the project site is not included on a Cortese list and is not identified on the EPA's database (Environfacts).

SECTION III. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Code, the Planning Commission has made the following findings:

- (A) *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 Project Site is located within the M-2 Zone and has a General Plan land use designation of Industrial. A wireless telecommunications facility is consistent with both the existing zoning and land use designation. The primary concern regarding a new wireless telecommunications facility is its aesthetic impact. However, since the proposed facility will be installed on an existing lattice tower, with only a 10-foot height extension, its visual impact will be minimal compared to a new facility requiring a separate supporting structure.

- (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.*

The subject property is a railyard used for railcar storage and includes a lattice tower for Union Pacific's radio communications. The applicant proposes to install a new wireless telecommunications facility on the existing lattice tower, with a proposed 10-foot height extension. This approach preserves the general appearance and character of the community by avoiding the need for a separate telecommunications structure, ensuring minimal visual disruption.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- (C) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The Project Site is located within the M-2 Zone and has a General Plan land use designation of Industrial. A wireless telecommunications facility is consistent with both the existing zoning and land use designation and will not adversely affect the immediate vicinity or the city in general. The primary concern regarding a new wireless telecommunications facility is its aesthetic impact. However, since the proposed facility will be installed on an existing lattice tower with a 10-foot height extension, its visual impact will be minimal compared to a new facility requiring a separate supporting structure. Additionally, if the facility operates in strict compliance with the conditions of approval, it will not be detrimental to nearby properties or persons, nor will it adversely affect the city as a whole.

- (D) *The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.*

As stated previously, the proposed wireless telecommunications facility will be installed on an existing lattice tower, blending seamlessly with its design. Its location and overall design ensure compatibility with the surrounding community to the maximum extent reasonably feasible.

- (E) *The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.*

The proposed wireless telecommunications facility will be located on an existing lattice tower used for Union Pacific's radio communications. The applicant will extend the existing Union Pacific lattice tower and paint it to match the tower and existing Union Pacific equipment. Alternative designs, such as a faux tree or a new tower, would be more obtrusive than the proposed installation. Additionally, this location was also selected because AT&T's radio-frequency engineers identified a significant gap in coverage in the surrounding community, as demonstrated by the enclosed radio-signal propagation maps.

- (F) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The proposed equipment upgrades will enable AT&T to enhance service quality, increase capacity, and improve data services for the surrounding community. Upgrading the existing wireless telecommunications facility, rather than constructing a new one, represents the least intrusive approach to achieving the necessary network improvements.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 283-2025 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 852 to allow a new wireless telecommunication facility on an existing lattice tower at 8636 Sorensen Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of March, 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Jay Sarno, Chairperson

ATTEST:

Esmeralda Elise, Planning Commission Secretary

Attachments:

Exhibit A - Conditions of Approval

Conditional Use Permit (CUP) Case No. 852
Smartlink obo AT&T Wireless
8636 Sorensen Avenue; (APN: 8168-012-81)

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Alex Flores 562-868-0511 x7507)

1. The applicant shall pay for and replace all public sidewalk removed in conjunction with the project construction, from joint to joint, per Santa Fe Springs Standard Plan R-2.1.
2. The applicant shall pay for and replace all public curb & gutter removed in conjunction with the project construction per Santa Fe Springs Standard Plan R-7.
3. The applicant shall pay for and replace all public street striping and markers removed in conjunction with the project construction per Caltrans Standard Plan A20B, detail 32 or similar, and A20E or similar.
4. The applicant shall pay for and construct conduit trenching in the public street per Santa Fe Springs Standard Plan R-11 & R-11.1.
5. The applicant shall pay for and cold mill a minimum of 2-inches of existing ARHM asphalt and construct a new layer of a minimum of 2-inches of ARHM asphalt for the new conduit runs in the public street. The extent of the asphalt replacement shall be from approximately 10 feet north of the northern-most conduit run to 10-feet south the southern-most conduit run, at minimum, for the full width of the street.
6. The applicant shall apply for a public works permit for all work to be done in the public right-of-way. The applicant shall pay for all associated fees in conjunction with the public works excavation permit (inspection, traffic control implementation and review, etc.).

FIRE DEPARTMENT - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott 562.868-0511 x3812)

7. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured 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.
8. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air

Quality Management District's Rules and Regulations and all other applicable codes and regulations.

POLICE SERVICES DEPARTMENT:

(Contact: Kristen Haining 562-409-1850 x3302)

9. The tower telecommunication facility, including any lighting, fences, walls, cabinets, and poles, shall be maintained in good repair and free from any trash, debris, litter, graffiti and any other forms of vandalism. Any damage sustained shall be repaired within 72-hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Ensure paint, utilized in covering graffiti, matches the existing color of the existing and/or adjacent surfaces.
10. That the Applicant shall test the tower telecommunication system to make sure that it does not interfere with the Police, Fire, and City communication systems. This testing process shall be repeated for every proposed frequency addition and/or change. Should any interference occur, the Applicant shall modify their system to eliminate any such interference.
11. That the Applicant shall submit an Emergency Contact/Notification Information Form to the Department of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.

DEPARTMENT OF COMMUNITY DEVELOPMENT:

(Contact: Jimmy Wong 562-868-0511 x7451)

12. The applicant/operator shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.
13. If Applicable, the applicant/operator shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No.1054.
14. The signals generated by the subject telecommunications facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
15. The applicant/operator shall, to the extent feasible, cooperate with any subsequent applicants for wireless communications facilities regarding potential co-location. These subsequent applicants will be subject to the regulations in effect at that time.
16. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, wall, fence, equipment cabinet or enclosure.
17. The subject telecommunications facility shall not exceed the height as specified on the plans submitted by the applicant and on file with the case.

18. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth components, and structural components due to damage caused by any condition, including outdoor exposure and/or inclement weather. Under this condition, if the telecommunications facility components fade in color due to outdoor exposure, the applicant/operator shall replace such components within 90 days from the date that written notice is received by the City.
19. The antenna facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
20. 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 Community Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
21. The facility operator(s) 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" means 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.
22. The applicant/operator shall ensure that any FCC licensed telecommunications carrier that is buying, leasing or is considering a transfer of ownership of the subject telecommunication facility, shall first submit a letter of notification of intent to the Director of Community Development.
23. Upon any transfer or lease of the subject telecommunication facility during the term of Conditional Use Permit Case No. 852, applicant/operator and/or the owner of the property shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Community Development shall also be notified in writing of any such transfer or lease.
24. The applicant/operator and the owner of the premises upon which the subject telecommunication facility is located, shall promptly notify the Director of Community Development, in writing, in the event that the use of the subject telecommunication facility is discontinued or abandoned.
25. Construction drawings shall not be accepted for Plan Check without referencing Conditional Use Permit No. 852.

26. The applicant/operator and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunication condition so as to be in conformance with all applicable zoning codes at applicant/operator and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
27. The applicant/operator shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. **Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.**
28. The applicant/operator shall require and verify that all contractors and subcontractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or subcontractor that fails to obtain a Business License, and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
29. The subject wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case.
30. The maintenance vehicle(s) associated with the subject telecommunication facility shall park in the designated parking stall as shown in the approved site plan on file with the case. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the subject telecommunication facility shall not obstruct or impede any traffic.
31. The applicant/operator shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity, applicant/operator, shall submit a copy of the initial report by Federal Communications Commission requirements, to the Department of Community Development prior to the subject telecommunication facility being energized by Southern California Edison.
32. Any addition or alteration to the site, structural design, and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.) or the co-location of additional antenna, shall require

Reconsideration of this Conditional Use Permit by the Planning Commission. If said improvements are made by a carrier other than T-Mobile West, LLC the improvements would require a new CUP. Replacement of like-for-like equipment is exempt from this provision; however, plans, and specifications may be required to be submitted to the Building Division of the City.

33. Any wireless communications facilities that co-locate on the facility be required to submit written verification and shall include the cumulative radiation and emission of the existing facility.
34. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
35. Conditional Use Permit Case No. **852** shall be valid until **March 10, 2035**. Approximately three (3) months before **March 10, 2035**, applicant/operator and/or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
36. The applicant/operator 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. 852 and related environmental determination, when action is brought within the time period provided for in the City's Zoning Ordinance, 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 owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
37. Notice is hereby given that any person violating a provision of the conditions of approval for Conditional Use Permit Case No. 852 is guilty of a misdemeanor. Notice is further given that the Planning Commission may, after conducting a public hearing, revoke or modify the conditions of Conditional Use Permit Case No. 852 if the Commission finds that these conditions have been violated or that the Permit has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
38. 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 void and the privileges granted hereunder shall lapse.