



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
WEDNESDAY, FEBRUARY 28, 2024
AT 6:00 P.M.

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

PLANNING COMMISSION

David Ayala, Chairperson
John Mora, Vice Chairperson
Francis Carbajal, Commissioner
Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner

ACTING PLANNING
DIRECTOR

Cuong Nguyen

CITY ATTORNEY

Kristi J. Smith

CITY STAFF

Senior Planner
Associate Planner
Associate Planner
Planning Intern
Planning Intern
Planning Consultant
Planning Consultant
Planning Secretary

Vince Velasco
Jimmy Wong
Claudia Jimenez
Rudy Lopez
Pablo Castilla
Laurel Reimer
Alejandro De Loera
Teresa Cavallo

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.org/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 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, 2023 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 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 Staff. You may also submit comments in writing by sending them to the Planning Commission Secretary at teresacavallo@santafesprings.org. 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 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****PRESENTATIONS****PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

At this time, the general public may address the Planning Commission on both non-agenda and 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 Chairperson.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING**

1. **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 641 AND AMENDMENT TO ZONE VARIANCE (“ZV”) CASE NO. 68 – A REQUEST TO AMEND THE PREVIOUS APPROVAL FOR AN OPEN STORAGE YARD USE FOR RV STORAGE AND ALTERNATIVELY APPROVE THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR SHIPPING CONTAINERS, AND A CONCURRENT REQUEST TO MODIFY THE PREVIOUS ZONE VARIANCE APPROVAL TO INCLUDE TWO NEW DEVIATIONS: A DEVIATION TO SECTION 155.494 (PAVING OF PARKING AND LOADING AREAS) AND SECTION 155.260 (LANDSCAPING) OF THE CITY’S ZONING ORDINANCE, AND ADOPT AN ADDENDUM TO THE EXISTING MITIGATED NEGATIVE DECLARATION. (RAFFI MINASIAN)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to CUP Case No. 641, and Amendment to ZV Case No. 68, and thereafter, close the Public Hearing; and
- 2) Adopt an Addendum to the existing Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impact on the environment; and

- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 5) Find that the applicant's ZV request meet the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- 6) Approve Amendment to CUP 641 and Amendment to ZV 68, subject to the conditions of approval as contained within Resolution No. 256-2024; and
- 7) Adopt Resolution No. 256-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

2. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT ("ZTA") TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA.

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 5) Adopt Resolution No. 258-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 6) Recommend that the City Council approve and adopt Ordinance No. 1136 to

effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and

7) Take such additional, related action that may be desirable.

3. PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO ADD SECTIONS 155.005 AND 155.006, AND AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866 WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.

1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendment; and

2) Find and determine that the proposed zone text amendment is consistent with the goals, policies, and programs of the City's General Plan; and

3) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and

4) Adopt Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and

5) Recommend that the City Council approve and adopt Ordinance No. 1135 to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and

6) Take such additional, related action that may be desirable.

NEW BUSINESS

4. NEW BUSINESS – GENERAL PLAN CONFORMITY (“GPC”) CASE NOS. 2024-01 AND 2024-02 - A RESOLUTION DETERMINING THAT THE DISPOSITION OF THE EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), COMMONLY REFERRED TO AS MC&C III, WITHIN THE MU, MIXED-USE, ZONE, LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND THE DISPOSITION OF THE TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), COMMONLY REFERRED TO AS MC&C IV, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE, LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, CONFORMS TO THE CITY OF SANTA FE SPRINGS GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTION 65402 AND THAT THE ACTION IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES §15061(B) (3) (GENERAL RULE COMMON SENSE EXEMPTION).

- 1) Find that the determination for conformance with the General Plan is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) (*General Rule* Common Sense Exemption); and
- 2) Find that the disposition of the eight (8) parcels (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), commonly referred to as MC&C III, within the MU, Mixed-Use, Zone, located at the southeast corner of Bloomfield Avenue and Telegraph Road, is in conformance with the City of Santa Fe Springs General Plan; and
- 3) Find that the disposition of the twenty-eight (28) parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), commonly referred to as MC&C IV, within the M-2, Heavy Manufacturing, Zone, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, is in conformance with the City of Santa Fe Springs General Plan; and
- 4) Adopt Resolution No. 257-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of 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.

5. Street Vacation – Portion of Charlesworth Road West of Alburtis Avenue

RECOMMENDATION: That the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation as described in the City Engineer's Report and on the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and
- 2) Take such additional, related action that may be desirable.

6. Street Vacation – Koontz Avenue South of Florence Avenue

RECOMMENDATION: That the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation, as described in the City Engineer's Report and the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and

- 2) Take such additional, related action that may be desirable.

COMMISSIONER COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Commissioner announcements; requests for future agenda items; conference/meetings reports. 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, Teresa Cavallo, Planning Secretary Clerk 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.org; 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.



Teresa Cavallo
Planning Secretary



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: Vince Velasco, Senior Planner

SUBJECT: **PUBLIC HEARING – AMENDMENT TO CONDITIONAL USE PERMIT (“CUP”) CASE NO. 641 AND AMENDMENT TO ZONE VARIANCE (“ZV”) CASE NO. 68 – A REQUEST TO AMEND THE PREVIOUS APPROVAL FOR AN OPEN STORAGE YARD USE FOR RV STORAGE AND ALTERNATIVELY APPROVE THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR SHIPPING CONTAINERS, AND A CONCURRENT REQUEST TO MODIFY THE PREVIOUS ZONE VARIANCE APPROVAL TO INCLUDE TWO NEW DEVIATIONS: A DEVIATION TO SECTION 155.494 (PAVING OF PARKING AND LOADING AREAS) AND SECTION 155.260 (LANDSCAPING) OF THE CITY’S ZONING ORDINANCE, AND ADOPT AN ADDENDUM TO THE EXISTING MITIGATED NEGATIVE DECLARATION. (RAFFI MINASIAN)**

DATE: February 28, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding Amendment to CUP Case No. 641, and Amendment to ZV Case No. 68, and thereafter, close the Public Hearing; and
- 2) Adopt an Addendum to the existing Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impact on the environment; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in

conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and

- 4) Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 5) Find that the applicant's ZV request meet the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- 6) Approve Amendment to CUP 641 and Amendment to ZV 68, subject to the conditions of approval as contained within Resolution No. 256-2024; and
- 7) Adopt Resolution No. 256-2024, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 8) Take such additional, related action that may be desirable.

FISCAL IMPACT:

N/A

BACKGROUND:

On December 19, 2023, Raffi Minasian ("Applicant") filed a request for an Amendment to Conditional Use Permit (Case No. 641) to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard use for shipping containers and an Amendment to Zone Variance (Case No. 68) to modify the previous Zone Variance approval to include two new deviations: a deviation to Sections 155.494 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance at 8745 Pioneer Boulevard ("Project Site").

Project/Applicant Information

Project Site:	8745 Pioneer Boulevard (APN: 8177-029-005)
Project Applicant:	Raffi Minasian
Property Owner:	Premier RV Storage SFS, LLC
General Plan Designation:	Industrial
Zoning Designation:	M-2, Heavy Manufacturing
Existing Use on Property:	Vacant

Project Description

The Applicant seeks approval of an Amendment to CUP (Case No. 641) to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard use for shipping containers and an Amendment to ZV (Case No. 68) to modify the previous Zone Variance approval to include two new deviations: a deviation to Sections 155.494 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance.

The undeveloped 6.7-acre project site is shaped like a teardrop and is completely surrounded by a Southern Pacific Railroad track loop. The property to the north is currently developed with a self-storage facility, the Interstate 605 freeway is located to the east, the San Gabriel River Channel is located to the west, and vacant industrial zoned properties are located to the south. Therefore, the Project is consistent and compatible with the surrounding uses.

Surrounding Land Uses:

Direction	Zone	Land Use
North	M-2	Industrial
South	Railroad & M-2	Railroad & Industrial
East	M-2	Industrial
West	PF	Public Facilities

The Applicant is proposing to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard use for shipping containers.

ANALYSIS:

Amendment to Conditional Use Permit (CUP Case No. 641)

On June 9, 2008, the Planning Commission originally approved Conditional Use Permit (CUP) Case No. 641 to allow an open storage yard use for RV storage. To keep the entitlement valid through the years, the applicant has received a total of three time extensions in 2012, 2017, and 2022. The Applicant has, however, recently decided to abandon their plans to construct an RV storage facility and, instead, intends to utilize the Project Site for the open storage of shipping containers.

Site Plan - The proposed "revised project" will now utilize the entire 6.7-acre project site for the storage of shipping containers. The provided site plan identifies the allocation of 259 parking spaces, all covered in crushed gravel, and all able to accommodate 40-foot storage containers. The Applicant envisions stacking the containers up to "four-high."

Proposed Usage - The project site would be used for the short-term storage of storage containers. The hours of operation will be 24 hours a day, Sunday to Saturday. Assuming a four-high stacking arrangement, the maximum storage capacity would be 1,036 containers. The provided site plan identifies eight rows of stacked containers, separated by 33'-1" wide drive aisles. The typical dimensions of individual containers measure 8 feet high, 10 feet wide, and 40 feet long. When stacked four-high, the containers would reach a height of approximately 36 feet. It should be noted that the majority of the shipping containers stored onsite will be empty. Loaded containers will be stored within 12 designated spaces located in the western portion of the site's perimeter. These containers will remain on chassis since they are not intended to remain on-site for an extended time period.

Site Access – All vehicles entering the site will access the site by traveling southbound on Pioneer Boulevard. There is no other public access to the project site from the surrounding street network. A two-lane roadway easement provides access to the project site from Pioneer Boulevard. The roadway will be secured by a gate. It should be noted that all vehicles exiting the site will head southbound on Pioneer Boulevard, then head east on Los Nietos Road to connect to Norwalk Boulevard.

Security Measures – The site will have on-site security 24 hours a day, seven days a week. Additionally, a 10-foot high chain-link security fence would enclose the entire site. Lastly, a total of seven (7) portable light towers, each equipped with generators, will be placed along the site's perimeter.

On-site Facilities - On-site improvements include a portable (modular) container security office (80 sq. ft.) and a portable toilet situated in the northeast corner. Six employee parking stalls would be provided to the south of the modular building. Another portable toilet would be located near the entry gate in the northwest corner. As previously mentioned, seven portable light towers with generators would be positioned around the site's perimeter.

Amendment to Zone Variance (ZV Case No. 68)

On June 9, 2008, the Planning Commission also approved Zone Variance (ZV) Case No. 68 to deviate from Sections 155.451 (required frontage on a public street) and 155.639 (open storage yards) of the City's Zoning Ordinance. The Amendment to ZV Case No. 68 is a request to include two new deviations associated with the Project: a deviation to Sections 155.494 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance.

ENVIRONMENTAL:

CEQA

The Project's original approval in 2008 included an Initial Study/Mitigated Negative Declaration (IS/MND), prepared by PlaceWorks, formerly known as The Planning Center. The original environmental document analyzed potential environmental impacts

associated with the original RV storage use which included storage area for a total of 348 RVs, including two (2) 22,500 square foot buildings for covered storage for up to 110 RVs and a 2,360 square foot office and manager's apartment.

As part of this revised Project, an addendum to the IS/MND was prepared by Blodgett Baylosis Environmental Planning. The addendum addresses the necessary revisions to existing mitigations and the environmental impacts of the proposed Project.

Traffic/Trip Generation

The Project's original approval also included a Traffic Study, prepared by Kunzman Associates, Inc. The previously approved open storage yard use for RV storage was projected to generate 116 daily vehicle trips.

As part of the CEQA addendum, Blodgett Baylosis Environmental Planning prepared a trip generation to analyze the comparable traffic impacts for the proposed open storage yard use for shipping containers. The findings are included in the attached Resolution (256-2024) as Exhibit B. The trip generation summary identifies a maximum storage capacity of 1,036 containers and 5 employees to operate the facility. This will result in approximately 120 truck trips (60 round trips) per day.

It should be noted that on February 8, 2024, the City's Traffic Engineer accepted the trip generation summary and also determined that no additional studies or detailed analysis are required.

DISCUSSION:

Authority of the Planning Commission

Conditional Use Permit

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

Criteria for Granting a Conditional Use Permit

Pursuant to Section 155.716 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Conditional Use Permit (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.

Zone Variance

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant variances from any provision set forth in the City's Zoning Ordinance relating to the use and development of land when it is found that the strict and literal interpretation of such provisions would cause undue difficulties and unnecessary hardships inconsistent with the intent and general purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny a Zone Variance based on the evidence submitted and upon its own study and knowledge of the circumstances.

Criteria for Granting a Zone Variance

The Commission should note that in accordance with Section 155.675 of the City's Zoning Ordinance, before granting a Zone Variance, the Commission shall satisfy itself that the applicant has shown that all of the following conditions apply:

- (A) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.
- (B) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.
- (C) That the granting of such variance will not adversely affect the master plan of the city.
- (D) That the granting of such variance will not adversely affect the master plan of the city.

SUMMARY:

Conditions of Approval

On January 11, 2024, the Department of Planning and Development staff provided a project summary, and all application materials related to the Project to various departments for their respective review, comments, and conditions of approval. In addition to the Department of Planning and Development conditions, the Departments of Fire, Public Works/Engineering, Police Services, and Waste Management responded with recommended conditions of approval. The comprehensive list of conditions is included as Exhibit A within Attachment #E.

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.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on February 15, 2024. 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 (Whittier Daily News) on February 16, 2024, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

To date, staff has received one inquiry from the adjacent property owner to the north requesting information relating to the traffic study prepared for the proposed open storage of shipping containers use. Said information was provided to the adjacent property owner via email on February 20, 2024.

ATTACHMENT(S):

- A. Attachment A – Aerial Photograph
- B. Attachment B – Public Hearing Notice
- C. Attachment C – Radius Map for Public Hearing Notice
- D. Attachment D – Proposed Site Plan
- E. Attachment E – Resolution 256-2024
 - a) Exhibit A – Conditions of Approval
 - b) Exhibit B – CEQA Addendum (Initial Study/Mitigated Negative Declaration)

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

Attachment A

Aerial Photograph



Attachment B
Public Hearing Notice

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
AMENDMENT TO CONDITIONAL USE PERMIT
CASE NO. 641
AMENDMENT TO ZONE VARIANCE CASE NO. 68**

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

AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 641 – A request to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard involving shipping containers; and

AMENDMENT TO ZONE VARIANCE CASE NO. 68 – A request for approval to modify the previous Zone Variance approval to include two new deviations: a deviation to Sections 155.49.4 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance.

PROJECT LOCATION/APPLICANT: 8745 Pioneer Boulevard (APN: 8177-029-005)/ Raffi Minasian

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 **Wednesday, February 28, 2024, at 6:00 p.m.**

CEQA STATUS: The original approval in 2008 included an Initial Study/Mitigated Negative Declaration (IS/MND), prepared by PlaceWorks (formerly known as The Planning Center). As part of this amendment, an addendum to the IS/MND was prepared by Blodgett Bayliss Environmental Planning. The addendum addresses the necessary revisions to existing mitigations and the further review of environmental impacts of the proposed project.

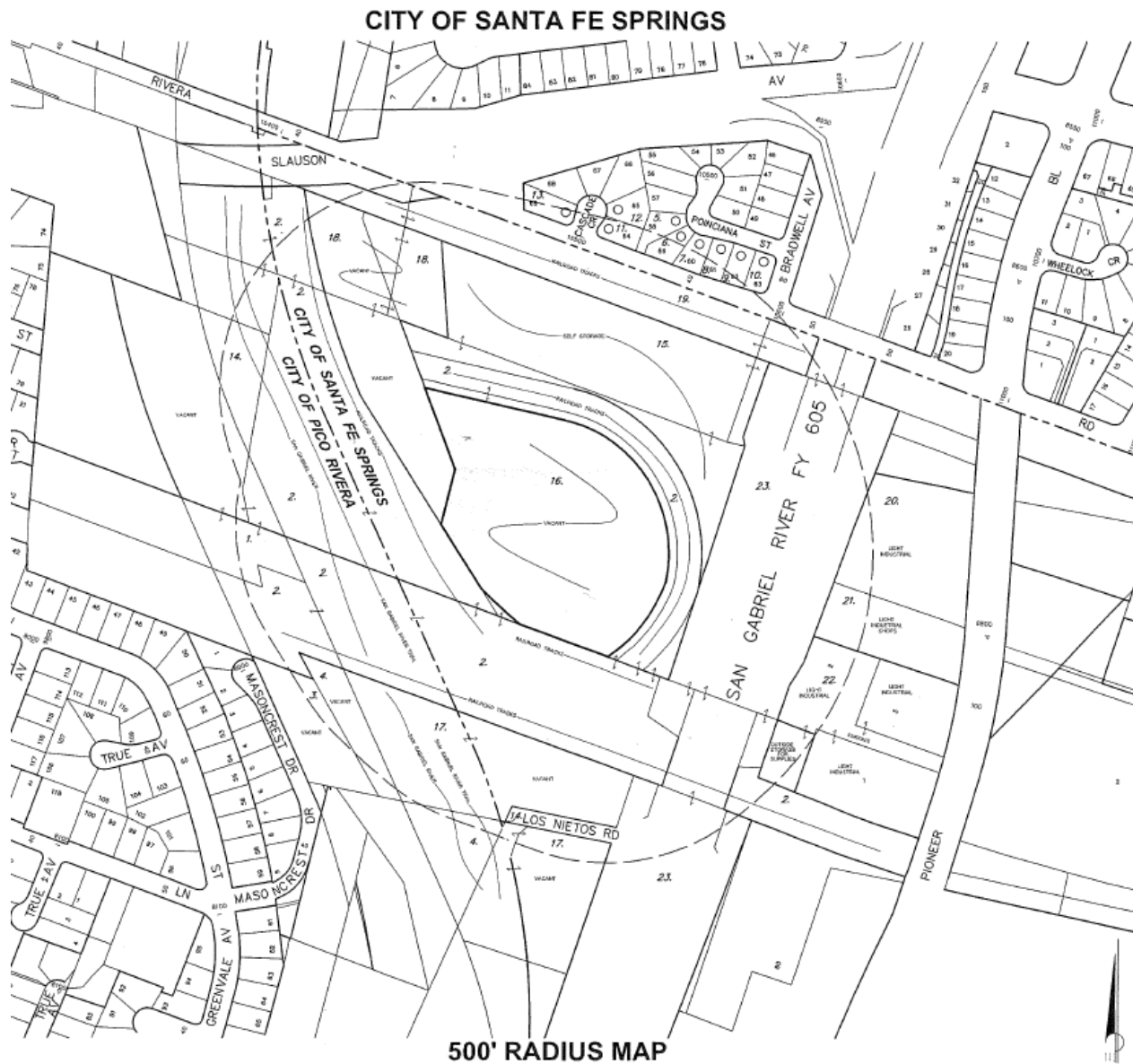
ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the afore-mentioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence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

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

FURTHER INFORMATION on this item may be obtained from Vince Velasco, Senior Planner, via e-mail at: VinceVelasco@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7053.

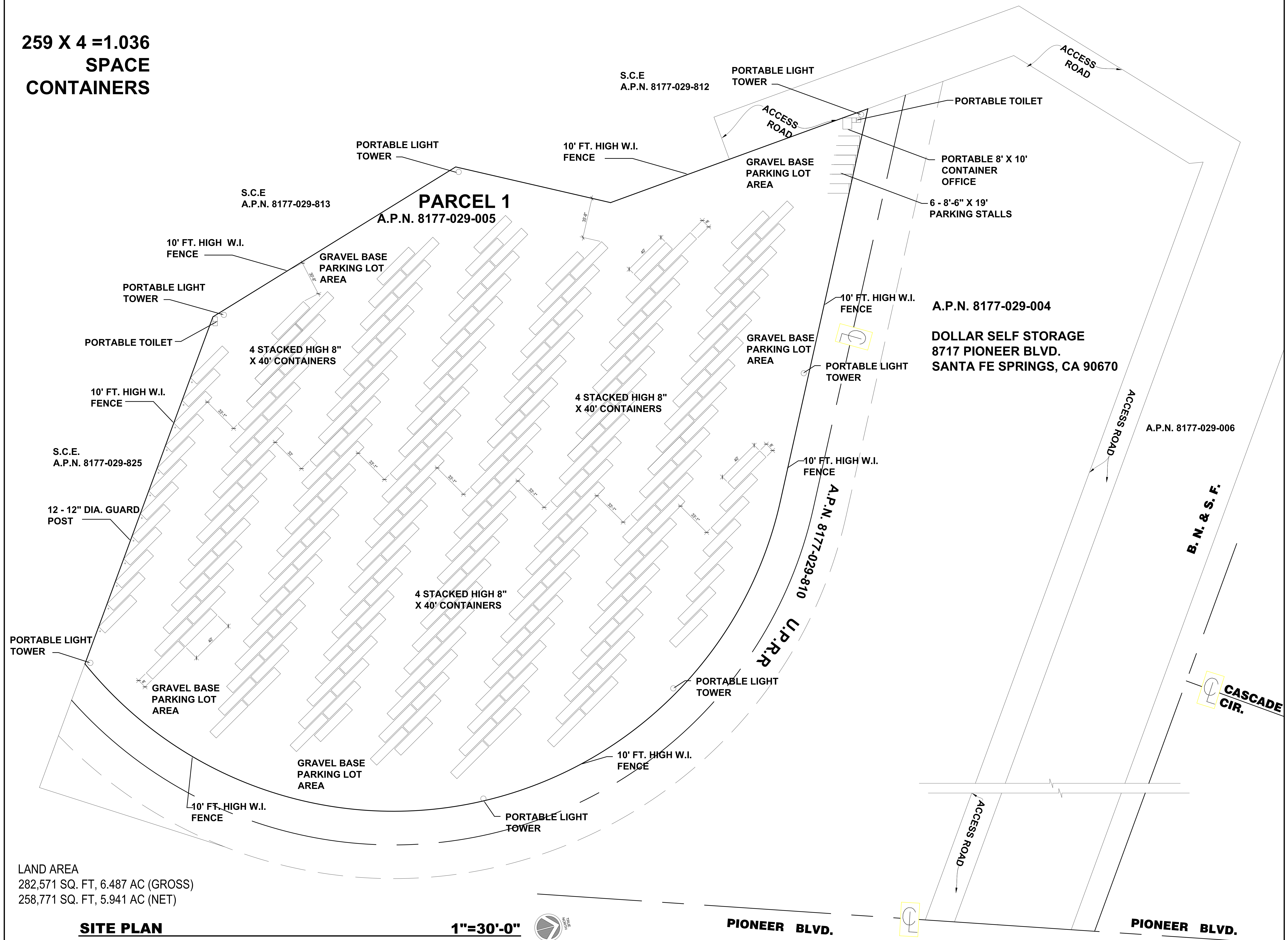
Whittier Daily News
Published: 2/16/24

Attachment C
Radius Map for Public Hearing Notice



Attachment D
Proposed Site Plan

**259 X 4 =1.036
SPACE
CONTAINERS**



Furuto Rubio & Associates
Architecture / Planning / Design
101 L. A. Avenida • Montecito, Ca. 91751 • 323-891-8770 • Fax 323-891-8771

[illegible]

DRAWING TITLE	SITE PLAN
JOB TITLE	8717 PIONEER BOULEVARD
JOB ADDRESS	8717 PIONEER BOULEVARD SANT FE SPRINGS, CALIFORNIA 90670

DATE	02/13/24	SCALE	1"=30'-0"	DRAWN BY	FRA
JOB NO. 23-123					
DRAWING NO. ST-1					

Attachment E

Resolution No. 256-2024

Exhibit A – Conditions of Approval

Exhibit B – CEQA Addendum (Initial Study/Mitigated Negative Declaration)

**CITY OF SANTA FE SPRINGS
PLANNING COMMISSION**

RESOLUTION NO. 256-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS, APPROVING AMENDMENT TO CONDITIONAL USE PERMIT CASE NO. 641 AND AMENDMENT TO ZONE VARIANCE CASE NO. 68 TO AMEND THE PREVIOUS APPROVAL FOR AN OPEN STORAGE YARD USE FOR RV STORAGE AND ALTERNATIVELY APPROVE THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR SHIPPING CONTAINERS, AND A CONCURRENT REQUEST TO MODIFY THE PREVIOUS ZONE VARIANCE APPROVAL TO INCLUDE TWO NEW DEVIATIONS: A DEVIATION TO SECTION 155.494 (PAVING OF PARKING AND LOADING AREAS) AND SECTION 155.260 (LANDSCAPING) OF THE CITY'S ZONING ORDINANCE, AND ADOPT AN ADDENDUM TO THE EXISTING MITIGATED NEGATIVE DECLARATION.

WHEREAS, an application was filed for an Amendment to Conditional Use Permit (ACUP) Case No. 641 to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard use for shipping containers; and

WHEREAS, an application was concurrently filed for an Amendment to Zone Variance (ZV) Case No. 68 to modify the previous Zone Variance approval to include two new deviations: a deviation to Sections 155.494 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance; and

WHEREAS, the subject property is located on a land-locked parcel with access to Pioneer Boulevard through an existing driveway easement, and an Assessor's Parcel Number of 8177-029-005, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Premier RV Storage, LLC, 1000 West Madison Avenue, Montebello CA 90640; and

WHEREAS, the property applicant is Raffi Minasian, 1000 West Madison Avenue, Montebello CA 90640; and

WHEREAS, the proposed amendment, which includes an Amendment to Conditional Use Permit Case No. 641 and an Amendment to Zone Variance Case No. 68 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, following a comprehensive review of the information provided by the applicant, along with the written and oral staff reports, the Planning Commission has

ascertained and confirmed that the proposed project meets all the criteria outlined in Section 15164 of the California Environmental Quality Act Guidelines for authorizing an Addendum to an adopted Mitigation Negative Declaration; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on February 16, 2024, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 15, 2024, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on February 28, 2024, concerning the environmental findings and determination, Amendment to Conditional Use Permit Case No. 641, and Amendment to Zone Variance Case No. 68.

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 development is considered a project under the California Environmental Quality Act (CEQA); and as a result, the project is subject to CEQA review. The Project's original approval in 2008 included an Initial Study/Mitigated Negative Declaration (IS/MND), prepared by PlaceWorks, formerly known as The Planning Center. The original environmental document analyzed potential environmental impacts associated with the original RV storage use, which included storage area for a total of 348 RVs, including two (2) 22,500 square foot buildings that provides covered storage for up to 110 RVs and a 2,360 square foot office and manager's apartment. As part of this revised Project, an addendum to the IS/MND was prepared by Blodgett Baylosis Environmental Planning. The addendum analyzes the existing mitigations and review of the potential environmental impacts associated with the previously examined project against the current project to determine if there is a need to revised or otherwise mitigate potential environment concerns.

In accordance with CEQA Guidelines Section 15164, an Addendum to an adopted Negative Declaration may be prepared when only minor technical changes or additions

are necessary, and none of the conditions described in Section 15162, which call for the preparation of a subsequent or supplemental negative declaration, have arisen.

Pursuant to the CEQA Guideline Section 15162, if the proposed development satisfy any of the following conditions a subsequent or supplemental negative declaration will be required.

- (A) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects

As indicated by the provided addendum, the impacts resulting from the proposed amendment are likely to be insignificant compared to the originally approved project. In 2008, the Planning Commission approved the open storage yard use for RV storage, which included two (2) 22,500 square foot buildings that provided covered storage for up to 110 RVs and a 2,360 square foot manager's apartment. Whereas, the proposed project will not result in the construction of any buildings and instead, store a maximum of 1,036 shipping containers, assuming a four-high stacking arrangement, in designated areas throughout the site with a single 80 square foot modular office trailer. As a result, the existing mitigation measures associated with the originally adopted IS/MND, specifically Aesthetics, Biological Resources, and Cultural Resources, do not need to be modified.

- (B) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The existing mitigation measures related to Aesthetics, Biological Resources, and Cultural Resources will remain applicable to the current project and no additional mitigated measures have been included in the addendum. The Planning Commission has therefore determined that the proposed open storage yard use for shipping containers does not necessitate any changes/additions to the previously adopted IS/MND and also does not meet any of the conditions outlined in Section 15162 that would require the preparation of a subsequent or supplemental negative declaration. Therefore, it is determined that an Addendum to the previously adopted IS/MND is the appropriate CEQA document for the proposed project.

- (C) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The existing mitigation measures related to Aesthetics, Biological Resources, and Cultural Resources will remain applicable to the current project and no additional mitigated measures have been included in the addendum. The Planning Commission has therefore determined that the proposed open storage yard use for shipping containers does not necessitate any changes/additions to the previously adopted IS/MND and does not meet any of the conditions outlined in Section 15162 that would require the preparation of a subsequent or supplemental negative declaration. Therefore, it is determined that an Addendum to the previously adopted IS/MND is the appropriate CEQA document for the proposed project.

In addition to the CEQA addendum report, Blodgett Baylosis Environmental Planning prepared a trip generation analysis (Exhibit B). It should be noted that on February 8, 2024, the City's Traffic Engineer accepted the trip generation summary and also determined that no additional studies or detailed analysis are required. 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 Ordinance, 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 6.49-acre property is isolated and completely surrounded by railroad tracks. It is situated at a substantial distance below the existing I-605 freeway (*the property is approximately 40 feet below the freeway elevation*) and thus has no direct

frontage on or access to a public street. Lastly, the property has no existing or nearby infrastructure. All these conditions generally distinguish the property from other properties in the vicinity and the same zoning classification, and severely limits the potential use of the site for many of the available industrial uses that would normally be permitted in the M-2, Heavy Manufacturing Zone.

Additionally, the M-2 zoning classification is intended “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 encourage the location of desirable industrial plants...” The approval of this project would facilitate the objectives of the M-2 zoning classification by permitting a viable use of the property in a manner that is complimentary to nearby uses.

- (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 only proposed structure is an 80 square foot modular office trailer. Said office trailer will be located at the northwest corner of the Project Site. As previously mentioned, the Project Site is an isolated, land-locked, parcel bordered by railroad tracks. While the shipping containers may be stacked to a maximum height of 36 feet, the unique location of the Project Site along with the trees that currently exist in between the Project Site and the Freeway, visibility of the shipping containers is limited from public view. The Planning Commission therefore finds that the Project Site characteristics will remain practically unchanged and the general appearance and welfare of the community will continue to be preserved.

SECTION IV. ZONE VARIANCE FINDINGS

Pursuant to Section 155.675 of the City of Santa Fe Springs Zoning Ordinance, the Planning Commission shall consider the following findings in their review and determination of the subject Zone Variance. Based on the available information, the City of Santa Fe Springs Planning Commission has made the following findings:

- (A) *That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone.*

Paving:

The applicant has expressed a desire to operate the proposed use for a period of five (5) years. Considering the temporary nature of this facility, the proposed use of crushed gravel is a practical yet sufficient substitution for paving. Nevertheless, it should be noted that condition #78 requires the site to be fully paved should the open storage use extend beyond five (5) years, unless an extension of the entitlement is granted by the City’s Planning Commission or City Council.

Landscaping:

As previously mentioned, the 6.49-acre property is isolated, is surrounded by railroad tracks, is at a substantial distance below the freeway (the property is approximately 40 feet below the freeway elevation), has no direct frontage on or access to a public street, and has no existing or nearby infrastructure. Therefore, incorporating on-site landscaping does not provide the same value on the Project Site compared to other properties with street frontage or greater visibility by the public.

- (B) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.

Paving:

The use of gravel as opposed to paving is essential for accommodating the specific operational needs of businesses on vacant undeveloped properties, particularly those requiring flexible and cost-effective storage solutions to accommodate a temporary interim use while the owners search for a permanent use or occupant. Denying this variance would hinder the property owner's ability to generate some income to help offset the ongoing maintenance cost and continue their search to find a permanent use. Moreover, the use of gravel is commonly utilized in similar situations where the industrial property is vacant and underutilized due to its practicality, affordability, and compatibility with container storage operational requirements. Granting the requested variance would therefore ensure equitable access to property rights within the vicinity and zone district while promoting the sustainable utilization of resources for commercial purposes.

Landscaping:

While landscaping requirements serve to enhance the aesthetic appeal of properties and contribute to the overall beautification of the area, it is acknowledged that the specific location of the property, being not directly visible from public view, reduces the overall value and necessity of having such landscaping. Imposing landscaping requirements in this instance would impose unnecessary financial burdens on the property owner without conferring significant aesthetic or functional benefits. Granting the variance would therefore align with the practical considerations of the property's location and zoning characteristics while ensuring that equitable property rights are preserved within the vicinity and zone district.

- (C) That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.

Paving:

The granting of the variance to utilize gravel instead of paving for the temporary use of shipping containers is not expected to be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. Gravel, as a surfacing material, is commonly utilized in industrial settings for temporary

container storage operations and is unlikely to pose significant risks to public safety or welfare. Additionally, the temporary nature of the container storage use ensures that any potential impacts on neighboring properties or improvements are minimal and short-term. The use of gravel offers flexibility and cost-effectiveness while still providing a suitable surface to effectively mitigate any potential issues, such as dust control and proper site maintenance.

Landscaping:

Granting a variance to waive landscaping requirements for a site with no direct access and limited visibility from the public is unlikely to be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. The absence of direct access and limited visibility from public areas diminishes the potential impact of landscaping on the surrounding environment and public perception. Given these circumstances, enforcing landscaping requirements may not yield significant benefits in terms of aesthetic enhancement or environmental conservation. Moreover, imposing such requirements could impose undue financial burdens on the property owner without corresponding tangible benefits to the community or neighboring properties. Therefore, granting the variance to waive landscaping requirements for this particular site is unlikely to pose risks to public welfare or neighboring properties.

- (D) *That the granting of such variance will not adversely affect the master plan of the city.*

Paving:

While adherence to paving requirements is generally to promote uniformity, safety, and aesthetic standards within the city, the proposed use of gravel for temporary storage purposes presents minimal risk of adverse impact on the master plan. Gravel, although different from paving, serves a practical purpose in this context, offering a cost-effective and easily adjustable surface suitable for the proposed container storage use. Given that the area in question is designated for industrial use, the temporary presence of gravel for storage purposes aligns with the overarching goals of accommodating industrial activities and supporting economic growth within industrial zone. Granting the variance therefore is unlikely to compromise the integrity or objectives of the city's master plan.

Landscaping:

While landscaping requirements are integral to enhancing the visual appeal and environmental sustainability of properties, it is important to recognize that the property in question is not directly visible from public view. Given this unique circumstance, the absence of landscaping is unlikely to significantly impact the overall aesthetic or environmental quality of the surrounding area as perceived by the public. Exempting the property from the standard landscaping requirements, in this instance, acknowledges the practical considerations specific to the property's location and zoning characteristics and thus is unlikely to undermine the broader goals and objectives outlined in the city's master plan.

SECTION V. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 256-2024 to adopt the proposed Addendum to the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Section 15164, approve Amendment to Conditional Use Permit Case No. 641 to amend the previous approval for an open storage yard use for RV storage and alternatively approve the establishment, operation, and maintenance of an open storage yard use for shipping containers, and approve Amendment to Zone Variance Case No. 68 to modify the previous Zone Variance approval to include two new deviations: a deviation to Sections 155.494 (paving of parking and loading areas) and 155.260 (landscaping) of the City's Zoning Ordinance on property located at 8745 Pioneer Boulevard, within the M-2, Heavy Manufacturing, Zone, subject to the conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 28th day of February 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

DRAFT CONDITIONS OF APPROVAL
Open Storage of Shipping Containers
Amendment to Conditional Use Permit Case No. 841
Amendment to Zone Variance Case No. 68
8745 Pioneer Boulevard* (APN: 8177-029-005)

*New address assigned

**Modifications to existing conditions are identified with a Bold or Strikethrough

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Alex Flores at 562-868-0511 x7507)

1. ~~That the owner shall execute an affidavit agreeing to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County and will not exceed 3% per year.~~ **(Removed)**
2. ~~That the owner must show how he intends to drain the site and the methods that will be utilized to treat and infiltrate runoff on the site. One method of indicating how this will be done is by the preparation of a grading/drainage plan and hydrology study that includes flows, elevations, drainage appurtenances, and runoff treatment and infiltration devices. Also, the developer must indicate what provisions will be made to handle storm conditions when the runoff exceeds the rate of infiltration.~~ **(Removed)**
3. ~~That Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications. Storm drain plans shall be approved by the City Engineer.~~ **(Removed)**
4. ~~That the owner/developer shall make arrangements with San Gabriel Valley Water Company, for water service and fire service/hydrants and shall pay all costs therefore. Fire hydrants shall be installed at the owner/developer's cost as required by the Fire Department.~~ **(Removed)**
5. ~~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 the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.~~ **(Removed)**
6. ~~That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval.~~ **(Removed)**
7. ~~That the owner/developer shall obtain a Storm Drain Connection Permit for any~~

connection to the storm drain system. **(Removed)**

- ~~8. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, if the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. **(Removed)**~~
- ~~9. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee. **(Removed)**~~
- ~~10. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner 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. **(Removed)**~~
- ~~11. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer. **(Removed)**~~
- ~~12. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and AutoCAD 2000 drawing files to the office of the City Engineer. **(Removed)**~~
- ~~13. That the owner/developer 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 Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality, at (916) 657-1977 or by downloading the forms from their website at <http://www.swrcb.ca.gov/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required. **(Removed)**~~

- ~~14. That the owner and/or developer shall install Portland cement concrete or asphaltic concrete pavement drive approach satisfactory to the City Engineer for the entire width of the driveways for a minimum distance of 50 feet from the back of the driveway location installed by the developer. (Removed)~~

STREETS

15. The applicant shall reimburse the City for the actual cost of any installations, replacements or modifications of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development that City Forces complete. (New)
16. The applicant shall pay for any repair needed due to damages caused by trucks entering or exiting the access easement on Pioneer Blvd. This includes, but is not limited to, the existing public roadway, concrete driveway, concrete curb and gutter, sidewalk, utilities and landscaping. (New)
17. The applicant shall pay for any modification to the existing public Right-of-Way infrastructure at the entrance of the access easement on Pioneer Blvd, as required at any time by the City Engineer. Any requested modifications will need approval by the City Engineer and all costs associated with the request shall be paid for by the applicant. (New)

CITY UTILITIES

18. In the case the developer shall make further project expansions and improvements, any storm drains, catch basins, connector pipes, retention basin and appurtenances built for the project shall be constructed in accordance with City specifications. Storm drain plans shall be submitted and approved by the City Engineer. (New)
19. In the case the developer shall make further project expansions and improvements, the developer shall make arrangements with San Gabriel Valley Water Company for any necessary water service or fire service/hydrants and shall pay all costs therefore. Fire Hydrants shall be installed at the owner/developer's cost as required by the Fire Department. (New)
20. In the case the developer shall make further project expansions and improvements, that necessary 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 the City Engineer and LA County. A sewer study may be required and (including a sewer flow test) shall be submitted along with the sanitary sewer plans. (New)

21. In the case the developer shall make further project expansions and improvements, that any necessary fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning 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. (New)
22. In the case the developer shall make further project expansions and improvements that conveys storm water in a controlled manner, the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system. (New)

MISCELLANEOUS

23. That the owner must show how he intends to drain the site and the methods that will be utilized to treat and infiltrate runoff on the site. One method indicating how this will be done is by the preparation of a grading/drainage plan and hydrology study that includes flows, elevations, drainage appurtenances, and runoff treatment and infiltration devices. Also, the developer must indicate what provisions will be made to handle storm conditions when the runoff exceeds the rate of infiltration. (New)
24. 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. (New)
25. 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. (New)
26. 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). (New)

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Kevin Yang at 562.868-0511 x3818)

27. ~~That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.~~
(Removed)
28. ~~That the office/manager building shall be protected by an approved automatic fire sprinkler system.~~ **(Removed)**
29. ~~That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.~~
(Removed)
30. ~~That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.~~ **(Removed)**
31. ~~That on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant.~~ **(Removed)**
32. 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 Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(Ongoing)**
33. ~~That prior to submitting plans to the Building Division or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.~~ **(Removed)**
34. **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. (New)**
35. ~~That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power activated gates.~~
(Removed)

36. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. (Removed)
37. Shipping containers requiring DOT placards for materials classified as explosives, flammable liquid, organic peroxide, and dangerous when wet shall not be stored on the property. (New)

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Eric Scott at 562.868-0511 x3812)

38. That prior to issuance of building permits, the owner/developer shall comply with the applicable conditions below and obtain written certification from the Santa Fe Springs Fire Department that all applicable conditions have been met:
 - a. ~~Phase I Environmental Audit. Owner/developer has retained a qualified, certified and licensed environmental consultant to perform a Phase I Site Assessment and any soils, geologic, hydrogeologic, engineering and other tests necessary in order to determine if any crude oil, hazardous substances or hazardous wastes, as defined in state or federal law, have been released on, under or about the Property. The owner/developer shall provide the Santa Fe Springs Fire Department with copies of the Phase I Site Assessment and any other assessment information for review and approval. If the site assessment identifies a release, or potential release at the site, the owner/developer must comply with part b.~~
 - b. ~~Phase II Site Assessment/Remedial Action Plan and Report. A Phase II Site Assessment, prepared in accordance with the City's Soil Assessment and Remediation Guidelines for Commercial/Industrial Sites, may be required based on the information presented in the Phase I Site Assessment. The Phase II report must be reviewed and approved by the Santa Fe Springs Fire Department Environmental Protection Division (EPD). Should the Phase II Site Assessment indicate that contaminate levels exceed the City's remediation standards or other regulatory agency guidelines, remedial action will be required. A remedial action workplan must be approved by the EPD and/or another authorized oversight agency before implementation. Once remedial action is complete, a final remedial action report must be submitted and approved.~~
 - c. ~~Soil Management Plan & Report. A Soils Management Plan (SMP) which addresses site monitoring and soil remediation during site development activities may be required. If required, the SMP shall be submitted to the Santa Fe Springs Fire Department for review and approval before grading activities begin. Once grading is complete, a SMP report must be submitted to the Fire Department for final approval. Building plans will not be approved until the SMP report has been approved by the Environmental~~

~~Protection Division. (Removed)~~

39. ~~Permits and approvals. That the owner/developer 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 having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity. (Removed)~~
40. ~~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. (Removed)~~
41. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**
42. ~~That the owner/operator shall submit plumbing plans to the Santa Fe Springs Fire Department and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer. (Removed)~~

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at 562.868-0511 x3335)

43. That the owner/developer shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the Police Services Department of the City. The photometric plan shall be designed to provide adequate lighting (minimum of 2-foot candlepower) 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. **(Ongoing)**
44. That a tubular/steel fence, a minimum of 8-feet tall, shall be provided at the perimeter of the property. Said fence shall be subject to the approval of the Director of Police Services. **(Ongoing)**
45. That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The emergency contact information shall be updated annually at the beginning of each year. **(Ongoing)**

46. ~~That only currently licensed and operable recreational vehicles, boats, and trailers shall be stored on the property. At no time shall the property be used for the storage of unlicensed, abandoned, wrecked, dismantled or inoperative vehicle or part thereof. (Removed)~~
47. ~~That the applicant shall install new digital cameras throughout the property and also along the perimeter of all buildings. The digital cameras shall be capable of recording the perimeter of the property and be able to record during the night and day. The manager's building shall possess equipment capable of monitoring all cameras. (Removed)~~
48. ~~That the pick-up and drop-off of recreational vehicles, boats, trailers, etc., shall be limited to the following hours: Monday through Sundays between the hours of 8:00 a.m. and 8:00 p.m. (Removed)~~
49. That the proposed buildings **office trailer**, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Revised)**
50. ~~That ingress to and egress from the site shall be via automatic gates that equipped with a keypad system with a unique code. The 24-hour access code shall be provided to the Director of Police Services so that police personnel can enter the property when patrolling and responding to calls of service. (Removed)~~
51. ~~That a "state of the art" security system shall be installed to detect intrusion throughout the site. (Removed)~~
52. ~~That the owner/developer shall install a warning system in the Manager's building that would inform the manager when the entry gate has been opened. (Removed)~~
53. That **where parking backs up against the perimeter fence**, bollards or some other form of protective safety device shall be installed at the end of each parking space to prevent vehicles from damaging the perimeter fence. **(Revised)**
54. **The applicant shall submit and obtain approval of a proposed security plan for the property from the City's Department of Police Services. Security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission. The plan includes a description of crime prevention barriers in place at the subject premises including but not limited to ingress and egress controls,**

security systems, and site plan layouts. (New)

55. Trucks are not to back-in from the street, block traffic, and shall not block or stop on the railroad tracks at any time; drivers are subject to citations. (New)
56. Containers stored on the premises shall be free of graffiti at all times. (New)
57. The Applicant and/or his contracted drivers shall be made 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. (New)
58. Containers shall not be placed on any public street or any property that does not have approval to store containers. (New)
59. The Applicant shall maintain all areas with sufficient gravel base to prevent dust from being discharged. (New)
60. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at the entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after individual permanent numbers have been installed. DO NOT PAINT NUMBERS ON THE BUILDING. (New)
61. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. (New)
62. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view. (New)

WASTE MANAGEMENT:

(Contact: Maribel Garcia at 562.868-0511 x7569)

63. 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. (New)
64. 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. (Relocated and Revised)

65. 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. (Relocated)

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Vince Velasco at 562.868-0511 x7053)

66. That the Mitigation Monitoring Program (State Clearinghouse No. 2006071108 (SCH No. 2006071108) shall be made part of the conditions of approval for Conditional Use Permit Case No. 641 and Zone Variance Case No. 68. The Mitigation Monitoring Program is listed in the Appendices as Appendix I. (Ongoing)
67. Truck traffic will be prohibited from using Pioneer Boulevard between Los Nietos Road and Telegraph Road due to existing vehicle weight restrictions. (New)
68. The washing and repairing of trucks and/or containers shall be prohibited at all times. Minor repairs of containers for safety measures are acceptable. (New)
69. This approval allows for trailers up to 40 feet long provided that ingress and egress along Pioneer Boulevard provide adequate maneuvering of all vehicles, including but not limited to, the requirement that all vehicles must clear railroad tracks and existing medians while turning into the driveway from Pioneer Boulevard.
- a. If traffic impacts are observed, the applicant shall submit and obtain approval for a Street Improvement Plan from both the Department of Planning & Development and the Department of Public Works. This plan may include but not be limited to the design and functionality of the main driveway along Pioneer Boulevard.
 - b. The approval of trailers greater than 40 feet in length will require prior approval from both the Department of Planning & Development and the Department of Public Works. (New)
70. The applicant shall submit a site maintenance and operations plan for ongoing property cleaning, dust mitigation, and litter control for review and approval by the Director of Planning or his/her authorized designee. (New)
71. Prior to operating, the applicant and/or tenant shall obtain all required permits from the Planning Department and the Building Department for the proposed office trailer. (New)

72. ~~That if the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or any other materials, the screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Screening is prohibited in front of the wheels of the valves. Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. (Removed)~~
73. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Anita Jimenez at (562) 868-0511 x7361. (Moved to Waste Management and Revised)~~
74. ~~That the owner/developer 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. (Moved to Waste Management)~~
75. That the owner/developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. ~~909~~ **1054. (Revised)**
76. ~~That all roof-mounted mechanical equipment and/or ductwork which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development. Contractor shall provide a line-of-sight drawing showing that the equipment will not be visible at a height of 6 feet from a distance of 300 feet. (Removed)~~
77. ~~That the owner/developer 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 to be used. (Removed)~~
78. That the entire site shall be **initially covered in crushed gravel** paved. Such paving shall consist of suitable base material, topped with hard, durable, plant-mix asphaltic paving or Portland cement. The surface shall be graded and drained so as to dispose of all surface water. **Should the applicant request an extended period of approval, the entire site shall be paved. (Revised)**
79. ~~That the owner/developer shall make arrangements with San Gabriel Valley Water Company, (818) 448-6183, for water service and fire service/hydrants and shall pay all costs thereof. (Removed)~~
80. That a minimum of ~~ten~~ **six (6)** parking spaces shall be provided for customers,

visitors, and employees. The on-site parking shall not be used, reduced, or encroached upon in any manner. **(Revised)**

81. That as stipulated by the Public Utilities Commission, the owner/developer shall install new Private Crossing signs and Stop signs at all private at-grade crossings. The placement of the signs shall be pursuant to Commission General Order 75-D, Section 7.3 and Section 7.4. **(Ongoing)**
82. That as stipulated by the Public Utilities Commission, the owner/developer shall place and maintain stop lines at both approaches. Pursuant to the California Manual on Uniform Traffic Control Devices (CA MUTCD) section 8B.21 (Guidance): The Stop Line should be a transverse line at a right angle to the traveled way at a point where a vehicle is to stop or as near to the point as possible. The stop line should be placed approximately 2.4m (8 feet) in advance of the gate (if present), but no closer than 4.6m (15 feet) from the nearest rail. **(Ongoing)**
83. That as stipulated by the Public Utilities Commission, the owner/developer shall install “DO NOT STOP ON TRACKS” signs (defined as R8-8 in the California Manual on Uniform Traffic Control Devices (CA MUTCD) at both approaches to the crossing. **(Ongoing)**
84. That as stipulated by the Public Utilities Commission, the owner/developer shall reduce the crossing approach grades. The American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highway and Streets (p. 733) recommends the following: Vertical Alignment: The crossing should be at the same plane as the top of the rails for a distance of .6m (2 feet) outside the rails. The surface of the highway should also not be more than 75mm (3 inches) higher or lower than the top of the nearest rail at a point 9m (30 feet) from the rail unless track super elevation makes a different level appropriate....**(Ongoing)**
85. That conditions No. **82, 83, 84, and 85** ~~50, 51, 52 and 53~~, by the Public Utilities Commission are contingent on train traffic remaining at two movements per night after facility operating hours. Should train operations change, the Commission’s Rail Engineering Section (RCES) shall be contacted to re-evaluate the two private crossings. **(Revised)**
86. That the owner shall provide written documentation indicating that the facility operation hours shall be limited to the periods during which no train traffic is present. According to letters by Union Pacific Railroad, (See attachment) two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and that they do not plan to block the existing and proposed crossings for any great length of time. Furthermore, if a train had to park at the location, it could be cut as not to block the crossing. **(Ongoing)**

87. That the letters mentioned in conditions ~~#87~~ #55 shall be recorded with the County Registrar-Recorder office. **(Revised)**
88. That the owner shall install signage, at the entry and throughout the property, stating that two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and as a result, access, including emergency access, to and from the site may not be possible during these hours. Said signage shall also include the **U.S. Department of Transportation (DOT) number #** of each crossing and the toll-free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). In an emergency situation whereby access to and from the site is blocked by a train, callers shall be instructed to call the RMCC, identify the crossings and state the nature of the emergency. The RMCC will then contact the train to have the train speed-up to cross the tracks or have the train broken-up at the "knuckle" to allow access. **(Revised)**
89. ~~That emergency call boxes shall be installed at the entry and throughout the property with the DOT # of each railroad crossing and the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). Instructions regarding contacting the RMCC shall be posted within the call boxes. (Removed)~~
90. That **the contract with the operator(s)** ~~each rental contract~~ shall include wording stating that two trains per day pass through the crossing between the hours of 8:00 p.m. and 8:00 a.m. and as a result, access, including emergency access, to and from the site may not be possible during these hours. The rental contract shall also include the toll free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC) and instructions regarding contacting the RMCC in the event a train blocks access to or from the site. **(Revised)**
91. That posted in the manager's office shall be the DOT # of each crossing and the toll-free number (888-877-7267) for Union Pacific's Response Management Communication Center (RMCC). All personnel shall be instructed in the procedure for contacting the RMCC in the event a train blocks access to or from the site. **(Revised)**
92. **That if written confirmation has been obtained by the Public Utilities Commission acknowledging that conditions #82 through #92 are no longer required, such conditions shall be considered satisfied or no longer applicable. (New)**
93. ~~That the crossings through the adjacent mini-warehouse property shall remain locked at all times and will only be used by emergency vehicles. (Removed)~~
94. ~~That the owner shall provide written documentation indicating that he has~~

~~received permission from the owner of the mini-warehouse property to allow access to the emergency vehicle only crossing. The path to the crossing shall remain unobstructed at all times. (Removed)~~

95. ~~That prior to submitting plans to the Building Division or Planning Commission, the owner/developer shall submit to the Department of Planning and Development a preliminary site plan that is approved by the Public Utility Commission's Rail Engineering Section. (Removed)~~
96. ~~That prior to any construction activities a jurisdictional delineation by a licensed biologist shall be conducted to determine if any area(s) of the site is considered a wetland. If determined to be a wetland, mitigation at a ratio of 3:1 or preservation of the area(s) shall be required. Prior to any mitigation measures, authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Game is required. Concurrence from the Corps and the California Department of Fish and Game shall be required as part of Section 404 of the Federal Clean Water Act, and Section 1600 et seq. of the California Department of Fish and Game code. (Satisfied)~~
97. ~~That a nest survey shall be required prior to tree removal to avoid take of protected birds that may be actively nesting in the trees. Under California Fish and Game code, an active bird nest cannot be disturbed. If nests with eggs or young are found, an avoidance buffer of 250 to 500 feet may be required by California Department of Fish and Game. (Removed)~~
98. That a pre-construction survey shall be required to determine if dicing or mowing of the site has created suitable habitat for the burrowing owl. If the owl is found to be present, consultation with California Department of Fish and Game is required. **(Ongoing)**
99. That if the development requires the installation of transformers **and/or generators**, the owner/developer shall submit, for approval, the electrical plans that show the location of all proposed transformer(s). **(Revised)**
100. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the approval of the Fire Department, **Building Department**, and the Department of Planning and Development. **(Revised)**
101. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (Plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. ~~All drawings shall be properly dimensioned and drawn to scale on 24" x 26" maximum size paper.~~ All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. Pole Signs and A-Frame signs are prohibited. **(Revised)**
102. That a sufficient number of approved outdoor trash enclosures shall be provided

for the development subject to the approval of the Director of Planning and Development. **(Ongoing)**

- 103.** ~~That the railroad tracks shall not be blocked at any time. Signs and markings as required by the Public Utilities Commission shall be installed as shown on the site plan on file for this case. **(Removed)**~~
- 104.** That approved suite numbers/letters or address numbers shall be placed on the proposed building **office trailer** 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. **(Revised)**
- 105.** That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs: **(Ongoing)**
- a. Covenants.
 - 1. Owner/developer shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described above and 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. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer 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. Owner/developer 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. Owner/developer 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.
106. That prior to occupancy, the owner/operator shall submit a business license application to the Planning and Finance Departments for consideration of a Business Operations Tax Certificate (BOTC). A Statement of Intended Use form shall also be submitted to the Building and Fire Department for their approval. **Both forms, and other required accompanying forms, may be obtained on the City's website (<https://santafesprings.hdlgov.com/>).** (Revised)
107. That the owner/developer shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. The conditions of approval contained herein, shall be made part of the construction drawings for the proposed **project development**. Plans shall not be accepted for plan check ~~unless~~ without the conditions of approval as stated. **(Revised)**
108. ~~That the owner/developer understands that current City Codes prohibit metal buildings; consequently, the two (2) storage buildings that are proposed to be constructed of "Stucco-Tek Metal panel" may not be allowed. An "alternative" type of construction may be required.~~ **(Removed)**
109. ~~That the final plot 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 Planning and Development.~~ **(Removed)**
110. That the development shall otherwise be built substantially in accordance with the **site plan** ~~plot plan, floor plan, and elevations~~ submitted by the owner and on file with the case. Any modification, addition, ~~color change, texture change,~~ or design change, shall be subject to the prior written approval of the Director of Planning and Development. **(Revised)**
111. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations shall be complied with.

(Ongoing)

112. That CUP 641 and ZV 68, shall be extended for an additional **five (5)** years until **February 28, 2029, subject to an administrative review in two years (on or before February 28, 2026)**. If said entitlements have not been utilized by **February 28, 2029**, any privileges granted herein, shall become null and void. An extension of time, however, may be granted by **Planning** Commission or **City** Council action. **(Revised)**
113. ~~That CUP 641 and ZV 68, shall be extended for an additional five (5)two (2) years until July 10, 2022July 11, 2024. If said entitlements have not been utilized by July 10, 2022July 11, 2024, any privileges granted herein, shall become null and void. An extension of time, however, may be granted by Commission or Council action. (Removed)~~
114. ~~That Conditional Use Permit Case No. 641 and Zone Variance Case No. 68 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval. (Satisfied)~~
115. That the owner, Premier RV Storage SFS, LLC. agree 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. 641 and Zone Variance Case No. 68, 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. **(Ongoing)**
116. ~~That the City initially intended that the owner construct a grade separation between the roadway and the UPRR rail crossing, due primarily to concerns that a train might prevent emergency vehicles from obtaining access to the property. The owner has determined that due to several factors, including a low water table, encroachment into the vertical clearance of Edison's power line, not possessing ownership of the adjacent property and not possessing the minimum required length to construct an overpass is not feasible. As a result, the City will not impose the grade separation condition. In return for the City's removal of such intended condition, the owner, on behalf of itself and all successors in interest, hereby agrees to defend, indemnify and hold harmless City, its officers, employees and agents, against any and all claims, suits, losses, damages or expenses of any kind, including reasonable attorneys' fees and litigation expenses, which arise from or are related to, whether directly or indirectly, access issues pertaining to the railroad or the failure to construct such grade separation. (Removed)~~

117. That the site shall be used only for the storage of **shipping containers** ~~recreational vehicles, boats and trailers~~ and shall not be used for other uses, including that of a mini-warehouse facility. **(Revised)**
118. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**

CEQA ADDENDUM

TO: Los Angeles County Registrar-Recorder/County Clerk
County Clerk Main Office
12400 Imperial Highway
Norwalk, California 90650

FROM: City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

NAME: Conditional Use Permit (CUP) 641-2 and Zone Variance (ZV) 68

LOCATION: The project site is located east of the San Gabriel River and west of Interstate 605 (I-605) in the City of Santa Fe Springs. Rivera Road and the Southern Pacific Railroad tracks are located north of the site and the western extension of Los Nietos Road is located south of the project site. The assessor's parcel number (APN) that is applicable to the site is 8177-029-811.

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

APPLICANT: Mr. Raffi Minasian, Raffi.Minasian@sce.com, Premier RV Storage, SFS.

PROJECT: The proposed "revised project" would involve the use of the 6.7-acre project site for the storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The majority of the shipping containers that would be stored onsite would be empty. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. The conceptual site plan contemplates eight rows of stacked containers that would be separated by 33-foot, 1-inch wide drive aisles. The dimensions of the individual containers would be 8-feet high, 10-feet wide, and 40-feet long. The containers, when stacked four-high, would have a height of approximately 40-feet. Again, the containers that would be stacked would be empty. No loaded containers would be stacked. Additional parking for containers on trailer chassis would be located in designated parking spaces located in the western portion of the site's perimeter. These containers may be loaded or empty though the materials will be regulated by the City of Santa Fe Springs Fire Department. Access to the site would be provided by a two-lane roadway that would ultimately connect to Pioneer Boulevard. This access would be secured by a gate. The entire site would also be secured by a 10-foot high chain-link security fence. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. A total of 7 portable light towers (with generators), would be located along the site's perimeter. The original project was analyzed in the Mitigated Negative Declaration (MND) for the approved Conditional Use Permit (CUP) 641. The original project would allow for a total of 348 RVs to be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and a manager's apartment would be constructed. A manager would reside on the project site for security purposes. The entire site would be fenced and secured, accessible only by patrons using the site for RV storage. The site would be accessible from 7:00 AM until 7:00 PM daily. On-site lighting and perimeter fencing would be located on the site for security purposes. A total of 10 automobile parking spaces would be available on-site for employee and customer parking. The MND was prepared and approved in 2008.

CITY CONTACT Cuong Nguyen, Assistant Director of Planning
City of Santa Fe Springs Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

Signature_____

Date_____

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CEQA ADDENDUM

**CONDITIONAL USE PERMIT (CUP) 641-2
ZONE VARIANCE (ZV) 68
APN 8177-029-811
SANTA FE SPRINGS, CALIFORNIA 90670**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 93140**

FEBRUARY 7, 2024

SFSP 082

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1. INTRODUCTION

The proposed “revised project” would involve the use of the 6.7-acre project site for the storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The majority of the shipping containers that would be stored onsite would be empty. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers “four high.” Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. The conceptual site plan contemplates eight rows of stacked containers that would be separated by a 33-foot, 1-inch wide drive aisles. The dimensions of the individual containers would be 8-feet high, 10-feet wide, and 40-feet long. The containers, when stacked four-high, would have a height of approximately 40-feet. Again, the containers that would be stacked would be empty. No loaded containers would be stacked. Additional parking, approximately 10 spaces, for containers on trailer chassis would be located in designated parking spaces located in the western portion of the site’s perimeter. These containers may be loaded or empty though the materials will be regulated by the City of Santa Fe Springs Fire Department. Access to the site would be provided by a two-lane roadway that would ultimately connect to Pioneer Boulevard. This access would be secured by a gate. The entire site would also be secured by a 10-foot high chain-link security fence. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site’s northwest near the entry gate. A total of 7 portable light towers (with generators), would be located along the site’s perimeter.

The original project was analyzed in the Mitigated Negative Declaration (MND) that was prepared for the approved Conditional Use Permit (CUP) 641. The MND was prepared and approved in 2008. This original project would allow for a total of 348 RVs which would be parked on site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. These buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager’s apartment would be constructed. A manager would reside on the project site for security purposes. The entire site would be fenced and secured, accessible only by patrons using the site for RV storage. The site would be accessible from 7:00 AM until 7:00 PM daily. On-site lighting and perimeter fencing would be located on the site for security purposes.

A total of 10 automobile parking spaces would be available on-site for employee and customer parking.¹ Although this CEQA Addendum was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this analysis, that an Addendum is the appropriate environmental document for the proposed project’s CEQA review. Questions and/or comments should be submitted to the following individual:

Cuong Nguyen, Assistant Director of Planning
City of Santa Fe Springs Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

2. CEQA AUTHORITY FOR AN ADDENDUM

The California Environmental Quality Act (CEQA) has established the type of environmental documentation that is required when changes to a project occurs after an environmental impact report or mitigated negative is certified.

¹ The Planning Center. *Mitigated Negative Declaration and Initial Study for the RV Storage Facility*. February 2008.

Specifically, Section 15164(a) of the CEQA Guidelines states that: The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

California Public Resources Code (CPRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the current development concept would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the current development concept are within the envelope of impacts addressed in the original MND and do not constitute a new or substantially increased significant impact. Based on this determination, the new and revised project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

3. PROJECT LOCATION & ENVIRONMENTAL SETTING

The project site that is the subject to this Addendum is located in the City of Santa Fe Springs. Santa Fe Springs is located in southeastern Los Angeles County, approximately eight miles southeast of downtown City of Los Angeles. The City of Santa Fe Springs is bounded by the cities of La Mirada and Norwalk on the south, Downey on the west, an unincorporated Los Angeles County area referred to as West Whittier on the north, and the City of Whittier on the east. Major physiographic features within the surrounding area include the San Gabriel River, located approximately 500 feet to the west; the Montebello Hills, located approximately 4.4 miles to the north; the Puente Hills, located approximately 3.5 miles to the northeast; and, the San Gabriel Mountains, located approximately 14.5 miles to the north.² Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (Interstate 5 or I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the city's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's western side in a southwest-northeast orientation.³ The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The proposed project site (APN 8177-029-811) is located east of the San Gabriel River and west of Interstate 605 (I-605) in the northwest corner of the City of Santa Fe Springs. Rivera Road and the Southern Pacific Railroad (SPRR) tracks are located north of the site, and the western extension of Los Nietos Road is located south of the project site. Exhibit 3 shows the site within its local context. The San Gabriel River Freeway (I-605) is located to the east of the site, beyond the railroad right-of-way (ROW). Further west, is the San Gabriel River, beyond the railroad track. The area directly north of the site is currently developed with a self-storage facility. Rivera Road and a residential housing development are located further north of the aforementioned roadway. A small vacant triangular parcel of land is south of the site, between the San Gabriel River Channel and I-605 Freeway. Additional residential neighborhoods are located west and southwest of the project site, beyond the San Gabriel River Channel.

The 6.7-acre project site is shaped like a tear drop and is completely surrounded by a Southern Pacific Railroad track loop. The site itself is currently undeveloped and all of the trees that formerly occupied the site have been removed. The project site was formerly owned by the railroad though it is now owned by the Applicant. There is currently no public access to the project site from the surrounding street network.⁴ All entering vehicles will access the site by traveling southbound on Pioneer Boulevard. All exiting vehicles will head southbound on Pioneer Boulevard, then head east on Los Nietos Road and then connect to Norwalk Boulevard.

² Google Maps. Website Accessed September 22, 2023.

³ Ibid.

⁴ Ibid.

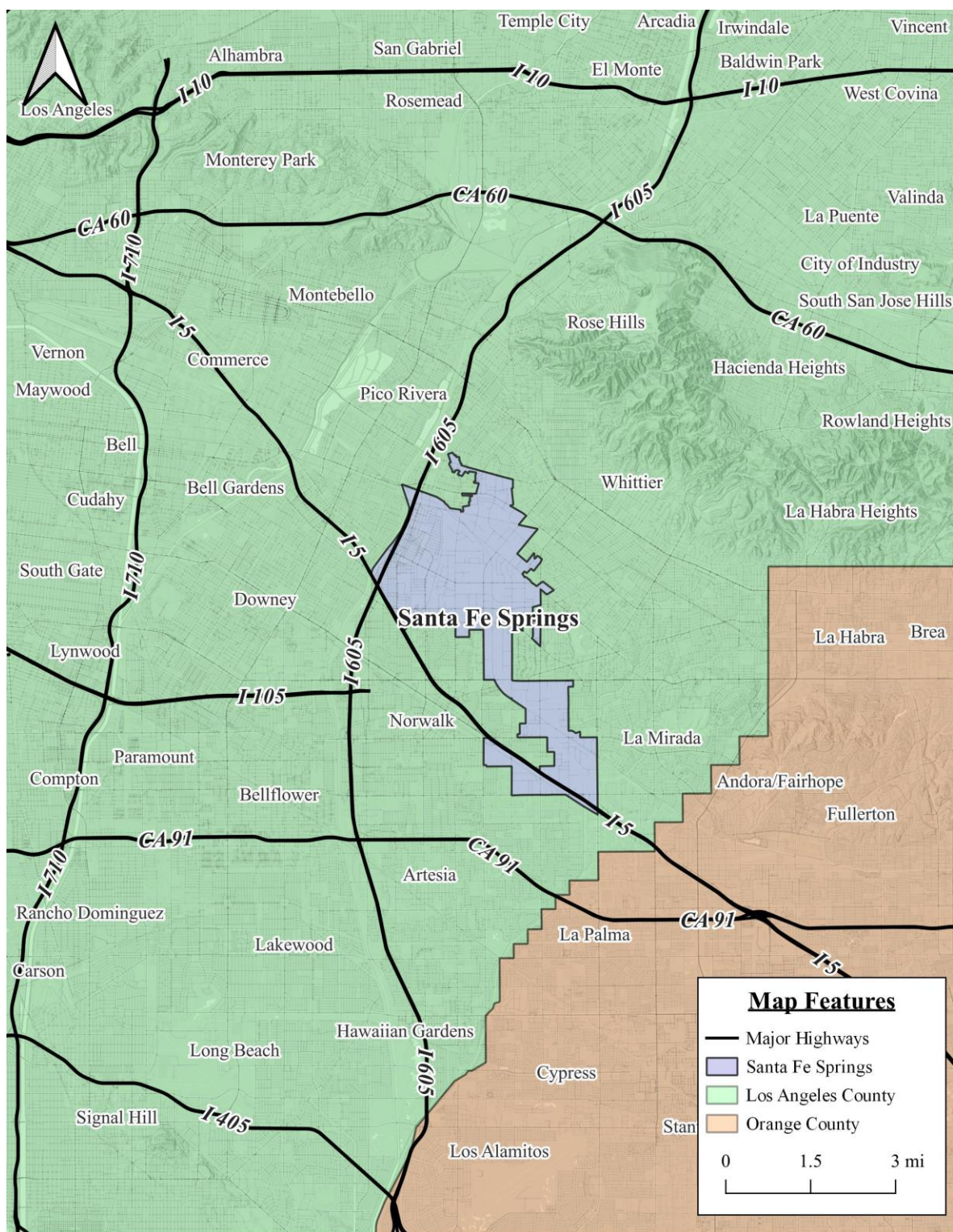


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

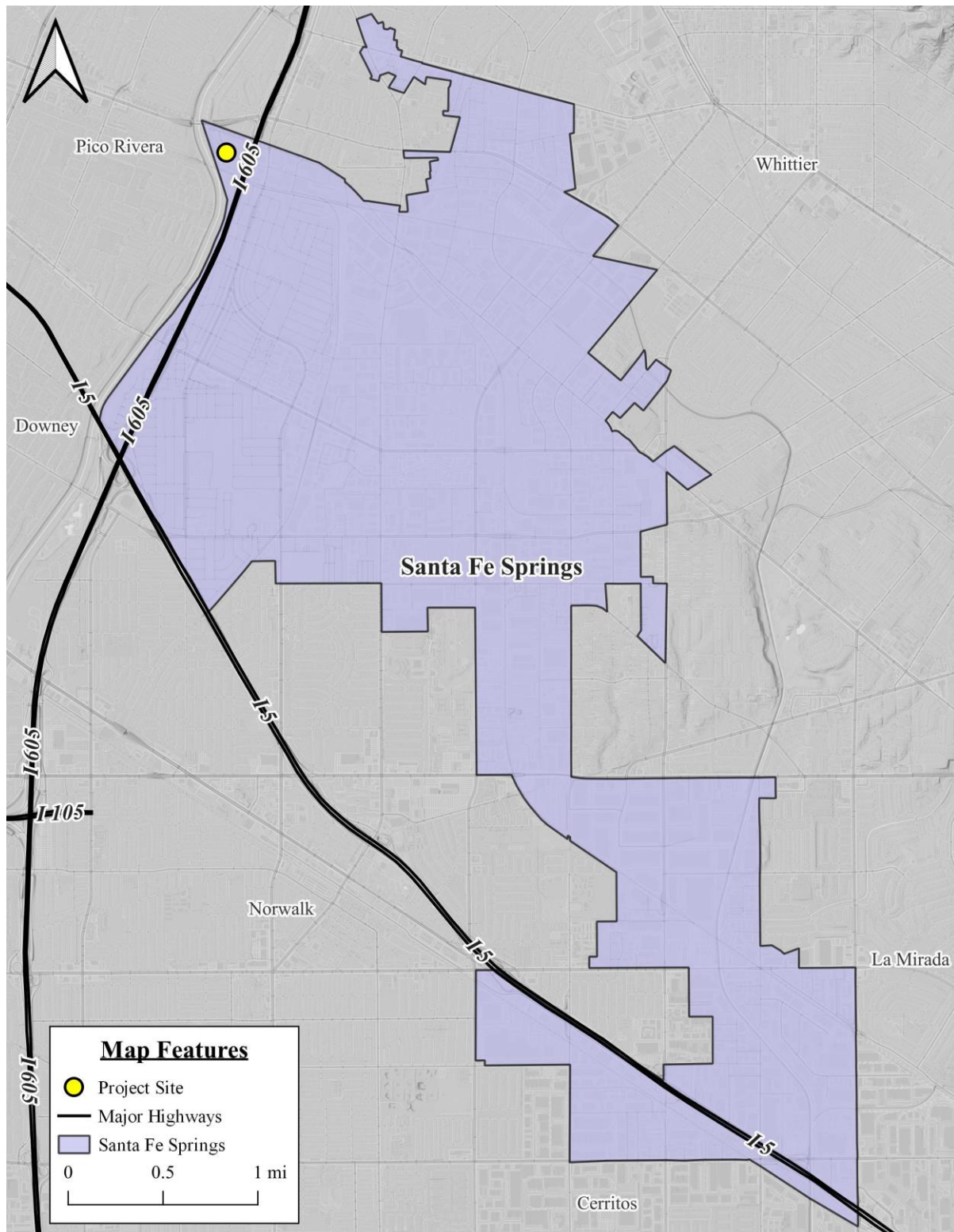


EXHIBIT 2 PROJECT SITE'S LOCATION IN THE CITY

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

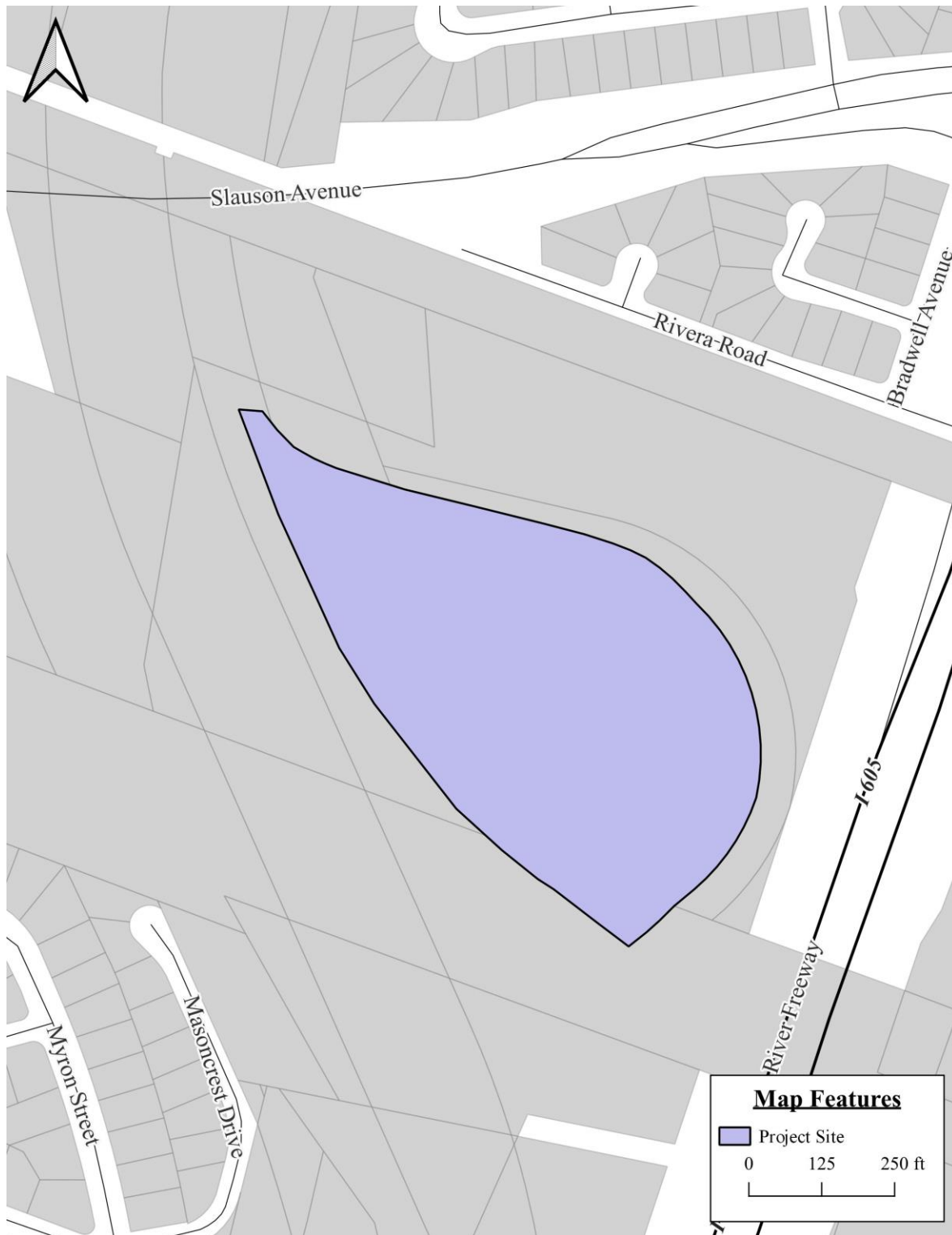


EXHIBIT 3 LOCAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 4 AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS

4. OVERVIEW OF ORIGINAL PROJECT

The original project was analyzed in the Mitigated Negative Declaration (MND) that was prepared for the approved Conditional Use Permit (CUP) 641. The MND was prepared and approved in 2008. This original project would allow for a total of 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. A manager would reside on the project site for security purposes. The entire site would be fenced and secured, accessible only by patrons using the site for RV storage. The site would be accessible from 7:00 AM until 7:00 PM daily. On-site lighting and perimeter fencing would be located on the site for security purposes. A total of 10 automobile parking spaces would be available on-site for employee and customer parking.

5. DESCRIPTION OF CURRENT (REVISED) PROJECT

5.1 PHYSICAL CHARACTERISTICS

The proposed "project" would involve the use of the 6.7-acre project site for the storage of truck shipping containers. The key elements of the revised project are outlined below:

Site Plan. The proposed "revised project" would involve the use of the 6.7-acre project site for the storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The Applicant is contemplating stacking the empty containers "four high" in the center of the site. Assuming that all 259 parking spaces are occupied by up to 4 containers for each space, a total of 1,036 containers could potentially occupy the site. Again, all of the stacked containers would be empty. The entire site would be covered in crushed gravel.

Proposed Use. The site would be used for the short-term storage of storage containers. The majority of the shipping containers that would be stored onsite would be empty. Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. The conceptual site plan contemplates eight rows of stacked containers that would be separated by 33-foot, 1-inch wide drive aisles. The dimensions of the individual containers would be 8-feet high, 10-feet wide, and 40-feet long. The containers, when stacked four-high, would have a height of approximately 42-feet. Again, the containers that would be stacked would be empty. Additional parking for containers on trailer chassis would be located in designated parking spaces located around the site's perimeter. These containers may be loaded or empty though the materials will be regulated by the City of Santa Fe Springs Fire Department. There is limited onsite parking for trailer chassis parking for loaded containers. There is approximately 10 spaces available along the site's west side for loaded containers. All loaded containers would remain on their trailer chassis for short-term parking.

Site Access. Access to the site would be provided by a two-lane roadway that would ultimately connect to Pioneer Boulevard. This access would be secured by a gate. The majority of the trucks entering the site would be dropping off or picking up empty shipping containers.

Security. The site would be provided on-site security 24-hours a day, seven days a week. The entire site would also be secured by a 10-foot high chain-link security fence. A total of 7 portable light towers (with generators), would be located along the site's perimeter. No goods would be stored in the stacked containers.

On-site Improvements. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. A total of 7 portable light towers (with generators), would be located along the site's perimeter. The conceptual site plan is shown in Exhibit 5.

5.2 OPERATIONAL CHARACTERISTICS

The key operational characteristics of the proposed project are outlined in this section. The proposed “revised project” would involve the use of the 6.7-acre project site for the storage of shipping containers. The key operational elements are summarized below:

Construction. The site is currently level and has been graded. The modular office, lighting fencing, and restrooms would be transported to the site. Project site would be covered over in crushed gravel. During the construction phases, signage and site access improvements would be installed.

Use of Site. The site would be used for the short-term storage of storage containers. The majority of the shipping containers that would be stored onsite would be empty. All of the containers that would be stacked would be empty. Assuming the containers would be stacked four high, the maximum on-site storage capacity for empty containers would be 1,036 containers. The conceptual site plan contemplates eight rows of stacked containers that would be separated by 33-foot, 1-inch wide drive aisles. The dimensions of the individual containers would be 8-feet high, 10-feet wide, and 40-feet long. The containers, when stacked four-high, would have a height of approximately 36-feet. Again, the containers that would be stacked would be empty. Additional parking for containers on trailer chassis would be located in designated parking spaces located around the site’s perimeter. These loaded containers would be regulated by the City of Santa Fe Springs Fire Department. There is limited onsite parking for trailer chassis parking for loaded containers. There is approximately 10 spaces available along the site’s west side for loaded containers. All loaded containers would remain on the trailer chassis.

Hours of Operation. The proposed project would be operational seven days a week, 6:00 AM to 9:00 PM. During these hours, trucks would transport contains to and from the container storage site.

Security. The site would be provided on-site security 24-hours a day, seven days a week. Key security features would include the following: regular property patrols; monitoring via surveillance systems; access control measures, CCTV cameras covering the office trailer area; restricted access to authorized personnel only; alarm systems linked to security personnel for immediate response; strategically placed lighting along the perimeter fence for visibility and deterrence; perimeter fence along the entire property boundary; regular inspections and maintenance to ensure structural integrity; height and material considerations for enhanced security; access control points and gates monitored by security personnel; repairing any breaches or damages promptly; and, ensuring proper locking mechanisms on gates and access points.

Employment. The proposed project would employ up to 6 persons on a daily basis. At any given time, the following employees would be working onsite: 2 security personnel; 1 dispatcher; 1 forklift operator; 1 trailer driver receiving containers; and 1 property maintenance.

Customer Support. Customer support consists of the following: staff availability for inquiries and assistance; handling bookings, reservations, and cancellations; optional online portal or application for customers access to their containers and billing information; and feedback mechanisms for continuous improvement.

Health & Safety. Health and safety protocols for staff and customers includes the following: training programs for employees; fire safety measures; compliance with storage regulations; OSHA Guidelines to be strictly maintained on operating equipment; and emergency kits stationed within the office trailer; and first aid supplies readily available for staff and patrons.

Office Trailer & Amenities. Onsite administrative tasks would include the following elements: customer inquiries, bookings, and paperwork; secure storage of essential documents and records; well-maintained portable toilets accessible to staff and patrons; and adequate lighting around the office trailer and toilet areas for safety and convenience.

259 X 4 = 1.036
 SPACE
 CONTAINERS

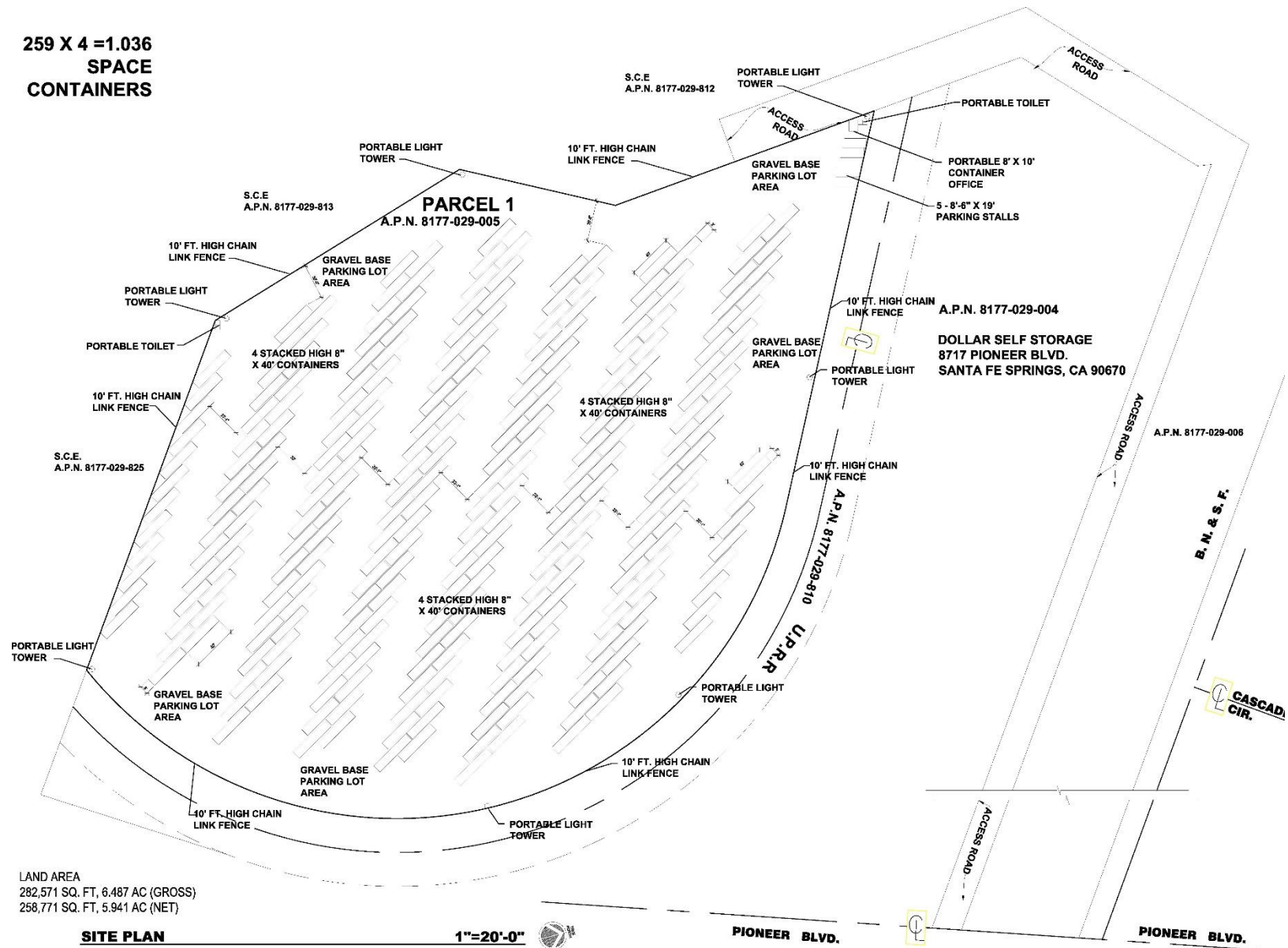


EXHIBIT 5 SITE PLAN
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Container Handling and Storage Procedures. The yard, once operational, would store up to 1,036 containers, the great majority of which would be empty. To bring containers into the yard for storage and repair evaluation before their next trip, trucks carrying one container each line up on the long, dirt road in and out of the depot. Then a forklift picks up the shipping container and places it at the top of a container stack, which can rise more than 42 feet. Some of the containers at the yard would be new while others would be older and covered with rust and dents. The speed at which a forklift can stack depends on the type of vehicle, the load, and the environment. The Material Handling Equipment Distributors Association (MHEDA) recommends a maximum speed of 8 miles per hour, and 3 miles per hour in high pedestrian traffic areas. However, the top speed of a forklift varies by model and make and is often between 8 and 12 miles per hour. It takes about two hours to load a 20-foot container with loose cargo using a forklift, and about four hours to load a 40-foot container. This includes the average time to inspect an incoming container and to make any minor repairs. Containers would consist of 40 foot and 20-foot containers, occasional 53 feet containers on trailers. Container acceptance and release procedures includes the following:

- Documenting incoming containers;
- Inspecting empty containers for damage;
- Specialized forklifts would be used specifically for containers along with trailer truck cabs to safely move containers on premises (refer to Exhibit 6);
- Properly allocating storage spaces;
- Undertaking repairs or replacements as needed; and,
 - Cleaning and sanitization protocols.

The facility will employ 2 security personnel, 1 dispatcher, 1 forklift operator, 1 trailer driver receiving containers, and 1 property maintenance onsite. The facility would operate 6:00 AM to 9:00 PM or 15 hours a day. For purposes of analysis, it has been assumed that 30 minutes would be required to remove a container from the incoming truck, inspecting the container, and stacking the container. This translates into a potential for 30 *incoming containers* (1 container every 30 minutes per container/15 hours). In summary, there is a total potential for 120 truck trip ends (60 round trips) travelling to the site daily.



EXHIBIT 6 YARD EQUIPMENT DESCRIPTIONS

6. ENVIRONMENTAL ANALYSIS

This section compares the environmental impacts for the current proposed project with the original project analyzed in the IS/MND prepared in 2008.

EVALUATION FORMAT: This section of the Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached analysis was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact with Mitigation: Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

Potentially Significant Impact: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

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

AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact with	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?			X	
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?			X	
C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?			X	
D. Would the project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?		X		

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate.

The project site is located in the midst of an established industrial area that extends along the west side of the I-605 Freeway. Adjacent land uses include storage facilities, warehouses, manufacturing, and railroad ROWs. Light and glare at the project site is currently being created by street lights along the adjacent freeway. Primary views in the area include the San Gabriel Mountains, located approximately 21 miles to the north. The proposed project will not impact these views. The City of Santa Fe Springs General Plan has not designated any roadways as *scenic highways*. The project site is not readily visible from residential neighborhoods in the area. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

The following mitigation measures were identified in the previous IS/MND and would continue to be applicable to the current project:

Mitigation Measure 1. Prior to the issuance of building permits, plans shall be reviewed and the determination shall be made that all lighting is designed, located, and arranged so as to reflect the light away from nearby residential properties and that no exterior lighting is of unusually high intensity or brightness.

AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the project conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use or the conversion of forestland to non-forest land use?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers.

No agricultural uses are located in the vicinity of the site. According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The entire area is urban with no agricultural or farmland uses remaining. As a result, no impacts associated with the conversion of farmland uses in the area. No active agricultural activities are located within or adjacent to the project site. The City's applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the implementation of the project. No forest lands are found within the City nor does the applicable General Plan and Zoning designations provide for any forest land protection. No loss or conversion of existing forest lands will result from the implementation of the proposed project. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures were identified in the IS/MND prepared for the previous project and none would be required for the current project.

AIR QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?			X	
B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
D. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
E. Would the project create objectionable odors affecting a substantial number of people?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

Overall, the proposed improvements will not change the facility's *approved* capacity or intensity. The proposed project is not considered to be regionally significant, according to the SCAQMD. In addition, the proposed project will not affect the City's local population and housing projections. The proposed project would not be in conflict with or result in an obstruction of, an applicable air quality plan, and no impacts are anticipated. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. No sensitive receptors are located near the project site. The estimated daily construction emissions assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to,

water active grading of the site and unpaved surfaces at least 3 times daily, daily clean-up of mud and dirt carried onto paved streets from the site, and use of low VOC paint. However, since the project area is located in a non-attainment area for ozone and particulates, the following measures would be applicable to the proposed project as a means to mitigate potential emissions during construction:

- Unpaved construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and in order to meet SCAQMD Rule 403. Watering would reduce fugitive dust by as much as 55 percent.
- The Applicant or General Contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- Materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
- The Applicant shall ensure that trucks carrying debris are hosed off before leaving the construction site pursuant to the approval of the Community Development Department.
- The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities. The Applicant shall ensure that the construction contractors adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors would be responsible for being familiar with and implementing any pertinent best available control measures.

The aforementioned standard requirements would further reduce the potential construction-related impacts to levels that are less than significant. Long-term (operational) emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The long-term air quality impacts associated with the proposed project includes mobile emissions associated with vehicular traffic and stationary emissions. The analysis of long-term operational impacts was completed using the CalEEMod computer model. The projected long-term emissions would be below SCAQMD thresholds. The current project would not result in any additional or new air quality impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to air quality were identified in the IS/MND prepared for the previous project and none would be required for the current project.

BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect either directly or through habitat modifications, have an impact on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?		X		
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?			X	
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X	
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate.

The site is vacant and is heavily disturbed. Birds protected under the Federal Migratory Bird Treaty Act (MTBA), such as tropical songbirds, waterfowl, and raptors are present on the project site. All birds are protected under Sections 3503 and 3503.5 of CDFG code. Under this code, it is unlawful to take, possess, or needlessly destroy any bird of prey or the nests or eggs of any kind of bird species except as otherwise

provided in the CDFG codes and regulations. Disturbance of any active bird nest during the breeding season is prohibited by CDFG code. Migratory birds and raptors are also protected by the International MBTA of 1918. When the nesting birds are present on a specific property, take must be avoided and disturbances must be reduced or eliminated at the active nesting territories or during the nesting season, typically February 1 through August 31. No candidate, threatened, or endangered wildlife species are present on the proposed project site. Other than the mulefat riparian area at the southern boundary of the project site, no sensitive natural plant communities were found to be present on the project site. No candidate, threatened, or endangered wildlife species are present on the proposed project site. Other than the mulefat riparian area at the southern boundary of the project site, no sensitive natural plant communities were found to be present on the project site. There are several large eucalyptus trees on the project site that could be suitable nesting trees for raptors. No nests were observed during the field survey. However, a nest search would be required by a qualified biologist prior to tree removal to avoid take of protected birds that may be actively nesting in the trees. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

The following mitigation measures were identified in the previous IS/MND and would continue to be applicable to the current project:

Mitigation Measure 2. A qualified biologist shall conduct a nesting bird survey within three days prior to the commencement of construction activities to determine the presence of migratory birds and any active nests. If an active nest is detected, a minimum buffer of 300 feet between the nest and the limit of construction shall be flagged. No construction activities are permitted within this buffer zone until it is determined by the biologist that the nest is no longer occupied. The results of the survey shall be provided in a report to the U.S. Fish and Wildlife Service and California Department of Fish and Game for concurrence with the conclusions and recommendations.

Mitigation Measure 3. On-site rock and debris piles shall be visited just prior (within 30 days) to project ground disturbance to assure that no owls have moved onto the site. A full focused survey shall be conducted if burrowing owl is detected.

Mitigation Measure 4. Prior to the issuance of building permits, a wetland delineation shall be conducted on the project site, with compensatory mitigation at a 2:1 to 3:1 ratio.

CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?		X		
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?		X		

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

Because the site is mostly level, significant grading and ground disturbance would not be required. Implementation of the proposed project is not anticipated to result in significant impacts to archaeological resources. However, in the event of a discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would be brought in to assess the find and develop a course of action to preserve the find, as indicated in the mitigation measure that has been required. The proposed project site is currently undeveloped but has been previously disturbed through the construction of the adjacent railroad. In addition, as the site would be utilized for outdoor storage, the site would only be paved. Implementation of the proposed project is not anticipated to result in significant impacts to paleontological resources. However, in the event of a discovery of paleontological resources during grading and excavation of the site, a qualified paleontologist would be required to assess the find and develop a course of action to preserve the find, as indicated in the mitigation measures. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

The following mitigation measures related to cultural resources were identified in the IS/MND prepared for the previous project and would continue to be applicable to the current project:

Mitigation Measure 5. The applicant shall have a qualified archaeologist on call to identify and evaluate any resources that may be uncovered as a result of the proposed development. If any cultural resources are discovered during ground-disturbing activities, work in the area shall be diverted until the discovery can be assessed for significance by a qualified archaeologist.

Mitigation Measure 6. The applicant shall have a qualified paleontologist on call to identify and evaluate any resources that may be uncovered as a result of the proposed development. If any cultural resources are discovered during ground-disturbing activities, work in the area shall be diverted until the discovery can be assessed for significance by a qualified paleontologist.

GEOLOGY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?			X	
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?			X	
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?			X	
E. Would the project result in or expose people to potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

No major mapped faults are known to exist within the immediate vicinity of the project site. The Whittier fault system is the closest fault system to the project site. An unmapped blind thrust fault has been identified near the project site. However, the site is not located in an Alquist-Priolo Special Study Zone. While the proximity of the blind thrust fault to the subject property could subject it to moderate and possibly strong ground motion, such motion would not be greater than at other sites in seismically active southern California. Compliance with seismic design criteria contained in the Los Angeles County Building Code

would minimize impacts to the extent feasible and is a standard condition of all project approvals. No significant impacts would occur and no mitigation measures are necessary. Compliance with seismic design criteria contained in the Los Angeles County Building Code would minimize impacts to the extent feasible and is a standard condition of all project approvals. Therefore, seismic impacts associated with the proposed project site would be less than significant. No mitigation measures are necessary. The project site is located within the Whittier Quadrangle. This seismic hazard zone map identifies areas where historic occurrence of liquefaction or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements. The project site is located within a liquefaction zone. However, the proposed project would be designed to resist seismic forces in accordance with the criteria and seismic design parameters of the Los Angeles County Building Code and the standards of the Structural Engineers Association of California. As a result, no significant impacts would occur and no mitigation measures are necessary. Due to the relatively flat topography, erosion impacts would be minimal. The site would be paved to accommodate the storage of RVs, which would prevent the earth below from eroding. In addition, the project would be subject to local and state codes and requirements for erosion control and grading. The project would also be subject to National Pollutant Discharge Elimination System (NPDES) permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). With the adherence to these codes and regulations, no impacts would occur. No mitigation measures are necessary. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to geology were identified in the IS/MND prepared for the previous project and none would be required for the current project.

GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*. The proposed current project will not introduce any new greenhouse gas (GHG) emissions or other GHG chemicals not already considered. As a result, no impacts related to additional greenhouse gas emissions from the proposed project's implementation are anticipated. The proposed improvements will not result in the generation any additional greenhouse gasses (GHG) emissions. The project does not conflict with the Santa Fe Springs Climate Action Plan and General Plan. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to greenhouse gas emissions were identified in the IS/MND prepared for the previous project and none would be required for the current project.

HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?			X	
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

No hazardous materials would be used, stored, disposed, or transported to the site. In addition, no fueling of the vehicles would be allowed on the site. Therefore, there is little potential for the release of hazardous materials into the environment. No significant impacts would occur from project implementation. No mitigation measures are required. There are no schools within one-quarter mile of the proposed project site. The nearest school is Burke Middle School, located approximately one-third of a mile west of the project site. No significant impacts would occur and no mitigation measures are necessary. According to searches done on Geotracker and the USEPA's Superfund database, the proposed project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No significant impacts would result from project implementation and no mitigation measures are necessary. The proposed project is not located within an airport land use plan or within two miles of a public or public-use airport.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to hazardous materials were identified in the IS/MND prepared for the previous project and none would be required for the current project.

HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?			X	
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?			X	
E. Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
F. Would the project substantially degrade water quality?			X	
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?			X	
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?			X	
J. Would the project result in inundation by seiche, tsunami, or mudflow?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The project site is located in the San Gabriel River Watershed. The watershed is bound by the San Gabriel Mountains to the north, most of San Bernardino/Orange County to the east, the division of the Los Angeles River from the San Gabriel River to the west, and the Pacific Ocean to the south. The watershed is composed of approximately 640 square miles of land with 26 percent of its total area developed. The watershed drains into the San Gabriel River from the San Gabriel Mountains to the Pacific Ocean. The major tributaries to the San Gabriel River include Walnut Creek, San Jose Creek, Coyote Creek, and numerous storm drains. Pursuant to Section 402 of the Clean Water Act, the EPA has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges including construction activities for sites larger than one acre. The proposed project would be subject to the NPDES program because the project site is greater than one acre.

The proposed project would then be required to develop and implement a storm water pollution prevention plan (SWPPP) and also be subject to Best Management Practices (BMPs) designated to prevent erosion and siltation during the project's construction phase. In accordance with the requirements of the NPDES Permit, a Water Quality Management Program (WQMP) would be required. The WQMP would contain specific source and treatment-control BMPs that would reduce or eliminate the infiltration of pollutants into the stormwater system. Stormwater or urban runoff would be treated by typical treatment methods used in residential developments, including vegetated buffer strips, vegetated swales, porous landscape detention, porous pavements, and/or infiltration trenches. Landscape detention, infiltration, and treatment methods generally provide a medium to high removal efficiency for sediment, turbidity, oil, grease, nutrients, trash, debris, and oxygen-demanding substances. Compliance with the NPDES permitting procedures would ensure the project does not violate any water quality standards or waste discharge requirements. Therefore, no significant impacts are anticipated and no mitigation measures are necessary.

The proposed project site is not located within a 100- or 500-year flood zone as indicated on the (FEMA) Flood Insurance Rate Maps on the FEMA Hazards Maps website. No significant impacts would occur and no mitigation measures are necessary. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Although there are no large water tanks in the area that could impact the proposed project site, there are dams in the region that could create flooding impacts. Thirteen dams in the greater Los Angeles area moved or cracked during the 1994 Northridge earthquake. However, none were severely damaged. This low damage level was due in part to completion of the retrofitting of dams and reservoirs pursuant to the 1972 Dam Safety Act. No mitigation measures are necessary.

The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to hydrology were identified in the IS/MND prepared for the previous project and none would be required for the current project.

LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?			X	
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?			X	

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. . The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The project site is surrounded by a railroad track and urban development beyond the railroad track. The project would not divide an established community. No significant impacts would occur. No mitigation measures are necessary. The project site is currently both designated and zoned for industrial use, which allows for storage. The applicant would need to update its Conditional Use Permit (CUP). The required Zone Variance was previously approved. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to land use were identified in the IS/MND prepared for the previous project and none would be required for the current project.

MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
B. Would the project result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed.

The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*. The project site is not designated as a mineral recovery resource site, as indicated by the Department of Conservation Mineral Resource Maps, and the site does not contain any mineral resource recovery areas.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to noise impacts were identified in the IS/MND prepared for the previous project and none would be required for the current project.

NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels?			X	
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
E. For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The property would be covered over in crushed gravel. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The noise environment within the project site is dominated by vehicle traffic noise along nearby I-605 freeway and noise from the nearby rail traffic. The proposed project includes construction and operation of an RV storage facility in the City of Santa Fe Springs. Project-generated noise during the operations phase of the project would be from project-generated traffic and on-site operations associated with on-site activities. While some noise would be generated during onsite activities, the onsite traffic would be occasional, as the primary use of the site would be for long-term storage. Furthermore, the project site is located in an industrial area in the City of Santa Fe Springs. Furthermore, the site is surrounding by noise-

generating uses such as I-605, Burlington Northern Santa Fe and the Southern Pacific Railroads, and residential uses are located a minimum of 390 feet beyond the project site. Noise generated by the RV storage facility would not exceed the City of Santa Fe Springs stationary noise limits at sensitive residential areas near the project site.

There are no airports or private airstrips located within the vicinity of the project site. The project site is not located within the influence area of an airport master plan or runway. Therefore, no impacts would occur from airport safety hazards as a result of the proposed project, and no mitigation measures are necessary.

The current project would not result in any additional or new noise-related impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to noise were identified in the IS/MND prepared for the previous project and none would be required for the current project.

POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The project site is located in an industrial area of the City of Santa Fe Springs and there are no housing units located within the project site. No growth-inducing impacts are anticipated. As a result, no growth-inducing impacts will result from the proposed project's implementation. The proposed project will not involve the removal of any existing residences since no housing units are located within the project site. As a result, no housing displacement, necessitating the construction of new replacement housing elsewhere in the City, will occur. As indicated previously, the proposed project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to population and housing were identified in the IS/MND prepared for the previous project and none would be required for the current project.

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

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The project site's zoning will remain Heavy Manufacturing (M-2). Overall, the proposed improvements will The City of Santa Fe Springs is served by the Santa Fe Springs Fire Department, headquartered at 11300 Greenstone in Santa Fe Springs. The fire department operates three fire stations within the City. Station No. 4 is the closest to the project site, located at 11736 Telegraph Road in Santa Fe Springs. This station is a little over a mile south of the project site. The proposed project would involve the development and

construction of an RV storage facility on an undeveloped lot. The project would include one residential unit to house an on-site manager. The addition of one unit would not create a significant demand on fire department resources. No significant impacts would occur. No mitigation measures are necessary.

Law enforcement services for the City of Santa Fe Springs are provided by the Whittier Police Department. In 1995, the Whittier Police Department established a Santa Fe Springs patrol division consisting of 28 officers. Also established was a Santa Fe Springs detective bureau, traffic bureau, Problem Oriented Policing Team, a High Risk Warrant Entry Team, and a Special Occurrence Response Team (SORT). The Police Services Center building serves as the Whittier Police substation in Santa Fe Springs. It is staffed by city personnel and public safety officers and houses the detective bureau and problem-oriented policing team. The staging facility, which is also located in Santa Fe Springs, houses the patrol division. The project would not create a significant demand on police department resources. No significant impacts would occur. No mitigation measures are necessary.

The implementation of the proposed project will not involve the introduction of any residential units within the project area. As a result, no direct student generation impacts are anticipated and no impacts on school services will result. The proposed project would not require the use or maintenance of other public facilities. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to public services were identified in the IS/MND prepared for the previous project and none would be required for the current project.

RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

ENVIRONMENTAL DETERMINATION

The previous and current development concepts would occupy the same 6.7-acre site. The *original project* contemplated a total capacity for 348 RVs that would be parked on the site. The entire site would be paved and the RVs would be stored on the asphalt paving surface. Two, 22,500-square-foot buildings would be constructed on the site to allow for covered storage. The buildings would hold a total of 110 of the 348 RVs. In addition to the RV storage, a 2,360-square foot office and manager's apartment would be constructed. The *current development project* calls for the site to be used for the parking and storage of shipping containers. The proposed site plan concept calls for a total of 259 parking spaces for 40-foot storage containers in the central portion of the site. The entire site would be covered in crushed gravel. The Applicant is contemplating stacking the containers "four high." Assuming the containers would be stacked four high, the maximum storage capacity would be 1,036 containers. A portable (modular) container security office and portable toilet would be installed in the northeast corner of the site. A total of five parking stalls for employees would be provided to the south of the proposed modular building. A second portable toilet would be located in the site's northwest near the entry gate. The site's General Plan designation would continue to be *Industrial* and the zoning designation would continue to be *Heavy Manufacturing (M2)*.

The project site's zoning will remain Heavy Manufacturing (M2). No parks are located adjacent to the project site. As a result, no impacts will occur. The proposed project will not create a direct demand for park facilities based on the proposed use. Thus, no impacts on park facilities are expected. The proposed project will not significantly affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. As a result, no impacts upon recreational facilities are anticipated. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to recreation were identified in the IS/MND prepared for the previous project and none would be required for the current project.

TRANSPORTATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?			X	
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
E. Would the project result in inadequate emergency access?			X	

ENVIRONMENTAL DETERMINATION

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- *Pioneer Boulevard*: This north-south roadway is currently four lanes divided in the study area. It currently carries approximately 13,900 to 15,100 vehicles per day in the study area.
- *Rivera Road*: This west-east roadway is currently two lanes undivided in the study area. It currently carries approximately 500 to 1,900 vehicles per day.

- *Los Nietos Road*: This west–east roadway is currently two lanes undivided in the study area. It currently carries 12,500 vehicles per day in the study area.

The traffic study prepared for the original concept indicated the study area intersections were projected to operate at acceptable levels of service during the peak hours for opening year (2009) With Project traffic conditions with improvements. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

There are no specific ITE generation rates for container truck yards. Blodgett Baylosis Environmental Planning prepared an Initial Study and Mitigated Negative Declaration for a similar facility in the City of Carsons. The traffic study for the IS/MND was prepared by Kunzman Associated, Inc. As part of their analysis, KA surveyed an number of similar facilities in the area.

The container yard, once operational, would store up to 1,036 containers, the great majority of which would be empty. To bring containers into the yard for storage and repair evaluation before their next trip, trucks carrying one container each line up on the long, dirt road in and out of the depot. Then a forklift picks up the shipping container and places it at the top of a container stack, which can rise more than 42 feet. Some of the containers at the yard would be new while others would be older and covered with rust and dents. The speed at which a forklift can stack depends on the type of vehicle, the load, and the environment. The Material Handling Equipment Distributors Association (MHEDA) recommends a maximum speed of 8 miles per hour, and 3 miles per hour in high pedestrian traffic areas. However, the top speed of a forklift varies by model and make and is often between 8 and 12 miles per hour. It takes about two hours to load a 20-foot container with loose cargo using a forklift, and about four hours to load a 40-foot container. This includes the average time to inspect an incoming container and to make any minor repairs. Containers would consist of 40 foot and 20-foot containers, occasional 53 feet containers on trailers. Container acceptance and release procedures includes the following:

- Documenting incoming containers;
- Inspecting empty containers for damage;
- Specialized forklifts would be used specifically for containers along with trailer truck cabs to safely move containers on premises (refer to Exhibit 6);
- Properly allocating storage spaces;
- Undertaking repairs or replacements as needed; and,
- Cleaning and sanitization protocols.

The facility will employ 2 security personnel, 1 dispatcher, 1 forklift operator, 1 trailer driver receiving containers, and 1 property maintenance onsite. The facility would operate 6:00 AM to 9:00 PM or 15 hours a day. For purposes of analysis, it has been assumed that 30 minutes would be required to remove a container from the incoming truck, inspecting the container, and stacking the container. This translates into a potential for 30 *incoming containers* (1 container every 30 minutes per container/15 hours). In summary, there is a total potential for 120 truck trip ends (60 round trips) travelling to the site daily.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to traffic were identified in the IS/MND prepared for the previous project and none would be required for the current project.

UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?			X	
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?			X	

ENVIRONMENTAL DETERMINATION

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The proposed project would not include any manufacturing or industrial processing uses and would not be subject to wastewater treatment requirements of the RWQCB. No mitigation measures are required. The

site would be connected to the municipal water and wastewater systems. Water service is provided by the San Gabriel Water District and wastewater is treated by the Los Angeles County Sanitation District's Whittier Narrows Water Reclamation Plan (WRP) near the City of South El Monte. The San Gabriel Valley Municipal Water District (SGVMWD) would provide water to the project site. The Water District gets the majority of its water from the groundwater. SGVMWD's service area is over twenty-seven square miles and has a population of over 200,000 people. The amount of water consumed on the site would be nominal. This amount of water would not have a significant impact on the water supply. Such a small amount of water consumption would not require new or expanded water systems in the project area. No mitigation measures are necessary. The project site would be connected to the municipal wastewater system. Wastewater is treated at the WRP, which treats and disposes of wastewater generated in the project area. The WRP provides primary, secondary, and tertiary treatment for 15 million gallons of wastewater per day from a population of approximately 150,000 people. As the proposed project's wastewater generation would also be nominal. This amount of wastewater generated would not have a significant impact on the WRP. Such a small amount of wastewater generation would not require new or expanded wastewater treatment systems in the project area. No mitigation measures are necessary.

No new water or wastewater infrastructure will be required to serve the project and no impacts are expected. The current project would not result in any additional or new impacts not identified in the IS/MND that was prepared for the original project.

PREVIOUS MITIGATION MEASURES

No mitigation measures related to utilities were identified in the IS/MND prepared for the previous project and none are required for the current project.

APPENDIX A – TRIP GENERATION SUMMARY

The container storage yard, once operational, would store up to 1,036 containers, the great majority of which would be empty. To bring containers into the yard for storage and repair evaluation before their next trip, trucks carrying one container each line up on the long, dirt road in and out of the depot. Then a forklift picks up the shipping container and places it at the top of a container stack, which can rise more than 42 feet. Some of the containers at the yard would be new while others would be older and covered with rust and dents. The speed at which a forklift can stack depends on the type of vehicle, the load, and the environment. The Material Handling Equipment Distributors Association (MHEDA) recommends a maximum speed of 8 miles per hour, and 3 miles per hour in high pedestrian traffic areas. However, the top speed of a forklift varies by model and make and is often between 8 and 12 miles per hour. It takes about two hours to load a 20-foot container with loose cargo using a forklift, and about four hours to load a 40-foot container. This includes the average time to inspect an incoming container and to make any minor repairs. Containers would consist of 40 foot and 20-foot containers, occasional 53 feet containers on trailers. Container acceptance and release procedures includes the following:

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- Inspecting empty containers for damage;
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- Properly allocating storage spaces;
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- Cleaning and sanitization protocols.

The facility will employ 2 security personnel, 1 dispatcher, 1 forklift operator, 1 trailer driver receiving containers, and 1 property maintenance onsite. The facility would operate 6:00 AM to 9:00 PM or 15 hours a day. For purposes of analysis, it has been assumed that 30 minutes would be required to remove a container from the incoming truck, inspecting the container, and stacking the container. This translates into a potential for 30 *incoming containers* per day (1 container every 30 minutes per container/15 hours). In summary, there is a total potential for 120 truck trip ends (60 round trips) travelling to the site daily.

There are no specific ITE generation rates for container truck yards. Blodgett Baylosis Environmental Planning prepared an Initial Study and Mitigated Negative Declaration for a similar facility in the City of Carsons. The traffic study for the IS/MND was prepared by Kunzman Associated, Inc. As part of their analysis, KA surveyed an number of similar facilities in the area.

Table 1 Trip Generation

Use	Land Area	Daily	AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
			In	out	Total	In	Out	Total
Truck Yard	6.7 acres	Vehicle Trip Generation Rates (Trips per Acre)						
		121.39	3.38	4.57	7.95	3.24	3.62	6.86
		Total Vehicle Trip Generation						
		811	23	31	53	22	24	46
Total		811	23	31	53	22	24	46

Source: Kunzman Associates, Inc. City of Carson Proloiogis Facility.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: Jimmy Wong, Associate Planner

SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT ("ZTA") TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINATION THAT THE ACTION IS EXEMPT UNDER CEQA.

DATE: February 28, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendments related to urban lot split and the creation of two (2) residential units per lot, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed zone text amendments are consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Find and determine that the proposed zone text amendments are consistent with the State's Senate Bill 9; and
- 4) Find and determine that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and
- 5) Adopt Resolution No. 258-2024, which incorporates the Planning Commission's

findings and actions regarding this matter; and

- 6) Recommend that the City Council approve and adopt Ordinance No. 1136 to effectuate the proposed amendments to the text of Chapter 154 (Subdivisions) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code; and
- 7) Take such additional, related action that may be desirable.

FISCAL IMPACT

Adoption of the proposed Ordinance No. 1136, which implement zoning text amendments to the City's Zoning Ordinance is not expected to have any immediate fiscal impact.

BACKGROUND

On September 16, 2021, the Governor signed Senate Bill 9 (SB 9), known as the California Housing Opportunity and More Efficiency (HOME) Act, into law. SB 9, now codified as California Government Code Sections 66452.6, 65852.21, and 66411.7, went into effect on January 1, 2022. It mandates that local jurisdictions must ministerially approve two-unit residential housing developments and subdivisions (urban lot splits) on single-family residential zoned lots if they meet certain requirements outlined in California Government Code Sections 65852.21 and 66411.7, as well as a local jurisdiction's objective development and subdivision standards.

ANALYSIS

The State has identified the housing shortage as a significant issue statewide. SB 9 represents one of the many approaches the California Legislature has taken to streamline housing production. The proposed ZTA aims to update City procedures and development standards for SB 9 Projects, ensuring consistency with state law. Additionally, it seeks to shield the City from potential legal challenges to the validity of its SB 9 Project regulations by ensuring alignment with current state law. Furthermore, the proposed regulations aim to maintain as much local control as possible within the confines of state law. Failure to adopt an ordinance in accordance with state law may limit the local jurisdiction to applying only general standards outlined in state law without local refinements.

Prohibited Sites.

SB9 states that sites with the following designations or developed with the following projects are prohibited from implementing either a Two-Unit Development or an Urban Lot Split if the proposed housing development would require demolition or alteration of any of the following types of housing:

- Housing occupied by a tenant within the last 3 years.
- Housing that is subject to a recorded covenant that restricts rent to affordable levels.

- Historic District or historic property listed on the State Historic Resources or designated or listed as a city landmark or historic property pursuant to city ordinance.

Parcel located within the following areas are also prohibited from implementing either a Two-Unit Development or an Urban Lot Split:

- A very high fire hazard severity zone
- A hazardous waste site
- A delineated earthquake fault zone
- A special flood hazard area
- A regulatory floodway
- Lands identified for conservation
- Habitat for protected species
- Lands under a conservation easement

Proposed Zone Text Amendment (ZTA)

The proposed ZTA introduces one (1) new section (Urban Lot Splits) to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section (Second Single Family Dwellings) to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code. These sections would establish objective standards to regulate SB 9 Projects and maintain as much local control as permitted under state law:

1. **Standards Regulating SB 9 – Urban Lot Splits:** This section outlines objective subdivision standards applicable to all lots subdivided through an SB 9 – Urban Lot Split when a single-family zoned lot meets the necessary requirements for subdivision.
2. **Standards Regulating SB 9 – Second Single Family Dwellings:** This section specifies objective development standards for the construction of a second single-family home on a single-family zoned lot meeting the applicable criteria under state law.

The following tables identify key standards and compare the general standards for SB9 Projects under state law with the proposed changes to the City Municipal Code for Urban Lot Splits and Two-Unit Developments. The full detailed Zone Text Amendment can be found within Ordinance No. 1136 attached to this report.

URBAN LOT SPLITS		
Criteria	State Law	Proposed Urban Lot Split Code
Number of units per parcel	Two Units	Two units

Owner occupancy	Owner occupancy of 3 years required for Urban Lot Split. Rentals must be greater than 30 days for Urban Lot Splits or Two-Unit Developments.	Same as State Law
Nonconforming conditions	Nonconforming setback may be retained for existing structures or new structures built in same location and dimension for both Urban Lot Splits and Two-Unit Developments. Cannot require nonconformities be corrected.	Same as State Law
Minimum Lot Size	1,200 sq. ft.	Same as State Law
Access	Does not specify	Minimum 10 ft driveway

TWO-UNIT DEVELOPMENTS		
Criteria	State Law (SB 9)	Proposed Two-Unit Development Code
Number of units per parcel	Two Units	Two Units and units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units
Minimum unit size:	Does not specify	Same as State Law
Maximum unit size – attached or detached	Allow at least 800 sq. ft.	Underlying zone but cannot prevent unit of at least 800 sq. ft.
Maximum number of bedrooms	Does not specify	Same as State Law
Maximum Height	Does not specify	Underlying zone
Setback	Does not specify for front setback, four feet for side and rear setback.	Front setback based on underlying zone with four foot side and rear setback
Parking	Cannot impose more than one parking per SB 9	Minimum one parking per SB 9 created

Rental	Rentals must be greater than 30 days for Urban Lot Splits or Two-Unit Developments	Same as State Law
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GENERAL PLAN CONSISTENCY

In accordance with California Government Code Section 65860, the proposed ZTA and associated Ordinance have been determined to be consistent with the City of Santa Fe Springs General Plan and are compatible with the goals, objectives, policies, general land uses and programs specified therein, and more specifically, the Housing Element as described below.

General Plan Element	Policy	General Plan Consistency
Housing	<u>Policy H-1.5: Alleviate Overcrowding Conditions.</u> Assist in alleviating unit overcrowding by facilitating the development of accessory dwelling units and home additions and improvements to existing homes.	The proposed Zone Text Amendment will allow for additional unit to be constructed within single-family zone, which currently only allow for one primarily housing unit per lot. It will assist in alleviating unit overcrowding by facilitating additional housing.
	<u>H-2.5: In-Fill Housing.</u> Encourage infill housing development that is compatible in character with established residential neighborhoods.	The proposed Zone Text Amendment will permit additional units to be constructed within single-family zones, which currently allow only one primary housing unit per lot. The proposed ordinance aims to facilitate the infill of additional residential units within existing single-family zones. Additionally, any new units created through "Urban Lot Split" or "Two-Unit Developments" will be required to meet the standards and character of the underlying zone.

	<u>Policy H-5.3 Housing Legislation.</u> Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.	The proposed ZTA aims to update City procedures and development standards for SB 9 Projects, ensuring consistency with state law.
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ENVIRONMENTAL

Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

DISCUSSION

Authority of the Planning Commission

The Planning Commission hearing to consider the proposed Zone Text Amendment, which entails adding one (1) new section to be codified in Title 15 (Land Use), Chapter 154 (Subdivision), and one (1) new section to be codified in Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is mandated by State Statute. This hearing provides an opportunity for the community and interested parties to offer their comments regarding the proposed amendments. Furthermore, as this involves an amendment to the City’s Municipal Code, the Planning Commission’s recommendations will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for March 19, 2024.

SUMMARY

Public Notification

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

The legal notice was posted at Santa Fe Springs City Hall, the City’s Town Center Kiosk, and the City’s Library. Additionally, it was published in a newspaper of general circulation (Whittier Daily News) on February 16, 2024, as mandated by the State Zoning and

Development Laws. As of the date of this report, staff has not received any further inquiries regarding the proposed zone text amendments.

ATTACHMENT(S):

- A. Attachment A – Public Hearing Notice
- B. Attachment B – Resolution No. 258-2024
- C. Attachment C – Proposed Zone Text Amendment
- D. Attachment D – Draft Ordinance No. 1136

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

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
Zone Text Amendment to amend Chapter 154
(Subdivisions) for an urban lot split and Chapter 155
(Zoning) for the creation of two (2) residential units per
lot, of the Santa Fe Springs Municipal Code, all pursuant
to Senate Bill 9**

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

PROJECT: The City of Santa Fe Springs is proposing a Zone Text Amendment to amend Chapter 154 (Subdivisions) for an urban lot split and Chapter 155 (Zoning) for the creation of two (2) residential units per lot, of the Santa Fe Springs Municipal Code, all pursuant to Senate Bill 9.

Project Location : All parcels zoned residential or mixed-use within the City of Santa Fe Springs' city boundaries.

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 **Wednesday, February 28, 2024 at 6:00 p.m.**

CEQA STATUS: Pursuant to California Government Code Sections 65852.21(i) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a "project" subject to the requirements of the CEQA. The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of State SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

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

PUBLIC COMMENTS may be submitted in writing to the Planning Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary Teresa Cavallo at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning 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.org or otherwise by phone at: (562) 868-0511 ext. 7451.

**Whittier Daily News
Published: 2/16/24**

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 258-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT ZONE TEXT AMENDMENT TO AMEND CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9 AND DETERMINE THIS ACTION IS EXEMPT UNDER CEQA

WHEREAS, the Governor signed Senate Bill 9 (SB 9), known as the California Housing Opportunity and More Efficiency (HOME) Act, into law. SB 9, now codified as California Government Code Sections 66452.6, 65852.21, and 66411.7, went into effect on January 1, 2022; and

WHEREAS, pursuant to Government Code Section 65852.21, if a local ordinance conflicts with state law, state law supersedes the conflicting local ordinance; and

WHEREAS, the City has prepared a Zone Text Amendment to the City's Zoning Ordinance, as codified in Title 15 (Land Use), Chapter 154 (Subdivision) and Chapter 155 (Zoning) to implement SB 9; and

WHEREAS, pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the California Environmental Quality Act (CEQA) does not apply to the adoption of an ordinance by a city or county to implement the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9; and

WHEREAS, on February 16, 2024, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on February 15, 2024, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the City's Library; and

WHEREAS, on February 28, 2024, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing concerning the aforementioned amendments to the text of the Santa Fe Springs Municipal Code; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, the testimony, written comments, and other materials presented at the public hearing on February 28, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION I: The Planning Commission recommends that the following findings be made by the City Council regarding the Zone Text Amendment:

1. The above recitals are true and correct and are a substantial part of this Resolution.
2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zone Text Amendment meets or exceeds the minimum provisions outlined in Senate Bill 9 (SB 9).
4. The proposed Zone Text Amendment is consistent with the Santa Fe Springs General Plan.
5. That pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 is exempt from California Environmental Quality Act (CEQA).
6. That the Planning Commission recommends that the City Council approve and adopt Ordinance No. 1136, amending the text of Chapter 154 (Subdivision) and Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to California Government Code Sections 65852.21(j) and 66411.7(n), the adoption of an ordinance by a city implementing the provisions of Government Code Sections 66411.7 and 65852.21 to regulate Senate Bill (SB) 9 – Second Single-Family Dwellings and Urban Lot Splits is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA). The ZTA implements California Government Code Sections 66411.7 and 65852.21 within the City of Santa Fe Springs in a manner that is consistent with the requirements of SB 9. As such, the proposed ZTA and Ordinance is exempt from CEQA.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 258-2024 to determine that the Zoning Text Amendment is exempt pursuant to the PRC Section 21080.17, and to recommend that the City Council adopt Ordinance No. 1136 amending Title 15 (Land Use), Chapter 154 (Subdivision) and Chapter 155 (Zoning); of the Santa Fe Springs Municipal Code.

ADOPTED and APPROVED this 28th day of February 2024 BY THE PLANNING
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Teresa Cavallo, Planning Commission Secretary

Exhibit A – Ordinance No. 1136

Title 15 (Land Use), Chapter 154 (Subdivision) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 154.20 as follows:

Section 154.20 Parcel Maps for Urban Lot Splits.

- A. Definitions. For purposes of this Section, the following definition shall apply:
1. "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.
- B. An application for an urban lot split shall include all the information required by the Subdivision Map Act as well as this chapter. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:
1. The parcel is located within a single-family residential zone.
 2. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.
 3. Both newly created parcels are no smaller than 1,200 square feet.
 4. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - d. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission

under the California Building Standards Law and by the city's building department.

- e. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- f. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- g. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).
- h. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
- i. Lands under a conservation easement.

5. The proposed lot split would not require demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
6. The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

C. Standards and Requirements. The following requirements shall apply:

1. The lot split conforms to all applicable objective requirements of the Subdivision Map Act and this chapter, except as the modified by this section.
2. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
3. Except for those circumstances described in section C.2 above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
4. The applicant shall provide easements for the provision of public services and facilities as required.
5. All lots shall have a minimum street frontage of ten feet to provide for vehicular access.
6. A minimum of one off-street parking space per unit shall be provided, except that no off-street parking shall be required in either of the following circumstances:
 - a. The subject parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the subject parcel.

7. Each resulting lot (properties) must adjoin the public right of way (street or alley) or have vehicular access to the public right of way through a fee interest or perpetual access easement.
 8. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in Chapter 155 of this Code.
 9. Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and chapter 93 of this Code.
 10. Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:
 - a. Location and size shall be determined in accordance with city standards.
 - b. Water shall include domestic, irrigation, and fire water systems.
 - c. Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
 - d. Unused connections shall be abandoned per city standard.
- D. The city shall not require or deny an application based on any of the following:
1. The city shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.
 2. The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
 3. The city shall not require the correction of nonconforming zoning provisions as a condition for the lot split.
 4. The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

- E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:
1. That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a “community land trust” or a “qualified nonprofit corporation” as the same are defined in the Revenue and Taxation Code.
 2. That the uses shall be limited to residential uses.
 3. That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.
 4. That prohibits the separate fee interest conveyance of any unit on the parcel.
 5. That the parcel is formed by an urban lot split and is subject to the city’s urban lot split regulations, including all applicable limits on dwelling size and development.
- F. The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- G. An applicant cannot avail itself of this section if:
1. The parcel has been previously established through the prior exercise of an urban lot split pursuant to state law or this section; or
 2. Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. However, acting in concert is not limited to this situation, but may also apply on a case-by-case basis.
- H. The maximum number of units to be allowed on each new parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions,

accessory dwelling units, and junior accessory dwelling units.

- I. The provisions of this section supersede any contrary provisions of the Chapter 155 of this code to the contrary.

Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 155.660 as follows:

Section 155.660 Two-unit Housing Development

- A. For purposes of this section, the following definition shall apply:
1. "Housing development" shall mean no more than two residential units within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.
- B. The city shall ministerially approve a housing development if it meets the following requirements:
1. The parcel is located within a single-family residential zone.
 2. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - d. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission

under the California Building Standards Law and by the city's building department.

- e. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- f. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- g. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).
- h. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10

(commencing with Section 1900) of Division 2 of the Fish and Game Code).

- i. Lands under a conservation easement.
 3. The proposed housing development would not require demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
 4. Demolition of an existing unit shall not exceed more than 25 percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three years.
- C. Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone:
1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
 2. Except for those circumstances described in section C.1 above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
 3. The applicant shall provide easements for the provision of public services and facilities as required.
 4. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with the driveway requirement of Chapter 155 of this Code.

5. A minimum of one off-street parking space per unit and follow the standards in Chapter 155, unless they conflict, in which case state law shall prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the parcel.
6. For residential units connected to an onsite wastewater treatment system (septic tank), the applicant shall provide a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
7. The maximum height of the structures shall be the same as set forth in the single-family zone.
8. Maximum lot coverage shall be the same as set forth in the single-family residential zone, so long as it does not prevent the construction of two 800 square foot units.
9. The maximum number of units on a lot pursuant to this section is two plus any ADU and/or JADU that must be allowed under State law. Notwithstanding, if this section is used in conjunction with section 154.20, Urban Lot Split, the total number of units on the parcel shall be limited to two, including any ADU or JADU.
10. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in section 155 of this Code.
11. Developments must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All developments shall comply with all fire protection requirements set forth in the California Fire Code and Chapter 93 of this Code.
12. Each unit must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:
 - a. Location and size shall be determined in accordance with city standards.

- b. Water shall include domestic, irrigation, and fire water systems.
 - c. Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
 - d. Unused connections shall be abandoned per city standard.
- 13. Water heaters (including tank less) and laundry facilities (washer and dryer), when installed on the exterior of structure must not be installed on any street facing elevation.
- 14. HVAC units must not be installed on any street facing elevation.
- 15. All developments shall comply with the single-family residential zone landscape provisions of this Code.
- 16. All developments shall comply with the single-family residential zone open space provisions of this Code, to the extent that it does not prevent two primary dwelling units on the subject property of 800 sq. ft. each.
- D. The city shall not require or deny an application based on any of the following:
 - 1. The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
 - 2. The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- E. An applicant for a two—unit housing development shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:
 - 1. That the uses shall be limited to residential uses.
 - 2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.
- F. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and

safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

- G. The provisions of this section supersede any contrary provisions in the chapter 155 of this code to the contrary.

ORDINANCE NO. 1136

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, AMENDING CHAPTER 154 (SUBDIVISIONS) FOR AN URBAN LOT SPLIT AND CHAPTER 155 (ZONING) FOR THE CREATION OF TWO (2) RESIDENTIAL UNITS PER LOT, OF THE SANTA FE SPRINGS MUNICIPAL CODE, ALL PURSUANT TO SENATE BILL 9.

WHEREAS, on September 16, 2021, Governor Gavin Newsom signed Senate Bill 9 (SB 9) which provided for the creation of two residential units per lot and an urban lot split of an existing single-family lot; and

WHEREAS, SB 9 requires local agencies to ministerially approve housing development containing no more than two residential units per lot and ministerially approve an urban lot split creating two residential units; and

WHEREAS, SB 9 took effect on January 1, 2022; and

WHEREAS, state law authorizes cities to adopt objective zoning, subdivision, and design review standards to SB 9 created units, and absent such standards, the City would be required to approve developments that do not otherwise meet standards consistent with other developments in Santa Fe Springs; and

WHEREAS, this ordinance sets forth objective zoning, subdivision, and design review standards that are consistent with SB 9.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 15 (Land Use), Chapter 154 (Subdivision) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 154.20 as follows:

Section 154.20 Parcel Maps for Urban Lot Splits.

A. Definitions. For purposes of this Section, the following definition shall apply:

1. "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.

B. An application for an urban lot split shall include all the information required by the Subdivision Map Act as well as this chapter. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.
3. Both newly created parcels are no smaller than 1,200 square feet.
4. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a) (6) (D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - d. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
 - e. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the

city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

- i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
 - f. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
 - g. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).
 - h. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - i. Lands under a conservation easement.
5. The proposed lot split would not require demolition or alteration of any of the following types of housing:
- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

- b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
6. The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

C. Standards and Requirements. The following requirements shall apply:

- 1. The lot split conforms to all applicable objective requirements of the Subdivision Map Act and this chapter, except as the modified by this section.
- 2. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
- 3. Except for those circumstances described in section C.2 above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
- 4. The applicant shall provide easements for the provision of public services and facilities as required.
- 5. All lots shall have a minimum street frontage of ten feet to provide for vehicular access.
- 6. A minimum of one off-street parking space per unit shall be provided, except that no off-street parking shall be required in either of the following circumstances:
 - a. The subject parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the subject parcel.

7. Each resulting lot (properties) must adjoin the public right of way (street or alley) or have vehicular access to the public right of way through a fee interest or perpetual access easement.
 8. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in Chapter 155 of this Code.
 9. Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and chapter 93 of this Code.
 10. Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:
 - a. Location and size shall be determined in accordance with city standards.
 - b. Water shall include domestic, irrigation, and fire water systems.
 - c. Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
 - d. Unused connections shall be abandoned per city standard.
- D. The city shall not require or deny an application based on any of the following:
1. The city shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.
 2. The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
 3. The city shall not require the correction of nonconforming zoning provisions as a condition for the lot split.
 4. The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

- E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:
1. That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a “community land trust” or a “qualified nonprofit corporation” as the same are defined in the Revenue and Taxation Code.
 2. That the uses shall be limited to residential uses.
 3. That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.
 4. That prohibits the separate fee interest conveyance of any unit on the parcel.
 5. That the parcel is formed by an urban lot split and is subject to the city’s urban lot split regulations, including all applicable limits on dwelling size and development.
- F. The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d) (2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- G. An applicant cannot avail itself of this section if:
1. The parcel has been previously established through the prior exercise of an urban lot split pursuant to state law or this section; or
 2. Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. However, acting in concert is not limited to this situation, but may also apply on a case-by-case basis.

H. The maximum number of units to be allowed on each new parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.

I. The provisions of this section supersede any contrary provisions of the Chapter 155 of this code to the contrary.

SECTION 2. Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code is hereby amended by adding Section 155.660 as follows:

Section 155.660 Two-unit Housing Development

A. For purposes of this section, the following definition shall apply:

1. "Housing development" shall mean no more than two residential units within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.

B. The city shall ministerially approve a housing development if it meets the following requirements:

1. The parcel is located within a single-family residential zone.
2. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a) (6) (D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

- d. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
- e. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- f. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- g. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).
- h. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected

species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

- i. Lands under a conservation easement.
- 3. The proposed housing development would not require demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
 - 4. Demolition of an existing unit shall not exceed more than 25 percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three years.
- C. Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone:
- 1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
 - 2. Except for those circumstances described in section C.1 above, the setback for side and rear lot lines shall be a minimum of four feet. The front setback shall be as set forth in the single-family residential zone.
 - 3. The applicant shall provide easements for the provision of public services and facilities as required.

4. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with the driveway requirement of Chapter 155 of this Code.
5. A minimum of one off-street parking space per unit and follow the standards in Chapter 155, unless they conflict, in which case state law shall prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the parcel.
6. For residential units connected to an onsite wastewater treatment system (septic tank), the applicant shall provide a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
7. The maximum height of the structures shall be the same as set forth in the single-family zone.
8. Maximum lot coverage shall be the same as set forth in the single-family residential zone, so long as it does not prevent the construction of two 800 square foot units.
9. The maximum number of units on a lot pursuant to this section is two plus any ADU and/or JADU that must be allowed under State law. Notwithstanding, if this section is used in conjunction with section 154.20, Urban Lot Split, the total number of units on the parcel shall be limited to two, including any ADU or JADU.
10. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in section 155 of this Code.
11. Developments must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All developments shall comply with all fire protection requirements set forth in the California Fire Code and Chapter 93 of this Code.
12. Each unit must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:

- a. Location and size shall be determined in accordance with city standards.
 - b. Water shall include domestic, irrigation, and fire water systems.
 - c. Property shall be responsible to install new or upsized connections to city facilities in accordance with city standards.
 - d. Unused connections shall be abandoned per city standard.
- 13. Water heaters (including tank less) and laundry facilities (washer and dryer), when installed on the exterior of structure must not be installed on any street facing elevation.
- 14. HVAC units must not be installed on any street facing elevation.
- 15. All developments shall comply with the single-family residential zone landscape provisions of this Code.
- 16. All developments shall comply with the single-family residential zone open space provisions of this Code, to the extent that it does not prevent two primary dwelling units on the subject property of 800 sq. ft. each.
- D. The city shall not require or deny an application based on any of the following:
 - 1. The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
 - 2. The city shall not deny an application solely because it proposes adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- E. An applicant for a two—unit housing development shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:
 - 1. That the uses shall be limited to residential uses.
 - 2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.
- F. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d) (2), upon the public health and

safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

- G. The provisions of this section supersede any contrary provisions in the chapter 155 of this code to the contrary.

SECTION 3. Pursuant to Government Code sections 65852.21(j) and 66411.7(n) the code amendments implementing SB9 are not considered a project under CEQA.

SECTION 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 5. This Ordinance shall take effect on the 31st day after adoption.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: Laurel Reimer, Planning Consultant

SUBJECT: **PUBLIC HEARING TO CONSIDER THE PROPOSED ZONE TEXT AMENDMENT TO ADD SECTIONS 155.005 AND 155.006, AND AMEND SECTIONS 155.620, 155.628, 155.640, 155.715, 155.865, AND 155.866 WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND DETERMINE THAT THE ACTION IS EXEMPT UNDER CEQA.**

DATE: February 28, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed zone text amendment; and
- 2) Find and determine that the proposed zone text amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 3) Adopt Resolution No. 259-2024, which incorporates the Planning Commission's findings and actions regarding this matter, finding and determining that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3), and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Ordinance; and
- 4) Take such additional, related action that may be desirable.

FISCAL IMPACT

N/A

BACKGROUND

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.

The legal notice was posted at Santa Fe Springs City Hall, the City's Town Center Kiosk, and the Santa Fe Springs Library on February 14, 2024, and published in a newspaper of general circulation (Whittier Daily News) on February 16, 2024, as required by the State Zoning and Development Laws. As of the date of this report, staff has not received any further inquiry regarding the proposed project.

Zoning Code Amendments

Staff recommends the proposed Zone Text Amendment (Attachment B) as a way to clean up the Zoning Ordinance and streamline processes:

- Section 155.005 is a new section that exempts City projects from the zoning regulations.
- Section 155.006 is a new section that adds indemnification language to the Zoning Ordinance to protect the City from legal action.
- Amended Section 155.620 removes the requirement for City Council to approve Christmas tree sales and authorizes the Director of Community Development to approve Christmas tree sales. It also lengthens the sales start date to the Friday after Thanksgiving.
- Amended Section 155.628 removes the requirement for City Council to approve the sale or service of alcoholic beverages and gives approval authority to the Planning Commission.
- Amended Section 155.640 removes the requirement for City Council to approve the use of parking areas for special events and gives approval authority to the Director of Community Development.
- Amended Section 155.715 clarifies that all Conditional Use Permits shall be heard by the Planning Commission at a public hearing.
- Amended Section 155.865 clarifies that Planning Commission actions become final 14 days after the Planning Commission's action.
- Amended Section 155.866 clarifies the appeal process.

ANALYSIS

The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Policy COS-2.2 - Special Events and Activities. Operate and expand citywide special events and activities that are popular with the community.
2. Policy ED-5.1: Local Business Partnerships. Continue to coordinate economic development efforts with local organizations such as the Chamber of Commerce.
3. Policy ED-5.2: Community-based Organizations. Continue to coordinate formulation of economic development strategies with local service providers such as the Interfaith Food Center.
4. Policy EJ-4.1: Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

The proposed Zone Text Amendment creates a simpler and faster approval process for certain special events by removing the requirement to obtain City Council approval for Christmas tree sales, sale or service of alcoholic beverages, and use of parking areas for special events. Additionally, the Zone Text Amendment clarifies the Planning Commission public hearing and appeal process. Taken together, these amendments streamline the approval process.

ENVIRONMENTAL

The Zone Text Amendment is exempt from CEQA pursuant to the common sense CEQA exemption (CEQA Guidelines Section 15061(b)(3)) which provides that CEQA applies only to projects which have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the zoning code will not have a significant effect on the environment.

ATTACHMENT(S):

- A. Attachment A – Public Hearing Notice
- B. Attachment B – Resolution No. 259-2024, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs

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

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONE TEXT AMENDMENT TO AMEND SEVERAL
PROVISIONS WITHIN TITLE 15 (LAND USE),
CHAPTER 155 (ZONING), OF THE SANTA FE
SPRINGS MUNICIPAL CODE**

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

PROJECT: A Zone Text Amendment (ZTA) to add Section 155.005 (City Projects) and Section 155.006 (Indemnification), and also modify Section 155.620 (Christmas Tree Sales), Section 155.628 (Sale or Service of Alcoholic Beverages), Section 155.640 (Parking Areas; Use of for Special Events), Section 155.715 (Public Hearings), Section 155.865 (Appeal and Effective Date), and Section 155.866 (City Council to Hear Appeal) within Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code

PROJECT LOCATION/APPLICANT: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: The subject Zone Text Amendment is not a "project" subject to CEQA, pursuant to CEQA Guidelines, section 15378 (b)(2) and (5), in that proposed changes to the City's Municipal Code deals with general policy and procedural activities and do not involve commitment to any specific project that may result in a potentially significant physical impact on the environment. The Zone Text Amendment is also exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines, section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code section 21068 and in CEQA Guidelines, section 15382, as being a substantial, or potentially substantial, adverse change in the environment. Consequently, no other environmental documents are required by law.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Wednesday, February 28, 2024, at 6:00 p.m.**

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

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

FURTHER INFORMATION on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: CuongNguyen@santafesprings.org or otherwise by phone at: (562) 868-0511 ext. 7059.

Whittier Daily News
Published: 2/16/24

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 259-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONE TEXT AMENDMENT TO AMEND SEVERAL PROVISIONS WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

WHEREAS, the City has prepared a Zone Text Amendment to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which adds Sections 155.005 (City Projects) and 155.006 (Indemnification), and updates Sections 155.620 (Christmas Tree Sales), 155.628 (Sale or Service of Alcoholic Beverages), 155.640 (Parking Areas; Use of for Special Events), 155.715 (Public Hearing), 155.865 (Appeal and Effective Date), and 155.866 (City Council to Hear Appeal); and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on February 16, 2024, the City of Santa Fe Springs Department of Planning and Development published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on February 14, 2024, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on February 28, 2024, concerning amendments to the text of the City's Zoning Regulations.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION I: The Planning Commission recommends that the following findings be made by the City Council regarding the Zone Text Amendment:

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.

2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.
3. The proposed Zone Text Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
 - a. Policy COS-2.2 - Special Events and Activities. Operate and expand citywide special events and activities that are popular with the community.
 - b. Policy ED-5.1: Local Business Partnerships. Continue to coordinate economic development efforts with local organizations such as the Chamber of Commerce.
 - c. Policy ED-5.2: Community-based Organizations. Continue to coordinate formulation of economic development strategies with local service providers such as the Interfaith Food Center.
 - d. Policy EJ-4.1: Civic Engagement. Support an equitable and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.

The Zone Text Amendment creates a more streamlined approval process by removing the requirement to obtain City Council approval for Christmas tree sales, sale or service of alcoholic beverages, and use of parking areas for special events. Additionally, the Zone Text Amendment clarify the Planning Commission public hearing and appeal process.

4. The Zone Text Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zone Text Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

SECTION II. ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zone Text Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The amendments to the zoning code will not have a significant effect on the environment.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts this Resolution recommending that the City Council adopt an ordinance amending the City’s zoning code as set forth in Exhibit A attached hereto and incorporated herein by this reference.

ADOPTED and APPROVED this 28th day of February 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Code of Santa Fe Springs

Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Language to be removed from existing Code

Underline Text = Language to be added to Code

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.005 CITY PROJECTS is hereby added as follows:

§ 155.005 CITY PROJECTS.

Notwithstanding any lawful exemptions to zoning regulations, the provisions of this chapter shall not apply to any buildings, improvements, lots or premises owned, leased, operated or controlled by the City or any City project for public purposes.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.006 INDEMNIFICATION is hereby added as follows:

§ 155.006 INDEMNIFICATION.

(A) With the submittal of any application, the owner and/or applicant agrees that upon approval of its application, the owner and/or applicant shall defend, indemnify, including reimbursement, and hold harmless the City, its agents, officials, officers, employees, departments and agencies from any claim, demands, lawsuits and other actions or proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature) (collectively “Action”), brought against the City, its agents, officials, officers, employees, departments, and agencies, that challenge, attack, or seeks to modify, set aside, void, or annul, any action of or approval by the City concerning:

(1) Any such approval of the City: and/or

(2) Any Action brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Sections 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.

(B) In the event any Action is brought, the City shall promptly notify the owner and/or applicant of the existence of the Action and the City will cooperate fully in the defense of the Action. Nothing in this section shall prohibit the City from participating in the defense of any Action.

(C) In the event that the owner and/or applicant is required to defend the City in connection with any Action described in this section, the City shall retain the right to approve:

(1) The counsel defending the City;

(2) All significant decisions concerning the manner in which defense is conducted; and

(3) Any and all settlements, which approval shall not be unreasonably withheld.

(D) The City shall also have the right not to participate in the defense, except that the City agrees to cooperate with the owner and/or applicant in the defense of the Action. If the City chooses to have counsel of its own defend any Action where the owner and/or applicant has already retained counsel, the fees and expenses of the counsel selected by the City shall be reimbursed by the owner/applicant.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.620 CHRISTMAS TREE SALES is hereby amended as follows:

§ 155.620 CHRISTMAS TREE SALES.

- (A) The sale of Christmas trees and wreaths shall be permitted in any zone and shall be exempt from the property development standards of this chapter.
- (B) Such use shall comply with the following conditions:
- (1) That authorization for such use has first been granted by the Director of Community Development or designee~~City Council~~.
 - (2) That such sales shall be conducted only from the Friday after Thanksgiving~~December 4~~ to December 25, inclusive.
 - (3) That the operation be conducted in such a manner as to not adversely affect surrounding properties.
 - (4) That the premises used for such sales shall be cleaned up and restored to a neat and order condition by December 31 of that year.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.628 SALE OR SERVICE OF ALCOHOLIC BEVERAGES is hereby amended as follows:

§ 155.628 SALE OR SERVICE OF ALCOHOLIC BEVERAGES.

- (A) A conditional use permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on- or off-site consumption.
- (B) In establishing the requirements for such uses, the Planning Commission ~~and City Council~~ shall consider, among other criteria, the following:
- (1) Conformance with parking regulations.
 - (2) Control of vehicle traffic and circulation.
 - (3) Hours and days of operation.
 - (4) Security and/or law enforcement plans.
 - (5) Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.
 - (6) Proximity to other alcoholic beverage use to prevent the incompatible and undesirable concentration of such uses in an area.

- (7) Control of noise, including noise mitigation measures.
- (8) Control of littering, including litter mitigation measures.
- (9) Property maintenance.
- (10) Control of public nuisance activities, including but not limited to disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violation, sale of alcoholic beverage to a minor, lewd conduct, or excessive police incident responses resulting from the use.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.640 PARKING AREAS; USE OF FOR SPECIAL EVENTS is hereby amended as follows:

§ 155.640 PARKING AREAS; USE OF FOR SPECIAL EVENTS.

Parking areas in any zone may be used for intermittent or temporary special events in accordance with the following requirements:

- (A) Authorization for use of the parking area for the special event shall first be granted by the Director of Community Development or designee~~City Council~~.
- (B) The Director of Community Development or designee~~City Council~~ may impose such conditions on its approval as are deemed necessary in the public interest.
- (C) Approval of the owner or operator of the parking area shall also be required.
- (D) The event shall be conducted in such a manner as to not adversely affect surrounding properties and uses.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.715 PUBLIC HEARING is hereby amended as follows:

§ 155.715 PUBLIC HEARING.

~~No public hearing need be held except in those cases where the Planning Commission deems that a hearing is necessary in the public interest or where a public hearing is specifically required by this chapter. In the event that a public hearing is required, either by this chapter or by determination of the Planning Commission, the applicant or his authorized agent shall pay an additional fee as set by City Council resolution before the application shall be further processed. The determination on a Conditional Use Permit application shall be heard by the Planning Commission at a public hearing.~~ In addition, the applicant shall furnish a list of names and addresses of surrounding property owners, as set forth in § [155.860](#). ~~If a public hearing is required, t~~The Director of Planning and Community Development shall cause proper notice of the hearing to be given in accordance with the provisions of § [155.862](#).

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.865 APPEAL AND EFFECTIVE DATE is hereby amended as follows:

§ 155.865 APPEAL AND EFFECTIVE DATE.

- (A) Unless otherwise specified in the resolution or motion of the Planning Commission in acting upon a request for a variance, modification, conditional use permit, approval for relocation of a building or development plan approval, the Commission's action shall become ~~effective-final~~ 14 days after the receipt by the applicant of written notice of the Commission's action.
- (B) Said 14-day period shall be for the purpose of allowing for an appeal to the City Council, either by the applicant or any other interested party. Said appeal shall be made in writing and filed with the City Clerk. The filing of an appeal within the prescribed time limit shall have the effect of staying the effective date of the Commission's action until such time as the City Council has acted on the appeal.

Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.866 CITY COUNCIL TO HEAR APPEAL is hereby amended as follows:

§ 155.866 CITY COUNCIL TO HEAR APPEAL.

~~Upon receipt of an appeal from any Planning Commission determination, the City Council shall choose one of the following courses of action:~~

- ~~(A) Approve and ratify the action of the Planning Commission.~~
- ~~(B) Refer the matter back to the Planning Commission with or without instructions for further proceedings.~~
- ~~(C) Set the matter for hearing before itself. Notice of said hearing shall be given in accordance with the provisions of this subchapter for all matters which have previously been subject to a public hearing before the Planning Commission. If no public hearing has previously been held, the City Council shall give such notice as it deems appropriate. At such hearing, the City Council shall hear and decide the matter as if it were sitting as the Planning Commission, and shall make the same findings and consider the same criteria as required of the Planning Commission. The decision of the City Council shall be final.~~

Each appeal shall be considered de novo (new) and the City Council may reverse, modify or affirm the decision in regard to the entire project in whole or in part. In taking its action on an appeal, the City Council shall state the basis for its action. The City Council may approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) and may modify, delete, or add such conditions as it deems necessary. The City Council may also refer the matter back to the Planning Commission for further action.



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: Jimmy Wong, Associate Planner

SUBJECT: NEW BUSINESS – GENERAL PLAN CONFORMITY (“GPC”) CASE NOS. 2024-01 AND 2024-02 - A RESOLUTION DETERMINING THAT THE DISPOSITION OF THE EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), COMMONLY REFERRED TO AS MC&C III, WITHIN THE MU, MIXED-USE, ZONE, LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND THE DISPOSITION OF THE TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), COMMONLY REFERRED TO AS MC&C IV, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE, LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, CONFORMS TO THE CITY OF SANTA FE SPRINGS GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTION 65402 AND THAT THE ACTION IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES §15061(B) (3) (GENERAL RULE COMMON SENSE EXEMPTION).

DATE: February 28, 2024

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Find that the determination for conformance with the General Plan is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Common Sense Exemption); and
- 2) Find that the disposition of the eight (8) parcels (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), commonly referred to as MC&C

III, within the MU, Mixed-Use, Zone, located at the southeast corner of Bloomfield Avenue and Telegraph Road, is in conformance with the City of Santa Fe Springs General Plan; and

- 3) Find that the disposition of the twenty-eight (28) parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), commonly referred to as MC&C IV, within the M-2, Heavy Manufacturing, Zone, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, is in conformance with the City of Santa Fe Springs General Plan; and
- 4) Adopt Resolution No. 257-2024, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

FISCAL IMPACT

N/A

BACKGROUND

The City of Santa Fe Springs' Community Development Commission owns real properties consisting of approximately 10.8 acres at the southeast corner of Bloomfield Avenue and Telegraph Road, commonly referred to as MC&C III. It should be noted that the Community Development Commission dissolved and the City Council has become the Successor Agency to the dissolved Commission. The 10.8-acre site, comprised of eight (8) existing parcels (APNs: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), does not have assigned addresses. The subject site is located on the southeast corner of Telegraph Road and Bloomfield Avenue (Attachment A), and has a General Plan land use designation of Mixed-Use and Zoning designation of MU, Mixed-Use.

The City of Santa Fe Springs owns real properties consisting of approximately 8.68 acres on the north side of Telegraph Road with additional frontage on Romandel Avenue, commonly referred to as MC&C IV. The 8.68-acre site, comprised of twenty-eight (28) existing parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), does not have assigned addresses. The subject site is located along the north side of Telegraph Road with additional frontage on Romandel Avenue (Attachment B), and has a General Plan land use designation of Industrial and Zoning designation of M-2, Heavy Manufacturing.

ANALYSIS

The subject sites, designated as surplus land, will undergo disposition pursuant to the Surplus Land Act (Government Code Section 54221). Prior to disposition, the Planning Commission must confirm that all properties conform to the provisions of the City's General Plan, as mandated by Government Code Section 65402.

The City's disposition of the "Properties" aligns with the Land Use and Economic Development Element of the City's General Plan and is hereby determined to be in conformance the City's General Plan. This determination, made in accordance with the requirements of Government Code Section 65402, is based on the following:

General Plan Element	Policy	General Plan Consistency
Land Use	<u>Policy LU-2.5: Employment Districts.</u> Create employment districts that foster innovation in research and development.	The disposition of the "Properties" would encourage a variety of developments that create additional employment opportunities. In addition to the fiscal, social, and ecological benefits, any future construction would also benefit adjoining private property owners. New development would eliminate these external diseconomies, increase the City's population, improve the aesthetics of the area, and raise surrounding property values.
Economic Development	<u>Policy ED-2.3: Top Sales Tax Producers.</u> Expand and attract target businesses that supply products and materials to the City's top sales tax producers deemed critical in building financial revenues for the City.	Because the subject properties are government-owned, they are not on the tax roll. With the disposition, the properties will be placed back on the tax roll, allowing the City to receive its share of property tax revenue.
Economic Development	<u>Policy LU-3.5: Oil Fields.</u> Encourage efficient and compatible methods for extracting the remaining petroleum resources and the removal of unused oil field equipment and storage facilities	The disposition of the "Properties" would facilitate a variety of developments that will require the removal of unused oil field equipment and storage facilities.

ENVIRONMENTAL

After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval, contingent upon Planning Commission agreement. Specifically, pursuant to Section 15061(b)(3)

(Common Sense Exemption), the proposed General Plan Conformity Case Nos. 2024-01 and 2024-02 are exempt from CEQA, as the action constitutes a City administrative activity that will not result in significant changes to the environment.

DISCUSSION

N/A

SUMMARY

Public Notice

Staff mailed a notice to the adjacent property owners to the north, south, east, and west of the two subject properties to advise them of the General Plan Conformity cases. The hearing notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 64 notices were mailed out to said property owners on February 15, 2024. To date, staff has not received any correspondence from the surrounding property owners that received the notice.

ATTACHMENT(S):

- A. Attachment A – Aerial Photograph MC&C III
- B. Attachment B – Aerial Photograph MC&C IV
- C. Attachment C – Notice to adjacent properties
- D. Attachment D – Resolution 257-2024
 - a) Exhibit A – MC&C III site plan
 - b) Exhibit B – MC&C IV site plan
 - c) Exhibit C – CEQA Notice of Exemption

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

Attachment: A
Aerial Photograph – MC&C III



Attachment B:
Aerial Photograph – MC&C IV



Attachment C:
Notice

FILE COPY



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CITY OF SANTA FE SPRINGS
NOTICE TO ADJACENT PROPERTIES
GENERAL PLAN CONFORMITY CASE NOS. 2024-01 AND 2024-02

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

GENERAL PLAN CONFORMITY CASE NO. 2024-01 - A resolution determining that the disposition of the eight (8) parcels (APNs: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911), commonly referred to as MC&C III, within the MU, Mixed-use, Zone, located at the southeast corner of Bloomfield Avenue and Telegraph Road, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

GENERAL PLAN CONFORMITY CASE NO. 2024-02 - A resolution determining that the disposition of the twenty-eight (28) parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), commonly referred to as MC&C IV, within the M-2, Heavy Manufacturing, Zone, located along the north side of Telegraph Road with additional frontage on Romandel Avenue, in the City of Santa Fe Springs, conforms to the City of Santa Fe Springs General Plan, pursuant to Government Code Section 65402.

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 **Wednesday, February 28, 2024, at 6:00 p.m.**

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Section 15061(b)(3)-Activities Covered by General Rule of the California Environmental Quality Act (CEQA).

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

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

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council

Juanita Martin • Annette Rodriguez • Joe Angel Zamora
City Manager

René Bobadilla, PE, City Manager

Attachment D:
Resolution 257-2024

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 257-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS FINDING THAT THE DISPOSITION OF THE EIGHT (8) PARCELS (APNS: 8011-018-900, 901, 902, 903, 904, 905, 906, AND 8011-019-911), COMMONLY REFERRED TO AS MC&C III, WITHIN THE MU, MIXED-USE, ZONE, LOCATED AT THE SOUTHEAST CORNER OF BLOOMFIELD AVENUE AND TELEGRAPH ROAD; AND THE DISPOSITION OF THE TWENTY-EIGHT (28) PARCELS (APNS: 8011-002-901, 902 & 903, AND 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979), COMMONLY REFERRED TO AS MC&C IV, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE, LOCATED ALONG THE NORTH SIDE OF TELEGRAPH ROAD WITH ADDITIONAL FRONTAGE ON ROMANDEL AVENUE, IN THE CITY OF SANTA FE SPRINGS, CONFORMS TO THE CITY OF SANTA FE SPRINGS GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTION 65402 AND THAT THE ACTION IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES §15061(B)(3).

"WHEREAS, the City of Santa Fe Springs' Community Development Commission owns real properties consisting of approximately 10.8 acres, and comprised of eight (8) existing parcels (APNs: 8011-018-900, 901, 902, 903, 904, 905, 906, and 8011-019-911) located at the southeast corner of Bloomfield Avenue and Telegraph Road, commonly referred to as MC&C III in Exhibit "A," attached hereto and made a part of; and

WHEREAS, the City of Santa Fe Springs' Community Development Commission owns the real properties consisting of approximately 8.68-acres, and comprised of twenty-eight (28) existing parcels (APNs: 8011-002-901, 902 & 903, and 8011-003-955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978 & 979) located on the north side of Telegraph Road with additional frontage on Romandel Avenue, commonly referred to as MC&C IV in Exhibit "B," attached hereto and made a part of; and

WHEREAS, the City intends to declare the parcels within MC&C III and MC&C IV as surplus land and not necessary for the City's use as defined in state law; and

WHEREAS, pursuant to Government Code Section 65402, prior to the disposition of property, the Planning Commission must determine that the disposition is in conformance with the City's adopted General Plan; and

WHEREAS, based on the written and oral staff reports provided, the Planning Commission has found and determined that the proposed disposition is in conformance with the General Plan; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department, on February 15, 2024, mailed a notice indicating the date and time of the public hearing to each property owner adjacent to the project sites; and

WHEREAS, the Planning Commission considered information provided by City staff and public testimony and this Resolution and its findings are made based upon the information presented to the Planning Commission at its February 28, 2024 meeting, including, without limitation, the staff report and the descriptions and depiction of the real property interests acquired and sought to be acquired by the City to make way for General Plan Conformity Case Nos. 2024-01 & 2024-02.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The determination that the disposition of the Properties is in conformance with the General Plan is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) (*General Rule Common Sense Exemption*), in that the action constitutes a City administrative activity that will not result in significant changes to the environments.

SECTION II. GENERAL PLAN CONSISTENCY ANALYSIS

The City's disposition of the "Properties" is in conformance with the City's General Plan's Land Use and Economic Development Element, and is hereby found to be in conformance with the City's General Plan. This finding is made pursuant to the requirements of Government Code Section 65402 and is based upon the following:

General Plan Element	Policy	General Plan Consistency
Land Use	<u>Policy LU-2.5:</u> <u>Employment Districts.</u> Create employment districts that foster innovation in research and development.	The disposition of the "Properties" would encourage a variety of developments that create additional employment opportunities. In addition to the fiscal, social, and ecological benefits, any future construction would also benefit adjoining private property owners. New development would eliminate these external diseconomies, increase the City's population, improve the aesthetics of the area, and raise surrounding property values.

Economic Development	<u>Policy ED-2.3: Top Sales Tax Producers.</u> Expand and attract target businesses that supply products and materials to the City's top sales tax producers deemed critical in building financial revenues for the City.	Because the subject properties are government-owned, they are not on the tax roll. With the disposition, the properties will be placed back on the tax roll, allowing the City to receive its share of property tax revenue.
Economic Development	<u>Policy LU-3.5: Oil Fields.</u> Encourage efficient and compatible methods for extracting the remaining petroleum resources and the removal of unused oil field equipment and storage facilities	The disposition of the "Properties" would facilitate a variety of developments that will require the removal of unused oil field equipment and storage facilities.

SECTION III. Based on the foregoing, the Planning Commission finds that the sale of the 36 parcels conforms to the City of Santa Fe Springs General Plan.

SECTION IV. The Planning Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED and APPROVED this 28th day of February 2024 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

David Ayala, Chairperson

ATTEST:

Teresa Cavallo, Planning Commission Secretary

Attachments

Exhibit A – MC&C III site plan

Exhibit B – MC&C IV site plan

Exhibit C – CEQA Notice of Exemption

Exhibit A
MC&C III Site Plan

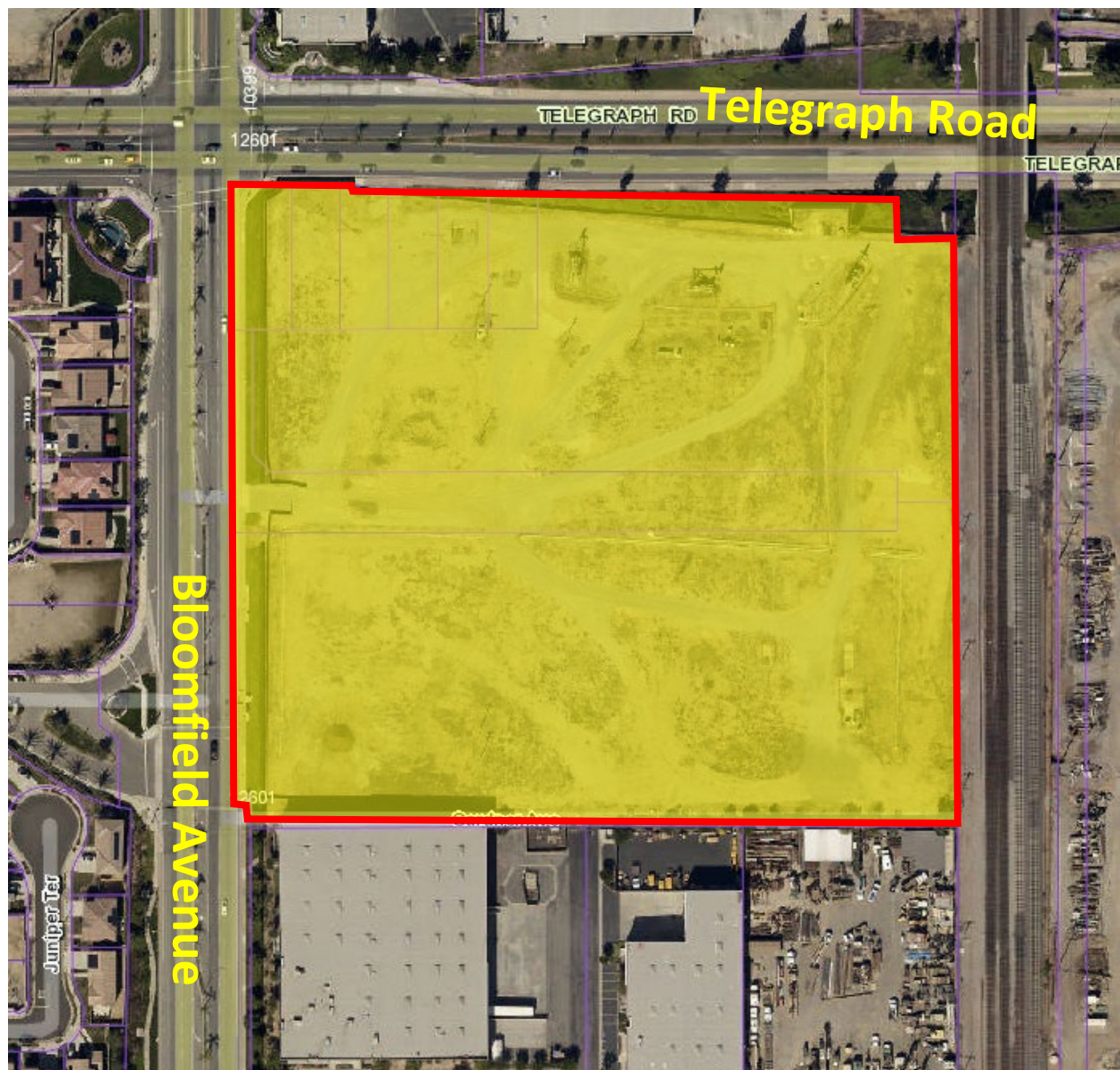


Exhibit B

MC&C IV Site Plan

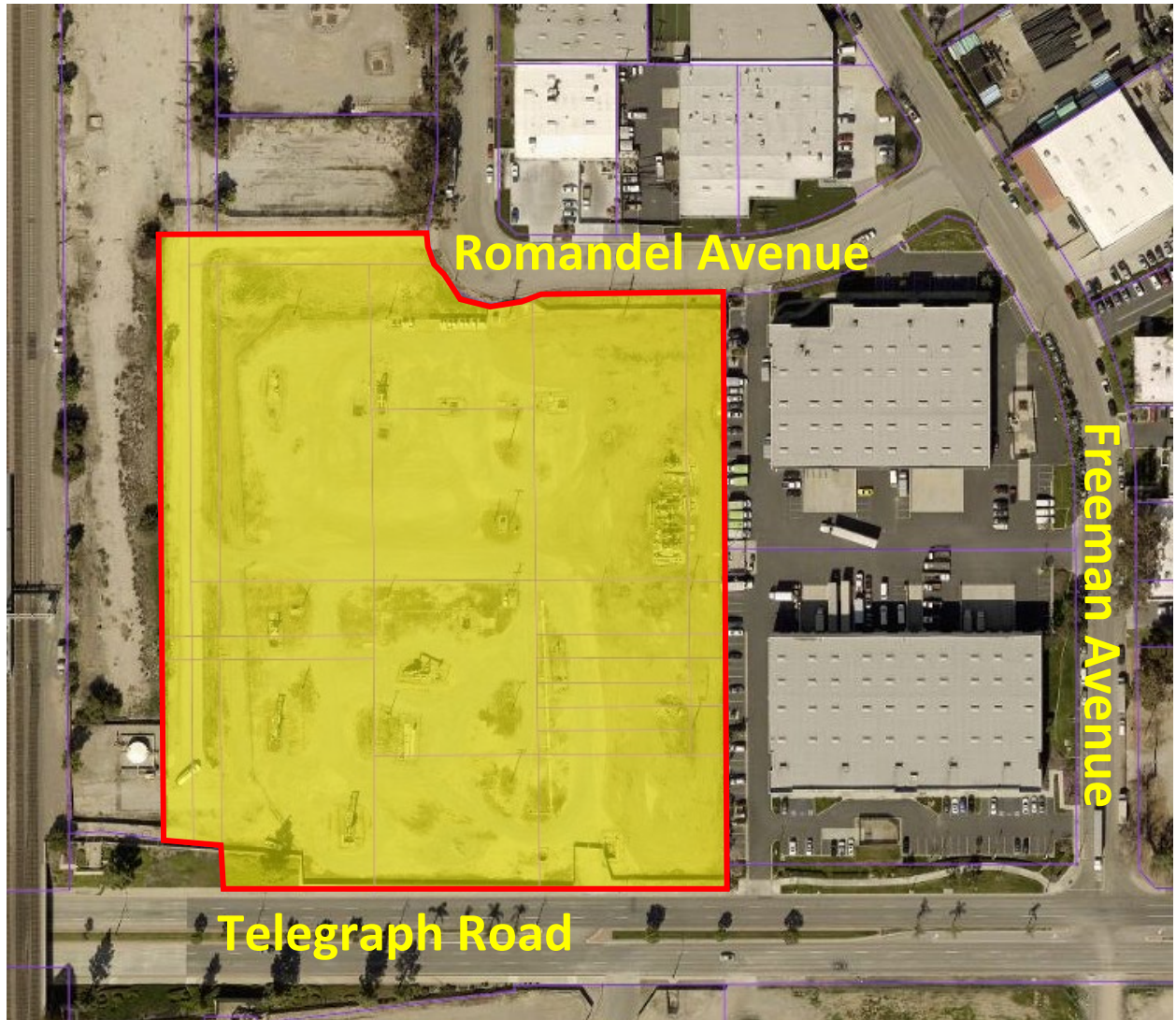


Exhibit C

CEQA Notice of Exemption

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: James Enriquez, P.E., Director of Public Works

SUBJECT: **Street Vacation – Portion of Charlesworth Road West of Alburdis Avenue**

DATE: **February 28, 2024**

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation as described in the City Engineer's Report and on the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT

N/A

BACKGROUND

Charlesworth Road is a residential street built in 1950. The portion of Charlesworth Road that is to be vacated is approximately 70 feet northwest of the Alburdis Avenue centerline and Charlesworth Road centerline intersection. This portion of Charlesworth Road is to be conveyed in a land exchange with Los Nietos School District for their construction of an extension to their school facilities. This area has not been used by the City but has been utilized by Los Nietos School District. Thus, this portion of Charlesworth Road is no longer needed as a public street and can be vacated.

Section 65402 of the Government Code requires that no street shall be vacated or abandoned until the location, purpose, and intent of such vacation or abandonment has

PLANNING COMMISSION AGENDA REPORT – MEETING OF FEBRUARY 28, 2024
STREET VACATION – Portion of Charlesworth Road West of Alburtis Avenue
Page 2 of 3

been submitted to and reported upon by the Planning Commission as to conformity with the City's General Plan.

Attached is a copy of the legal description of the street vacation, Exhibit "A," and Exhibit "B" showing the area to be vacated.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

The portion of the existing street that is to be vacated is within the General Plan land use designation area of public facilities and a zoning designation of PF, Public Use Facilities. The General Plan confirms the vacated street portion falls in line with the City's vision and future. Also, the General Plan's Circulation Element presents Transportation Goals that include healthy and safe neighborhoods, in which the street vacation will include. Thus, the proposed street vacation would be in conformance with the City's General Plan.

SUMMARY/NEXT STEPS

Upon approval of the Planning Commission of the recommended action, City staff will begin writing a report for City Council involving the Plat, Legal Description, Planning Commission findings and Summary Vacation Resolution.

ATTACHMENT(S):

1. Legal Description of Vacation Area: Exhibit "A"
2. Exhibit "B"

PLANNING COMMISSION AGENDA REPORT – MEETING OF FEBRUARY 28, 2024
STREET VACATION – Portion of Charlesworth Road West of Alburtis Avenue
Page 3 of 3

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

R310072.03
02-10-21
REVISED
03-12-21

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY VACATION
CHARLESWORTH ROAD
A.P.N. 8001-015-903

That portion of the Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, in the City of Santa Fe Springs, in the County of Los Angeles, in the State of California, as shown on the map filed in Book 32, Page 18, of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Commencing at the intersection of the centerline of Charlesworth Road and the centerline of Alburdis Avenue, as shown on Tract No. 14737, in the City of Santa Fe Springs, in the County of Los Angeles, in the State of California, as shown on the map, filed in Book 383, Pages 46 through 50, inclusive, of Maps, in said office of said County Recorder; thence North 67°02'22" West 63.61 feet along said centerline of Charlesworth Road; thence leaving said centerline North 22°57'38" East 30.00 feet to a line being parallel with and 30.00 Northeasterly of said centerline, also being the TRUE POINT OF BEGINNING; thence North 67°02'22" West 35.52 feet along said parallel line to the beginning of a curve concave Northeasterly, having a radius of 150.00 feet; thence leaving said parallel line Northwesterly 55.08 feet along said curve through a central angle of 21°02'22" to a line being parallel with and 40.00 feet Northeasterly of said centerline; thence non-tangent South 67°02'22" East 98.54 feet along said parallel line; thence leaving said parallel line South 65°27'44" West 13.56 feet to the TRUE POINT OF BEGINNING.

Containing an area of 763 square feet, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

David W. Mackey

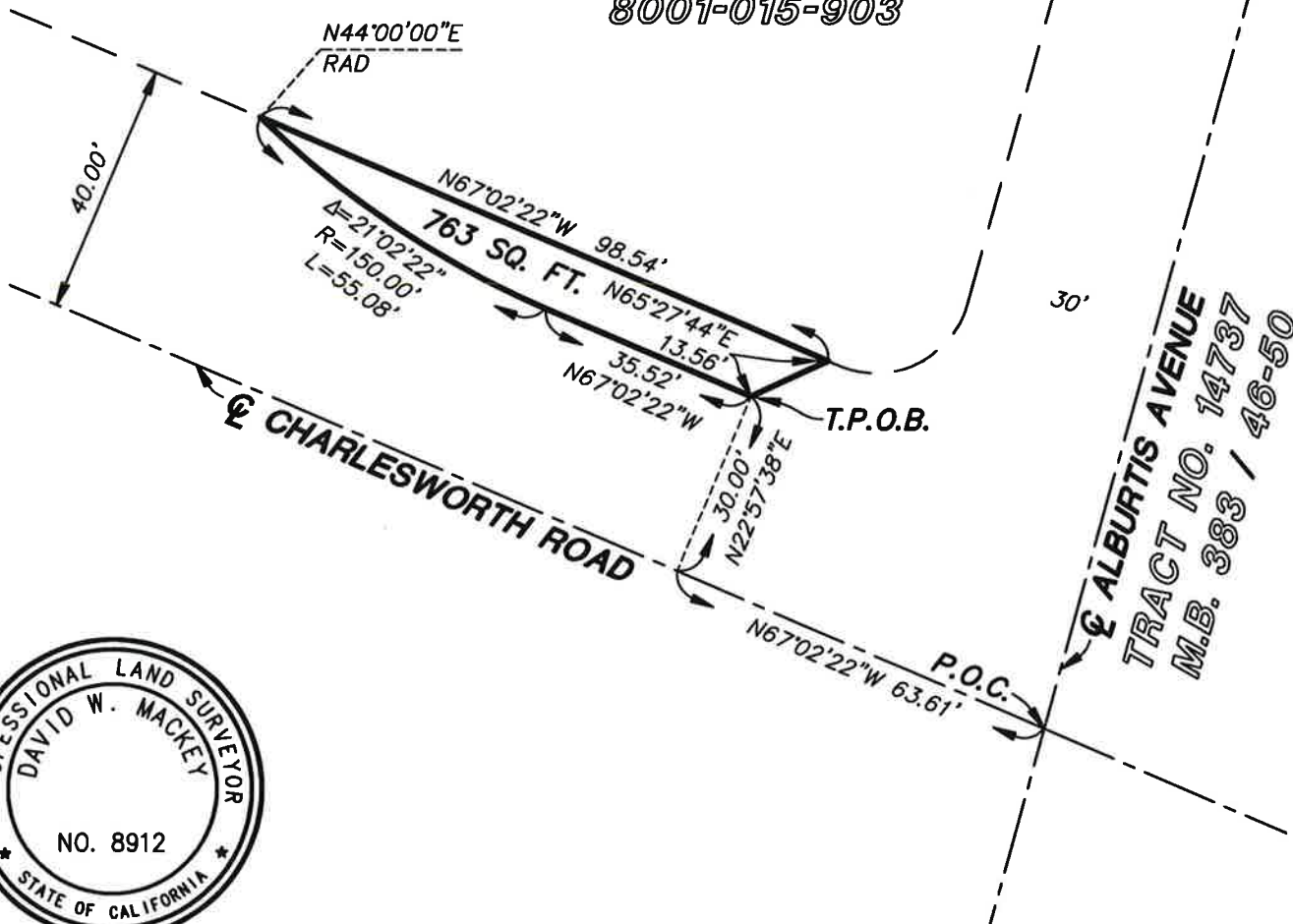
DAVID W. MACKEY, PLS 8912



RANCHO SANTA GERTRUDES
SUBDIVIDED FOR THE SANTA
GERTRUDES LAND ASSOCIATION

M.R. 32-18

A.P.N.
8001-015-903



REVISED: 3/12/2021

HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

David W. Mackey

3-12-21

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
RIGHT OF WAY
VACATION
CHARLESWORTH ROAD

SCALE 1"=30'

DRAWN BY MB

CHECKED BY DWM

DATE 2/10/2021

JOB NO. R310072.03



CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission

FROM: Cuong Nguyen, Acting Director of Planning

BY: James Enriquez, P.E., Director of Public Works

SUBJECT: Street Vacation – Koontz Avenue South of Florence Avenue

DATE: February 28, 2024

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1) Find and recommend to the City Council that the proposed street vacation, as described in the City Engineer's Report and the attached Exhibit "A" and as shown on the attached Exhibit "B," is in conformance with the City's adopted General Plan; and
- 2) Take such additional, related action that may be desirable.

FISCAL IMPACT

N/A

BACKGROUND

Koontz Avenue is an industrial street built in 1967. The cul-de-sac street extends approximately 561 feet south of the Florence Avenue centerline, just west of Norwalk Boulevard and provides access to one parcel. The parcel was purchased by Orbis Real Estate Partners and the developer is proposing to construct two industrial buildings by vacating Koontz Ave and constructing in, and around the subject street area. The existing parcel that surrounds Koontz Avenue will be subdivided into two separate parcels. The developer will process a parcel map in the near future to subdivide the existing parcel. Thus, Koontz Avenue, South of Florence Avenue, is no longer needed as a public street and can be vacated.

PLANNING COMMISSION AGENDA REPORT – MEETING OF FEBRUARY 28, 2024 STREET VACATION – KOONTZ AVENUE SOUTH OF FLORENCE AVENUE

Page 2 of 3

Section 65402 of the Government Code requires that no street shall be vacated or abandoned until the location, purpose, and intent of such vacation or abandonment has been submitted to and reported upon by the Planning Commission as to conformity with the City's General Plan.

Attached is a copy of the legal description of the street vacation, Exhibit "A," and Exhibit "B" showing the area to be vacated.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

Due to the approval of the Orbis Real Estate Partners development and the existing street layout, the Koontz Avenue cul-de-sac is no longer needed for public access. The cul-de-sac that is to be vacated will become a land use designation of Business Park and a zoning designation of M-2, Heavy Manufacturing, to match the entire development property.

The General Plan confirms that the development area will have the same designations as envisioned, consistent with the City's future. Also, the vacation of Koontz Avenue allows the applicant to properly design the project to ensure that adequate on-site circulation is available for all vehicles to minimize truck maneuvering on streets in accordance with Policy C-5.4. Lastly, the General Plan's Circulation Element outlines Transportation Goals that include promoting healthy and safe neighborhoods and increasing economic strengths, both of which the street vacation will contribute to. Thus, the proposed street vacation is in conformance with the City's General Plan.

SUMMARY/NEXT STEPS

Upon approval of the Planning Commission of the recommended action, City staff will begin writing a report for City Council involving the Plat, Legal Description, Planning Commission findings and Resolution of Intention to Vacate. A date will be set for a public hearing with the passing of the Resolution.

ATTACHMENT(S):

1. Legal Description of Vacation Area: Exhibit "A"
2. Exhibit "B"

**PLANNING COMMISSION AGENDA REPORT – MEETING OF FEBRUARY 28, 2024
STREET VACATION – KOONTZ AVENUE SOUTH OF FLORENCE AVENUE**

Page 3 of 3

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

EXHIBIT "A"
LEGAL DESCRIPTION
STREET & PUBLIC UTILITIES VACATION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL OF KOONTZ AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 1648, FILED FOR RECORD ON SEPTEMBER 24, 1971, IN BOOK 34 OF MAPS AT PAGE 11, OFFICIAL RECORDS OF LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT LAND DESCRIBED IN THAT EASEMENT DEED RECORDED ON NOVEMBER 1, 1967, IN REC. NO. 2460, OFFICIAL RECORDS OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SAN GERTRUDES, CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 18 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

BEGINNING AT A POINT IN THE CENTER LINE OF FLORENCE AVENUE THAT IS SOUTH 89°40'20" WEST THEREON 372.24 FEET FROM THE CENTER LINE OF NORWALK BOULEVARD, AS SAID CENTER LINES ARE SHOWN ON COUNTY SURVEYOR'S MAP NO. B-763, SHEET 4, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE SOUTH 0°18'38" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID CENTER LINE OF FLORENCE AVENUE, NORTH 89°40'20" EAST 54.99 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'58" AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANCE EASTERLY 30 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE HEREIN BEFORE DESCRIBED AS HAVING A BEARING OF SOUTH 0°18'38" EAST; THENCE ALONG SAID PARALLEL LINE, SOUTH 0°18'38" EAST 428.15 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 57 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 213°38'39" AN ARC DISTANCE OF 212.54 FEET; THENCE TANGENT TO SAID CURVE NORTH 33°20'01" EAST 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°38'39" AN ARC DISTANCE OF 58.72 FEET TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 30 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY PROLONGATION; THENCE ALONG SAID LAST-MENTIONED PARALLEL LINE NORTH 0°18'38" WEST 299.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 90°01'02" AN ARC DISTANCE OF 39.28 FEET TO A LINE BEARING NORTH 89°40'20" EAST AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE THEREON NORTH 89°40'20" EAST 55.01 FEET TO THE TRUE POINT OF BEGINNING.
TO BE KNOWN AS KOONTZ AVENUE.

CONTAINING AN AREA OF 35,740 SQUARE FEET, OR 0.8205 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

November 27, 2023

Project No. A22200

Sheet 2 of 2

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE
SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

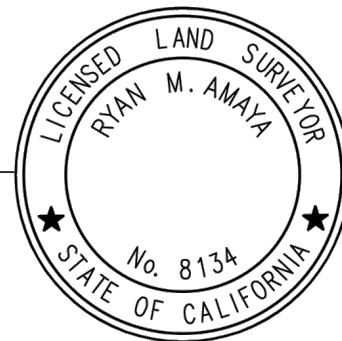
LEGAL DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.

11-27-2023

Date



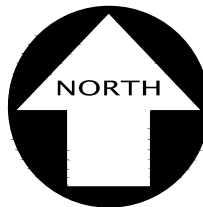
Ryan M. Amaya, L.S. 8134



LEGEND

---	BOUNDARY OF SUBJECT PROPERTY
---	CENTER LINES
---	DIMENSION / TIE LINES
---	EASEMENT LINES
---	LOT LINES

REC NO. RECORD NUMBER
PMB PARCEL MAP BOOK
P.O.B. POINT OF BEGINNING
T.P.O.B. TRUE POINT OF BEGINNING
C CALCULATED DISTANCE



0 50' 100' 200'
Scale 1" = 100 ft

REFERENCES

R1 PMB 34/11
R2 DOC. #20220418746

FLORENCE AVENUE

(100' WIDE R/W PUBLIC STREET)

N89°40'20"E 372.24'

LANDS OF
EM ENTERPRISES LLC
PARCEL NO. 8009-023-041

N0°18'38"W 346.00' C R2

STREET EASEMENT
35,740 SQUARE FEET

N89°40'20"E 150.00' R2



POR. NE1/4, SE1/4, SW1/4,
SEC. 6. T.3S., R.11W.,
RANCHO SANTA GERTRUDES

50' STREET AND PUBLIC
UTILITY EASEMENT (REC. NO. 4662)
(NOVEMBER 24, 1961)

N0°18'38"W 299.52'

STREET AND PUBLIC
UTILITY EASEMENT

KOONTZ AVENUE
(REC. NO. 2460)

S0°18'38"E 428.15'

T.P.O.B.

STREET AND PUBLIC
UTILITY EASEMENT
(REC. NO. 4663)
(JANUARY 26, 1962)

PMB 34/11

LANDS OF
FLORENCE SFS, LLC
DOC. 20220418746
(04/15/2022)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S0°18'38"E	50.00'
L2	N89°40'20"E	54.99'
L3	N33°20'01"E	50.00'
L4	N89°40'20"E	55.01'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	89°58'58"	39.26'
C2	100.00'	33°38'39"	58.72'
C3	25.00'	90°01'02"	39.28'

S89°40'59"W 626.14' R1

S0°07'20"E 636.20' C R1

NORWALK BOULEVARD
(100' WIDE R/W PUBLIC STREET)



KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

EXHIBIT "B"
STREET VACATION
KOONTZ AVENUE

SANTA FE SPRINGS CALIFORNIA

DATE NOV. 2023
SCALE 1" = 100'
BY DFH
JOB NO. A22200
SHEET 1 OF 1